



For Lease

17000 Alico Commerce Court #102

Fort Myers, FL 33912



PROPERTY SUMMARY

17000 Alico Commerce Court offers a versatile industrial leasing opportunity designed to support a range of operational uses. This property presents investors and occupiers with flexible space potential, efficient industrial functionality, and a professional setting suited for logistics, storage, distribution, or service-based operations. The layout and building configuration provide a strong foundation for streamlined workflow and adaptable occupancy. Ideal for tenants seeking a practical industrial/office space flex asset, this property combines utility, efficiency, and long-term leasing appeal in one

PROPERTY HIGHLIGHTS

- Office Leasing Opportunity with Flex Warehouse Space included
- Suitable for logistics, distribution, storage, and service users
- 4-Room Office Layout with HVAC
- Functional industrial design for practical day-to-day use
- Adaptable space for a variety of tenant needs
- Ample parking for employees and visitors
- Professional setting appropriate for business operations

Lease Rate	\$18 SF/yr (NNN)
Building Size	1,940 SF
Zoning	IPD
Year Built	2008
Market	Southwest Florida
Power	220-Phase



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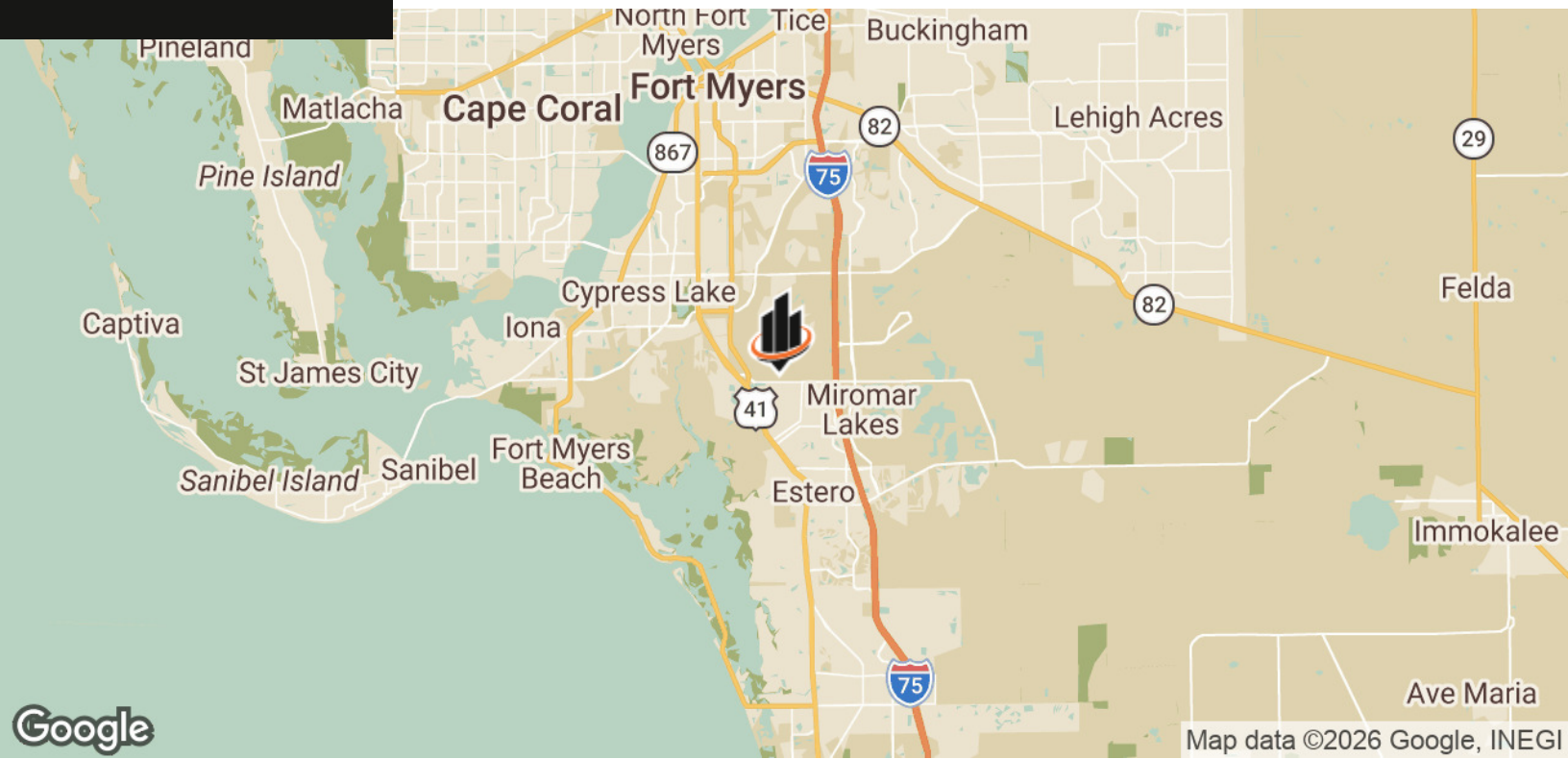




