



COMMERCIAL

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1,930± SF OFFICE / RETAIL CONDO | “MOVE-IN-READY” PRESERVE PLAZA | S. TAMILAMI TRAIL / US41



PROPERTY DESCRIPTION

- **Location:** 18070 S. Tamiami Trail, Unit 6, Fort Myers, FL 33908
- **S.T.R.A.P. #:** 18-46-25-27-00000.0106
- **Condo Size:** 1,930± SF
- **Zoning:** C1-A (Commercial) Lee County
- **Year Built:** 2005
- **Parking:** 113 Shared Surface Spaces
- **Overhead Door:** 1 (10' x 8')
- **Ceiling Height:** 10'9"
- **Comments:** This well maintained Neighborhood Center is looking for a new tenant. The space is 1,930± SF and consists of a large open showroom/reception area, and a large open workspace with overhead door for deliveries. The space is fully air conditioned with two A/C units and is equipped with an alarm system, storage racks, one restroom and an additional restroom that is plumbed for service. The C1-A zoning has many allowable uses including but not limited to the following: Administrative Offices, Auto Parts Store, Retail Clothing Store, Contractors and Builders (Group I), Health Care Facility (Group III), Household and Office Furnishings (Group I & II), Insurance Company, Medical Office, Personal Services (All Groups), Pet Services, Repair Shop (Group I & II), Restaurants (Groups I, II, & III), and Specialty Retail (All Groups). The property is located on the west side of US41 with easy access via the lighted intersection of S. Tamiami Trail and Constitution Blvd. The Population within a 5 mile radius is 89,569± and the FDOT reported the AADT (Annual Average Daily Traffic) to be 42,500 Cars Per Day in 2020. Tenant pays water/sewer and electric. Trash is include in the rent.

LEASE RATE: \$13.00 PSF /NNN
(\$3,244.30 Per Month / Price Includes CAM & Sales Tax)

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