



For Sale

Newton Plaza

Fort Myers Beach Office Opportunity with Retail Potential

PROPERTY DESCRIPTION

Presenting an exceptional owner-user office opportunity with retail rezoning potential at 7128-7132 Estero Boulevard. This 7,709 SF building, offers a prime location in the Southwest Florida area, making it an ideal investment for owner-users seeking an office or retail opportunity. This property is strategically positioned across from Santini Plaza, amidst high-rise condos, and high-end retail. Boasting a coveted position as the first area of Fort Myers Beach to recover, this property holds promise as either an office or thriving retail space. Discover the potential of this dynamic property and seize the opportunity for a rewarding owner-user investment with current office or retail rezoning potential.

The building was evaluated by the engineer and found to be structurally sound. The building is under the 50% rule, allowing for substantial rebuilding. Contractor estimates high end rebuilding cost at \$155.00 psf.

LOCATION DESCRIPTION

Nestled in the bustling Southwest Florida market, 7128-7132 Estero Blvd. is surrounded by a diverse array of attractions and amenities. The area enjoys close proximity to the pristine beaches of Fort Myers Beach, drawing tourists and residents alike to its stunning shores. Nearby, the vibrant Santini Plaza offers an eclectic mix of dining, entertainment, and retail options, creating a dynamic environment for businesses. With a strategic location within the thriving Southwest Florida market, the property benefits from the area's appeal as a premier destination for both leisure and commerce. Embrace the abundant opportunities and prime positioning of this dynamic location.



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7128-7132 Estero Blvd., Fort Myers Beach, FL 33931

BUILDING NAME	7128-7132 Estero Blvd. Newton Plaza
PRICE	\$3,100,000.00
PROPERTY TYPE	Office
PROPERTY SUBTYPE	Office Building
APN	03-47-24-W1-00008.0010
BUILDING SIZE	7,709 SF
LOT SIZE	0.67 Acres
ZONING	CO
YEAR BUILT	1979
NUMBER OF FLOORS	2
PARKING SPACES	29



- Busy Island Location Directly Across The Street From Santini Plaza
- Surrounded By High-rise Condos and High-end Retail
- Office opportunity with retail possibility
- Amazing Retail Hub for Fort Myers Beach
- 29 Parking Spaces



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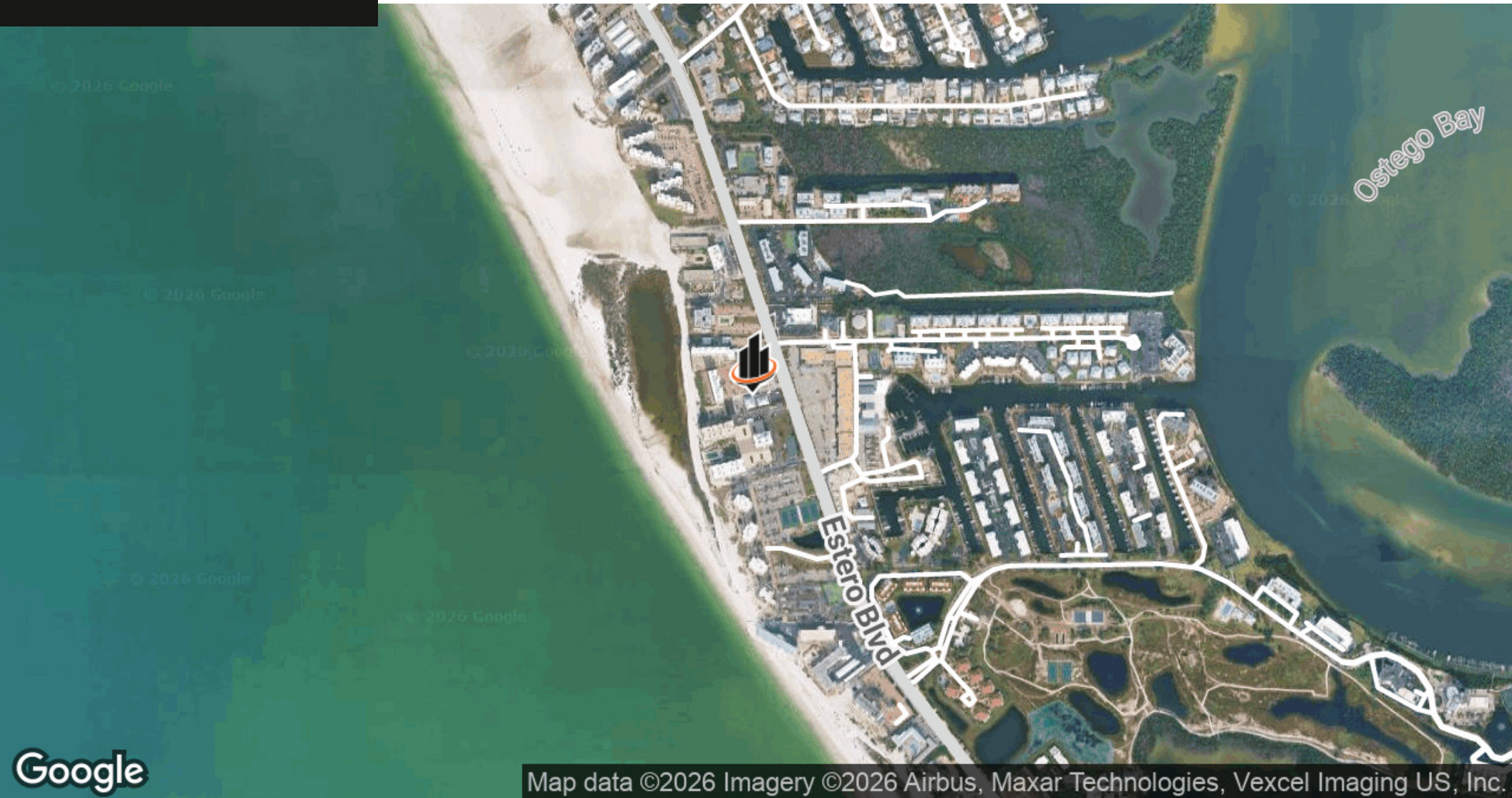




