



COMMERCIAL

For More Information Contact:

Lisa Farrell-Sands

Broker & Commercial Advisor

(239) 470-5582

LSands@viprealty.com

vipcommercial.com



FOR LEASE | 1,737± SF OFFICE OR RETAIL HANCOCK CENTER | HANCOCK BRIDGE PKWY & US41



PROPERTY DESCRIPTION

- **Location:** 3443 Hancock Bridge Parkway, Unit 501-502
North Fort Myers, Florida 33903
- **S.T.R.A.P. #:** 11-44-24-00-00017.009C
- **Year Built:** 1975 (Effective Year 2000)
- **Unit Size:** 1,737± SF (Can Divide)
- **Land Size:** 1.24± Acres (53,884± SF)
- **Zoning:** C1-A
- **Parking:** 48 Spaces

Comments: Hancock Center is a very well maintained professional building consisting of 6 separate units. Unit 501 & 502 are currently available for lease. This end unit is 1,737± SF with an open floor plan, two handicap restrooms, one 8' x 8' office and a kitchenette. 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 who is planning to relocate. 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 LEASE: \$3,039.75 PER MONTH

(Price includes CAM & Sales Tax)

Showings by appointment only - Please do not disturb the Tenants

**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.



**FOR LEASE | 1,737± SF OFFICE OR RETAIL
HANCOCK CENTER | HANCOCK BRIDGE PKWY & US41**

