



COMMERCIAL

For More Information Contact:

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FOR SALE | HANCOCK CENTER | FULLY LEASED INVESTMENT PROPERTY WITH A 5.7% CAP RATE



PROPERTY DESCRIPTION

- **Location:** 3443 Hancock Bridge Parkway
North Fort Myers, Florida 33903
- **S.T.R.A.P. #:** 11-44-24-00-00017.009C
- **Year Built:** 1975 (Effective Year 2000)
- **Size:** 10,560± SF
- **Land Size:** 1.24± Acres (53,884± SF)
- **Zoning:** C1-A
- **Parking:** 48 Spaces



Comments: Hancock Center is a very well maintained professional building that is for sale. The center is 100% occupied and currently generating \$131,220.53 in Gross Annual Rental Income. The building consists of 6 separate units ranging in size from 1,057± SF to 3,158± SF, plus a Lamar Billboard lease. The current tenants include State Farm, McDaniel Insurance Solutions, Atkinson Associates, Soft & Strong Taekwondo, Tonya Edison Agency, Glamology Hair Lab, and Divine Angel Adult Day Care. The building and grounds are in excellent condition, the roof was installed in 2020, 8 new A/C units, and the building was repainted and gutters were installed on the front of the building in 2023. Hancock Center is located near the intersection of Hancock Bridge Parkway and US41/N. Cleveland Avenue with an annual average daily traffic count of 23,500 Cars Per Day along Hancock Bridge Parkway and 43,500 at the intersection of US41(per the FDOT 2022).

FOR SALE: \$2,200,000
Confidentiality Agreement Required

**VIP Realty Group, Inc. - Commercial | 13131 University Drive | Fort Myers | Florida | 33907
Phone 239.489.3303**

This is not intended to solicit property already listed. All information regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy and is subject to errors, omissions, withdrawal, changes or other conditions without notice.



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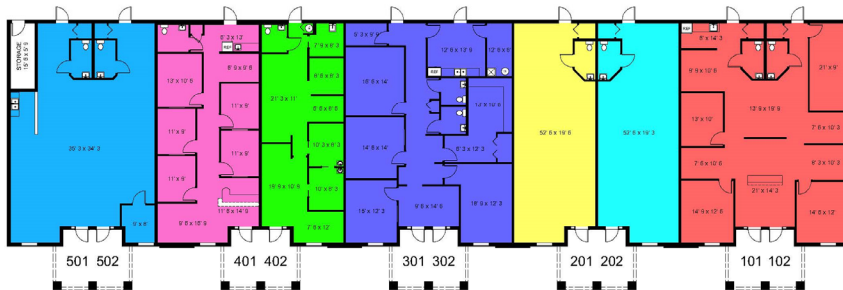
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3443 HANCOCK BRIDGE PARKWAY
NORTH FORT MYERS, FL

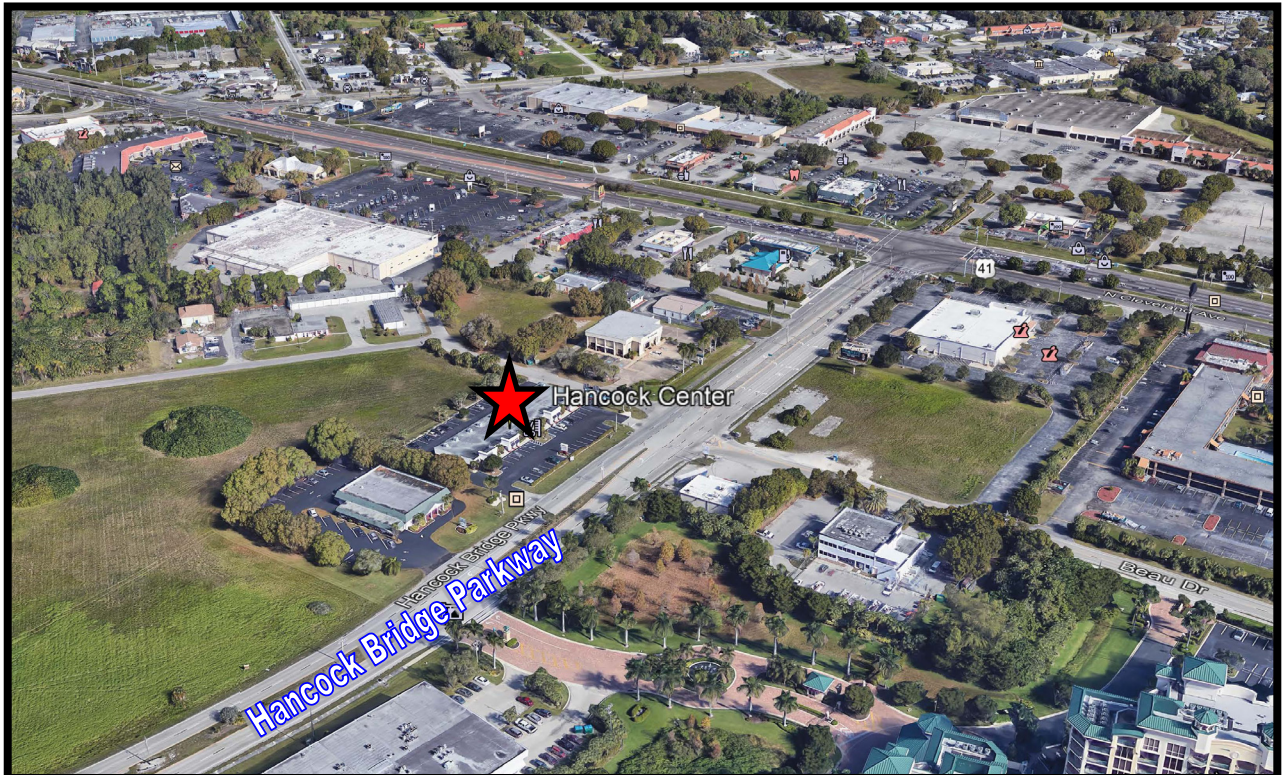
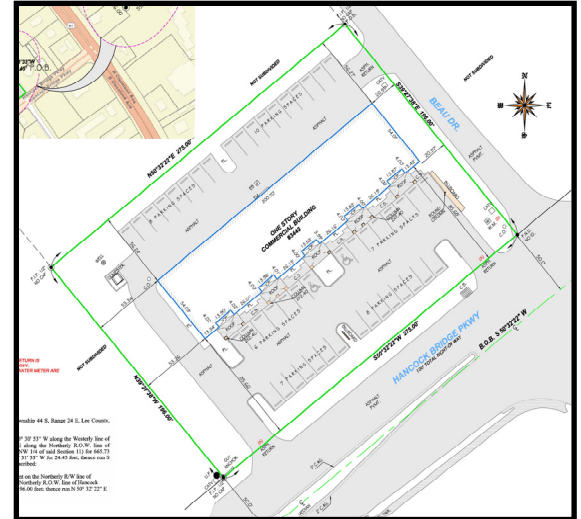


STORAGE AREA 123 sq. ft.
TOTAL BUILDING AREA 10569 sq. ft.

SUITES 101 & 102	2142 sq. ft.
SUITE 202	1041 sq. ft.
SUITE 201	1050 sq. ft.
SUITES 301 & 302	2108 sq. ft.
SUITE 402	1057 sq. ft.
SUITE 401	1312 sq. ft.
SUITES 501 & 502	1737 sq. ft.
TOTAL USABLE AREA	10447 sq. ft.

Prepared exclusively for Non Security.
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The floor plan is subject to change without notice. The floor plan is not to be used for any other purpose and is not to be used for any other purpose.



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