



11571/11581 Gladiolus Dr

Fort Myers, FL 33908

Available space	± 817 – 3,964 SF
Year Built	2008
Lease Rate	\$17.25 NNN
CAM	\$3.39
Parking Ratio	3.91 / 1,000 SF
Traffic count	± 13,200 AADT
Zoning	CC – Community Commercial
Submarket	S Fort Myers / San Carlos

Property Features

- Join Mobil Gas Station, Minimart, Pizza Hut-Wing Street, Diamond Nails & Florist
- Across from Publix anchored center
- Ample parking
- Pylon Sign available
- 250' of frontage on Gladiolus Dr with 1 curb cut
- Grey shell spaces to be delivered with new mechanicals and finishes
- Residential uses

For more information:

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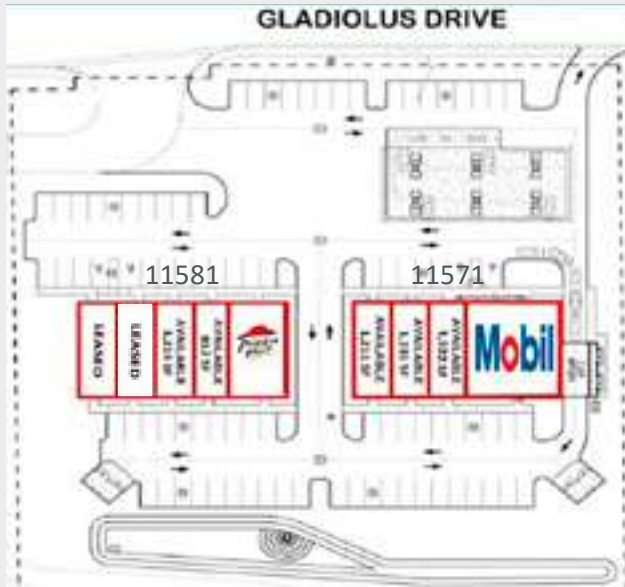
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* Units are not move-in ready & will take 9± months for occupancy

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11571 Gladiolus Dr (1,211-3,964 SF contiguous)

Unit	Unit Size	Lease Rate	CAM	Monthly Rent
300	1,522 SF	\$17.25 NNN	\$3.39	\$2,617.84
400	1,231 SF	\$17.25 NNN	\$3.39	\$2,117.32
500	1,211 SF	\$17.25 NNN	\$3.39	\$2,082.92

11581 Gladiolus Dr (817-2,031 SF contiguous)

Unit	Unit Size	Lease Rate	CAM	Monthly Rent
200	817 SF	\$17.25 NNN	\$3.39	\$1,405.24
300	1,214 SF	\$17.25 NNN	\$3.39	\$2,088.08

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2025 Demographics	1-Mile	3-Miles	5-Miles
Total Population	10,107	52,839	123,794
Total Households	4,925	26,419	61,492
Annual Population Growth 2024-2030	2.4%	2.3%	2.2%
Average Household Income	\$68,624	\$70,091	\$68,344

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