



LSI
COMPANIES

OFFERING MEMORANDUM

1097 W. MAIN STREET

5,984± SQ. FT. COMMERCIAL BUILDING FOR SALE - IMMOKALEE, FL

PROPERTY SUMMARY

Property Address: 1097 W. Main Street
Immokalee, FL 34142

County: Collier

Property Type: Commercial

Property Size: 1.35± Acres

Building Size: 5,984± Sq. Ft.

Zoning: C-4 (MSOSD)

Utilities: 3-Phase Power, Immokalee Water
& Sewer

Tax Information: \$9,504.53 (2025)

STRAP Numbers: 000100 120 02E04

LIST PRICE:

\$1,995,000

\$333.39 PSF

INQUIRE FOR LEASE RATE

LSI
COMPANIES
LSICOMPANIES.COM

SALES EXECUTIVE



Mike Trivett
Sales Associate



DIRECT ALL OFFERS TO:

Mike Trivett

mtrivett@lsicompanies.com

o: (239) 489-4066 **m:** (239) 940-3171

OFFERING PROCESS

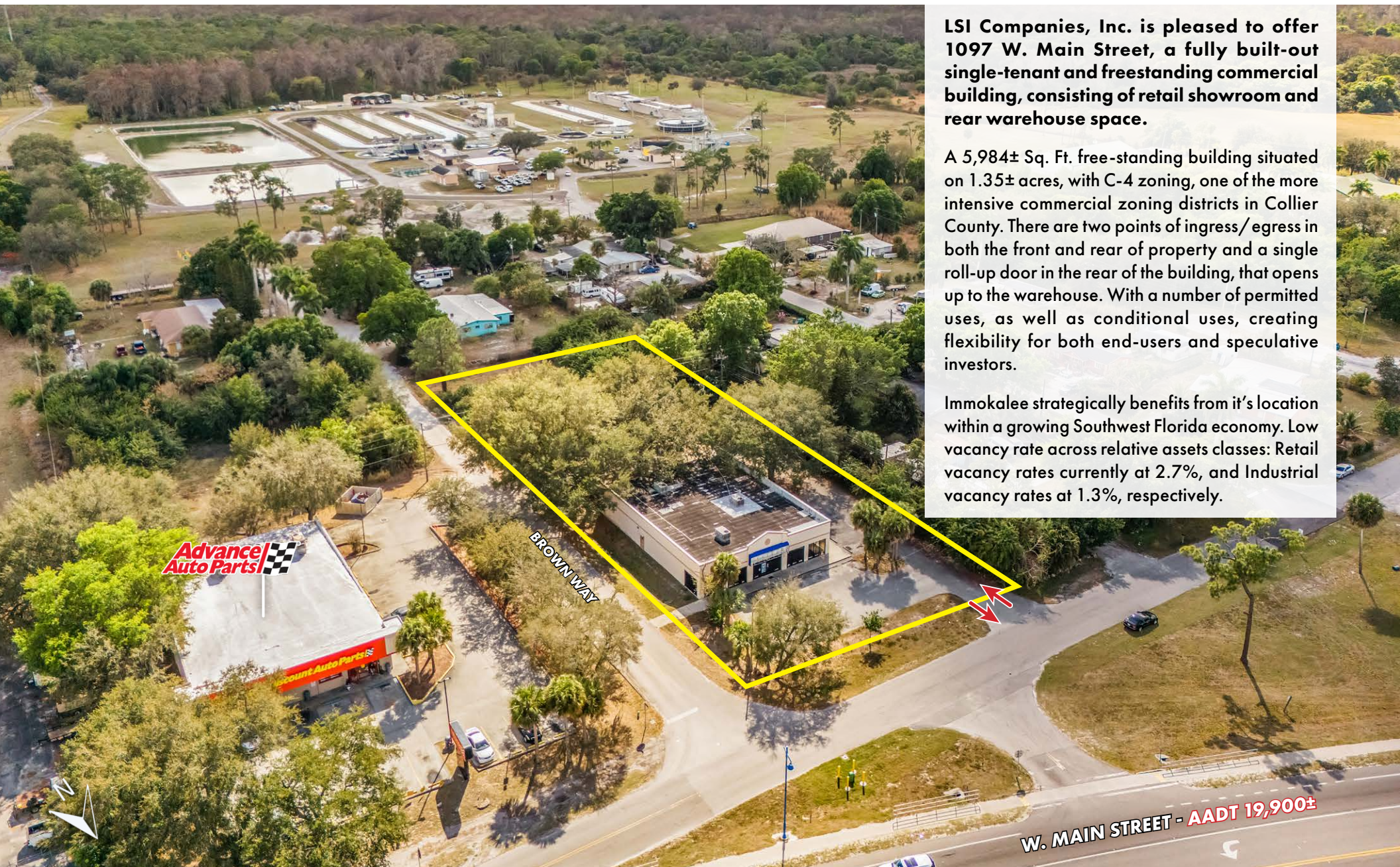
Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

EXECUTIVE SUMMARY

LSI Companies, Inc. is pleased to offer 1097 W. Main Street, a fully built-out single-tenant and freestanding commercial building, consisting of retail showroom and rear warehouse space.

A 5,984± Sq. Ft. free-standing building situated on 1.35± acres, with C-4 zoning, one of the more intensive commercial zoning districts in Collier County. There are two points of ingress/egress in both the front and rear of property and a single roll-up door in the rear of the building, that opens up to the warehouse. With a number of permitted uses, as well as conditional uses, creating flexibility for both end-users and speculative investors.