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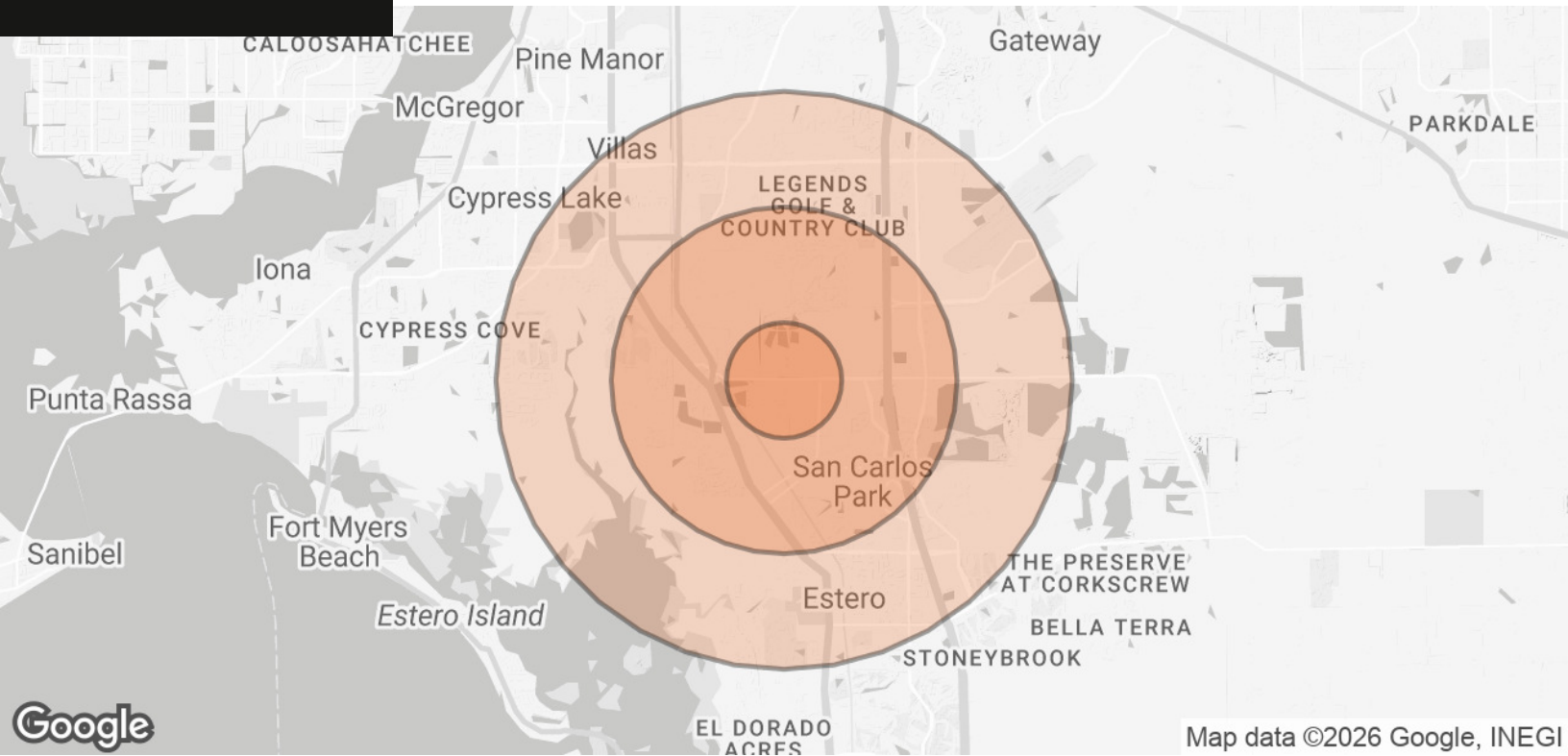




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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,125	38,105	85,695
AVERAGE AGE	39.2	43.9	48.8
AVERAGE AGE (MALE)	38.2	44.6	49.3
AVERAGE AGE (FEMALE)	40.8	44	48.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,921	15,233	36,148
# OF PERSONS PER HH	2.7	2.5	2.4
AVERAGE HH INCOME	\$104,498	\$113,990	\$116,350
AVERAGE HOUSE VALUE	\$358,456	\$427,936	\$416,977

2023 American Community Survey (ACS)



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