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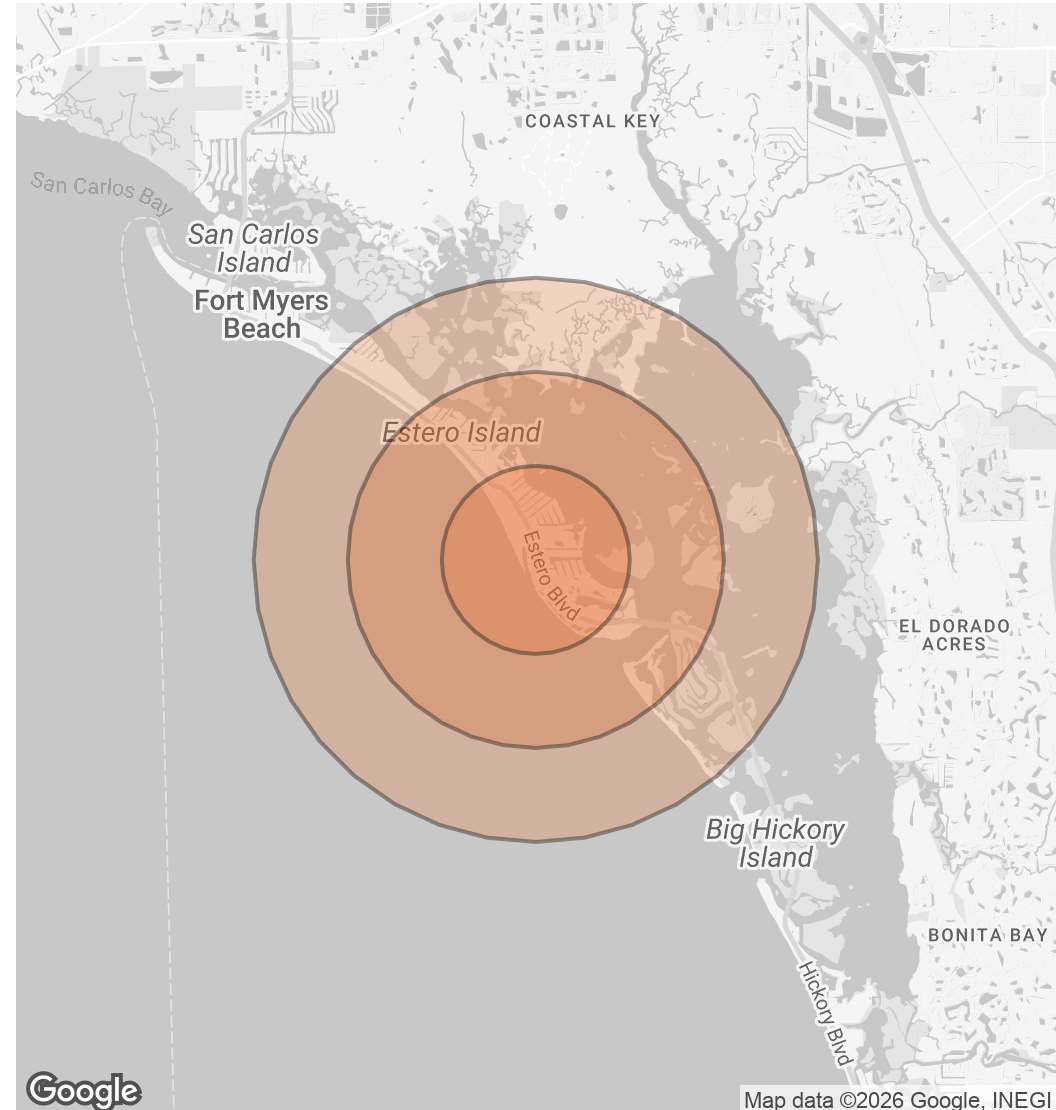
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POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	2,052	3,921	5,441
AVERAGE AGE	68.2	67.3	67.4
AVERAGE AGE (MALE)	70.3	69.5	69
AVERAGE AGE (FEMALE)	67.1	65.6	66.2
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	1,131	2,092	2,842
# OF PERSONS PER HH	1.8	1.9	1.9
AVERAGE HH INCOME	\$151,183	\$145,235	\$148,041
AVERAGE HOUSE VALUE	\$600,720	\$621,408	\$622,241

2023 American Community Survey (ACS)



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