Immokalee strategically benefits from it's location within a growing Southwest Florida economy. Low vacancy rate across relative assets classes: Retail vacancy rates currently at 2.7%, and Industrial vacancy rates at 1.3%, respectively.



PERMITTED USES

C-4 ZONING

- Business Services
- Hardware Stores
- Household Appliance Stores
- Laundries and Drycleaning
- Medical and Dental Laboratories
- Healthcare Services
- Home Furniture and Furnishings Stores
- Dry Cleaning Plants
- Child Care Services
- Car Washes
- Churches
- Agricultural Services

* Please contact the broker for a full list of uses.



PROPERTY EXTERIOR



PROPERTY INTERIOR



PROPERTY AERIAL



PROPERTY AERIAL



RETAIL MAP



1. LAKE TRAFFORD ROAD / SR-29



2. IMMOKALEE DRIVE



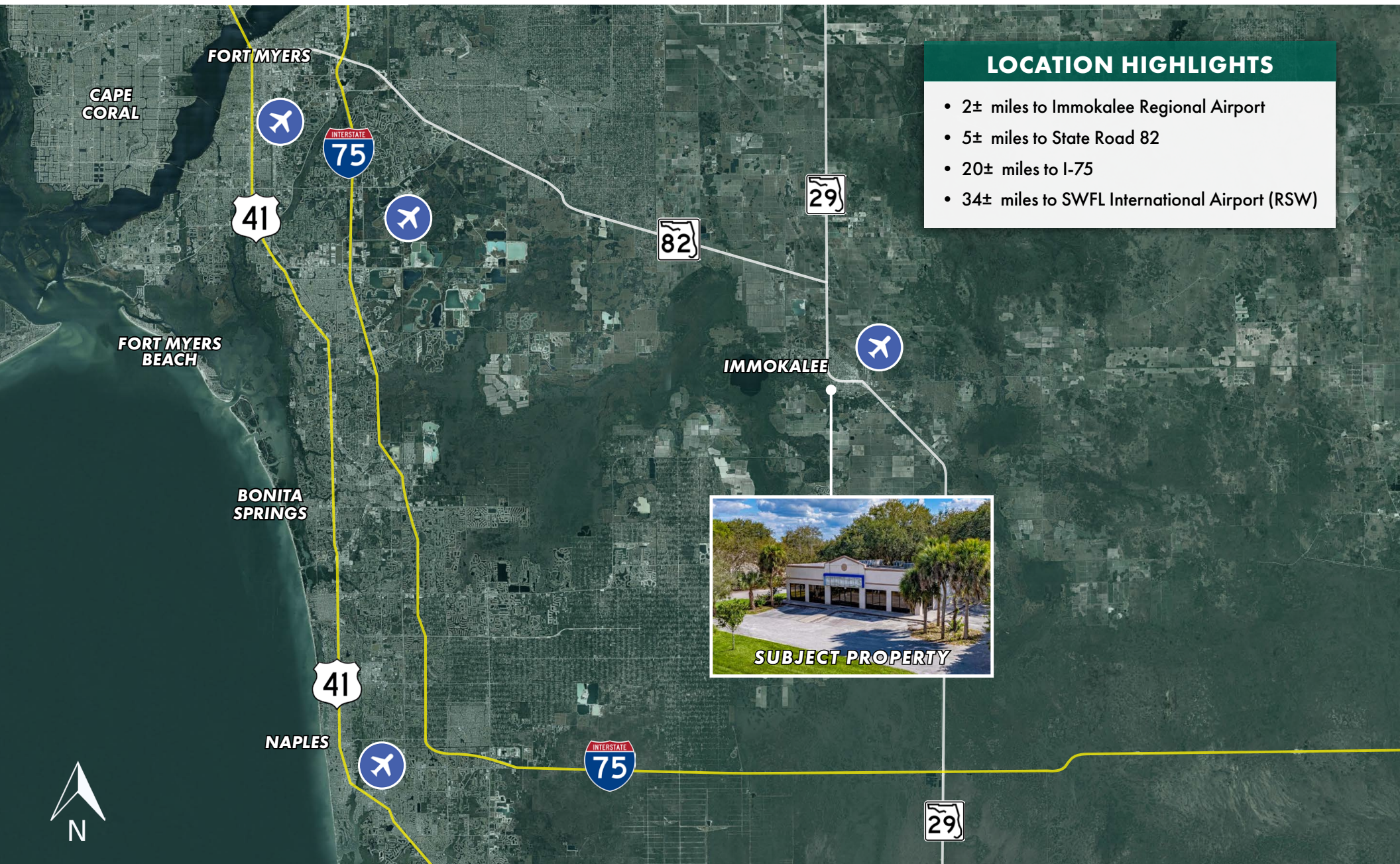
3. W. MAIN STREET



4. E. MAIN STREET / NEW MARKET RD.



LOCATION MAP



LOCATION HIGHLIGHTS

- 2± miles to Immokalee Regional Airport
- 5± miles to State Road 82
- 20± miles to I-75
- 34± miles to SWFL International Airport (RSW)





LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Seller. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Seller has knowledge. Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail. It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property. The Seller and LSI Companies disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Buyer to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed. Potential Buyer acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the Potential Buyers, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Buyer will be a qualified Buyer with significant experience in entitlement and development process in Lee County with finesse and wherewithal and be willing to be interviewed by the LSI Companies team.