



COMMERCIAL

For More Information Contact:

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FOR LEASE | 7,298± SF OFFICE /SHOWROOM CONDOS EXCELLENT LOCATION | US 41 / NEAR ESTERO PARKWAY



PROPERTY DESCRIPTION

- **Location:** 19451 S. Tamiami Trail, Units 101-105
Fort Myers, FL 33908
- **S.T.R.A.P. #'s:** 20-46-25-19-00000.0101; .0102; .0103, .0104; .0105
- **Total Condo Size:** 7,298± SF (Per Condo Docs)
- **Zoning:** CC (Community Commercial) Lee County
- **Year Built:** 2009
- **Parking:** 103 Surface Spaces

- **Comments:** These nicely appointed contiguous condos are available for lease. The contiguous space consists of a reception area, sixteen offices and large open work space, a 1,550± SF showroom, five restrooms including one handicap, full kitchen, and storage area. The property is located in the Shoppes of San Carlos, a commercial center, located just south of San Carlos Parkway and just north of Estero Parkway. The household population is approximately 130,467 households in a 10 miles radius and the Florida DOT reported 50,000 Cars Per Day in 2019. This section of US41 is 6 lanes with a designated turn lane both North and South. The CC zoning allows for a wide range of of business, professional and medical office, and retail uses. Current Tenants include Little Caesars Pizza, Professional Nails, Scavelli's Barber Shop, Naples Pharmacy Services and rdnrr, a Skate Shop and Vintage Clothing Store. The space was previously occupied by Harbourside Custom Homes.

**LEASE RATE: \$19.50 PSF + \$4.59 PSF CAM, PLUS SALES TAX
(Includes Water/Sewer & Trash)**

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



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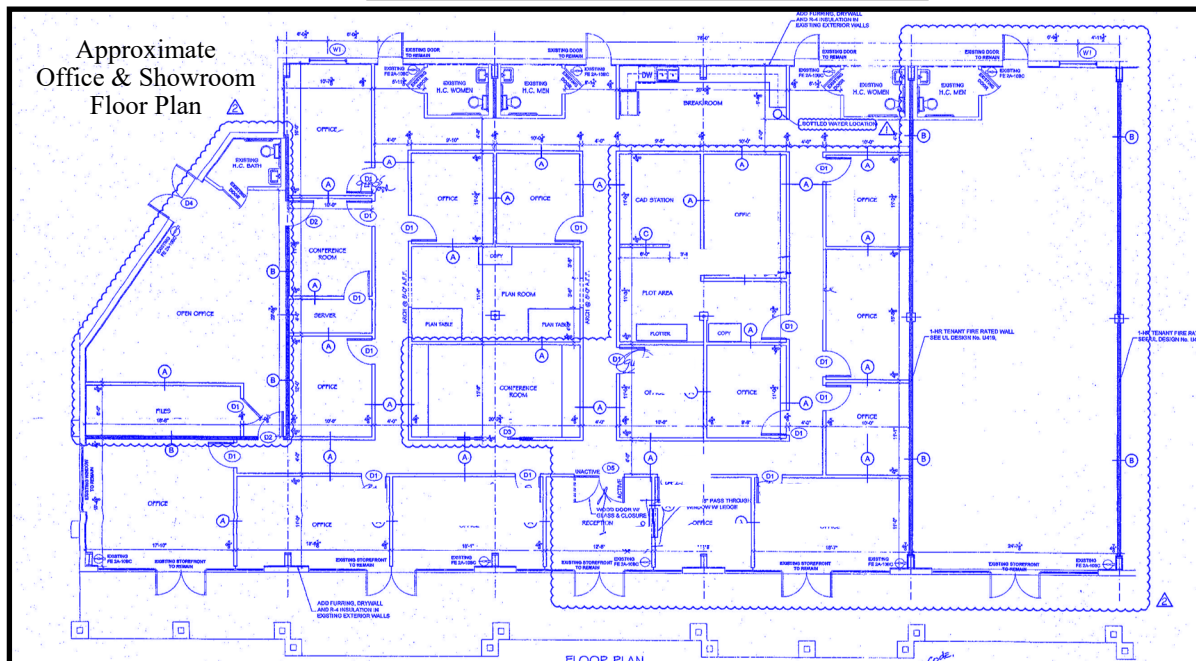
Kitchen Area



Showroom



Approximate
Office & Showroom
Floor Plan



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