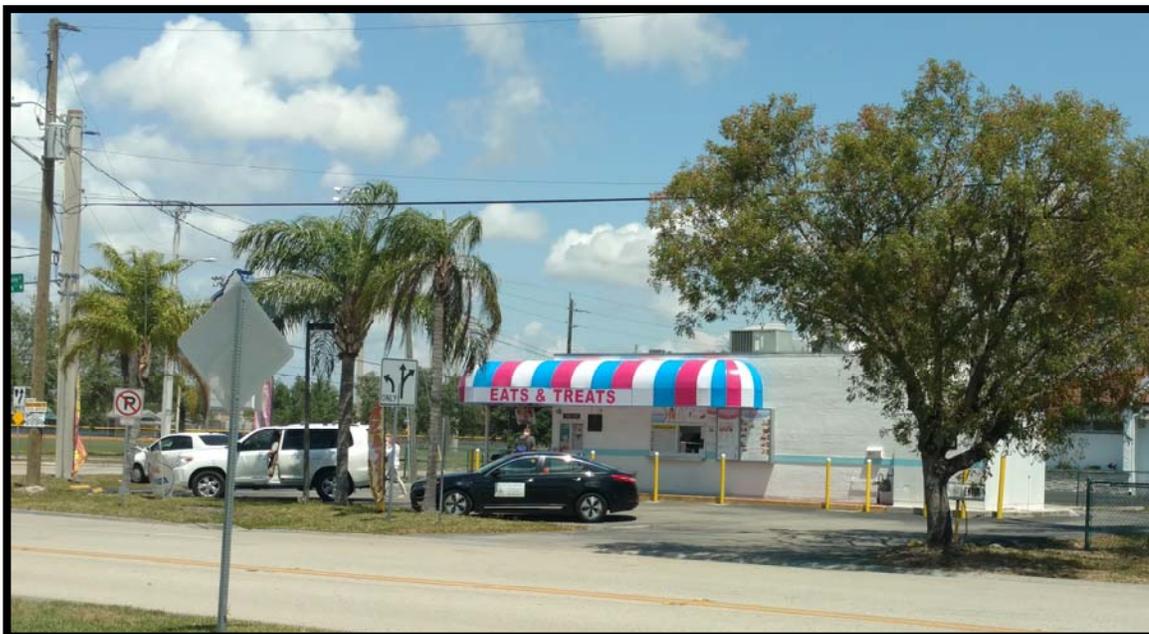


**FULLY LEASED | SINGLE TENANT | INVESTMENT PROPERTY
AVAILABLE FOR SALE | 5%± CAP RATE**



PROPERTY DESCRIPTION

- Location: 9211 Cypress Lake Drive, Fort Myers, FL 33919
- S.T.R.A.P. #'s: 21-45-24-00-00015.0020
- Year Built: 1993
- Total Building Size: 722± SF
- Land Size: 8,044.78± SF
- Zoning: C-1A (Commercial) within Lee County
- 2017 Property Taxes: \$2,157
- Parking: 9 Surfaces Spaces
- Signage: Pylon

Comments: Available for sale as an investment property, this former Dairy Queen location has long been one of Lee Counties favorite ice cream shops and take out locations and is currently known as Eats and Treats. Located at the lighted intersection and southeast corner of Cypress Lake Drive and Learning Court, the property is ideally situated across from Rutenberg Community Park, which offers year round football and baseball activities, as well as tennis and handball courts, and is just west of Cypress Lake Middle School and Cypress Lake High School. The current Tenant has a Triple Net Lease with an expiration date of October 31, 2020. The current Annual NOI is \$18,000 and is being offered at a 5%± CAP Rate. **Showings by Appointment Only! Please do not disturb the Tenant or the Patrons.**

SALE PRICE \$350,000

Confidentiality Agreement & Proof of Funds required for additional information.



COMMERCIAL

For More Information Contact:

Kim Hudak
Commercial Advisor
(239) 887-1531
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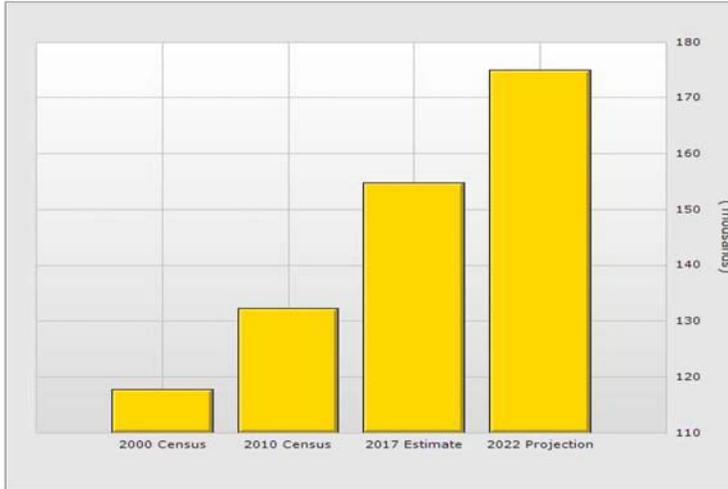
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Population for 5 Mile Radius 9211 Cypress Lake Dr, Fort Myers, FL 33919

Demographics Provided by CoStar



Population	1 Mile	3 Mile	5 Mile
2017 Total Population:	9,926	67,231	154,828
2022 Population:	11,210	76,002	175,066
Pop Growth 2017-2022:	12.94%	13.05%	13.07%
Average Age:	52.50	48.00	48.60
Households			
2017 Total Households:	5,250	32,316	73,809
HH Growth 2017-2022:	12.36%	12.66%	12.75%
Median Household Inc:	\$49,310	\$51,821	\$51,331
Avg Household Size:	1.80	2.00	2.00
2017 Avg HH Vehicles:	1.00	1.00	1.00
Housing			
Median Home Value:	\$169,133	\$188,381	\$193,930
Median Year Built:	1982	1985	1986



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4/10/2018



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