

FLEXIBLE SPACE, RETAIL/OFFICE/WAREHOUSE SPACE

11637 KELLY RD, FORT MYERS, FL 33908



## Flexible Commercial Units in Fort Myers

FOR LEASE



### LEASE RATE

**\$17.00 /SF/YR**

### OFFERING SUMMARY

Available Unit Size:	1,500 SF
Lease Type:	NNN
NNN:	\$7.50/SF
Zoning:	C-1A

### DEMOGRAPHICS

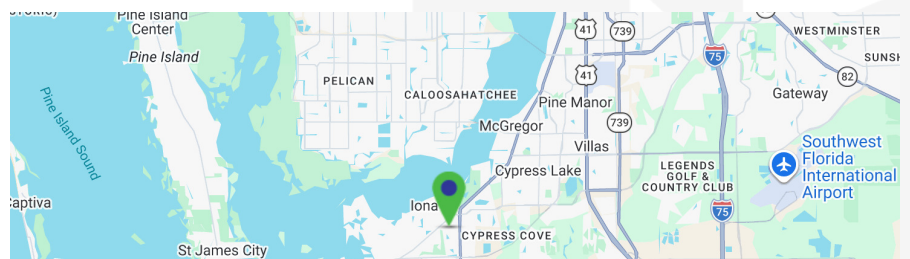
	3 MILES	5 MILES	10 MILES
Total Population	41,565	97,756	399,864
Total Households	20,930	49,352	176,256
Median Age	60	58	50
Average HH Income	\$95,398	\$96,882	\$97,041

### PROPERTY OVERVIEW

1,500 SF commercial unit available for lease at 11637 Kelly Road in Fort Myers. Located within a multi-tenant plaza near Summerlin Road and Gladiolus Drive, the space offers a practical layout for retail, office, showroom, or service-based use. The property features convenient access, ample parking, and a wrap-around driveway that supports easy circulation throughout the plaza. This is a strong option for a business seeking an accessible South Fort Myers location with visibility and proximity to established commercial corridors.

### AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Unit 301	\$17.00 SF/yr	1,500 SF
Unit 302	\$17.00 SF/yr	1,500 SF



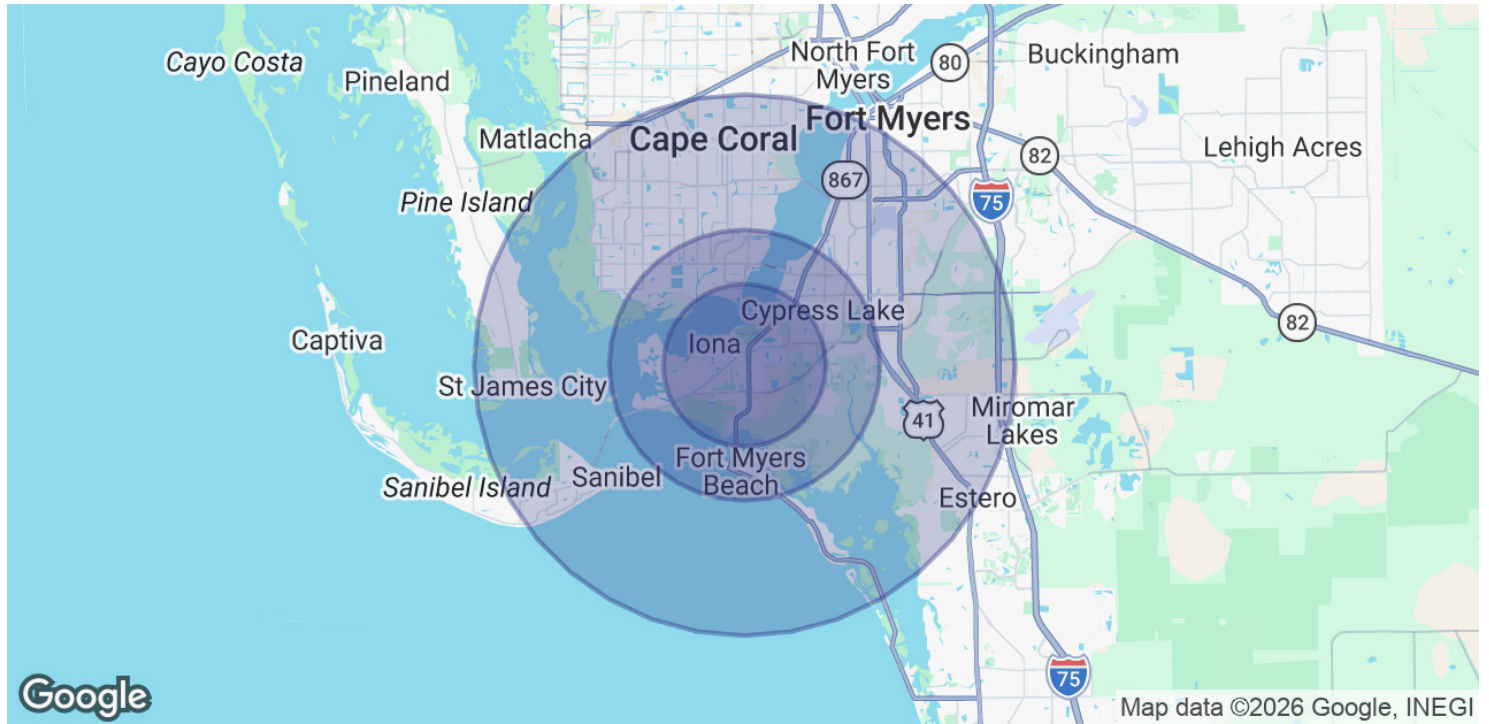
**CARLOS ACOSTA, CCIM**  
239.823.0115  
cacosta@ccim.net

**CRES Commercial Real Estate Services of SWFL, INC**  
1490 NE Pine Island Rd Suite 6F • Cape Coral, FL 33909  
239.980.0081 • cresswfl.com

11637 KELLY RD.  
FORT MYERS, FL 33908



## Demographics Map & Report



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	41,565	97,756	399,864
Average Age	60	58	50
Average Age (Male)	59	57	49
Average Age (Female)	60	58	50

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	20,930	49,352	176,256
# of Persons per HH	2	2	2.3
Average HH Income	\$95,398	\$96,882	\$97,041
Average House Value	\$435,124	\$442,514	\$413,128

2020 American Community Survey (ACS)