



COMMERCIAL

For More Information Contact:

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FOR LEASE 600± SF OFFICE/WAREHOUSE SPACE ACROSS FROM EDISON MALL



PROPERTY DESCRIPTION

- Location: 39 Mildred Drive
Fort Myers, FL 33901
Across from Edison Mall, near the intersection of Colonial Blvd. & US41.
- S.T.R.A.P. # 35-44-24-P3-02100.0250
- Zoning: CI (Commercial Intensive)
within the City of Fort Myers.
- Utilities: All Available to Site
- Space Size: 600± SF
- Office/Reception Area
- Private Office with Private Restroom
- Small Garage with 8' x 8' Electronic Overhead
Door and Service Entrance
- Great location across from Edison Mall, near the
intersection of Colonial Blvd. & US41 allowing easy access to US41 and I-75.

Demographics provided by CoStar Group

Population	1 Mile	3 Mile	5 Mile
2017 Total Population:	9,026	57,042	151,373
2022 Population:	10,118	63,954	170,524
Pop Growth 2017-2022:	12.10%	12.12%	12.65%
Average Age:	38.50	39.20	43.20
Households			
2017 Total Households:	4,022	24,224	66,031
HH Growth 2017-2022:	11.74%	11.71%	12.37%
Median Household Inc:	\$35,340	\$37,221	\$46,356
Avg Household Size:	2.10	2.30	2.20
2017 Avg HH Vehicles:	1.00	1.00	1.00
Housing			
Median Home Value:	\$122,820	\$160,403	\$183,726
Median Year Built:	1981	1981	1983

Monthly Lease Rate - \$846.40 Includes Sales Tax

**VIP Realty - Commercial | 13131 University Drive | Fort Myers | Florida | 33907
239.489.3303**

**FOR LEASE 600± SF OFFICE/WAREHOUSE SPACE
ACROSS FROM EDISON MALL**



Warehouse



**8' x 8' OH Door &
Service Entrance**



Reception/Showroom Area

Floor Plan Not to Scale

