

FOR LEASE
2150 Collier Ave

Fort Myers, FL 33901

PRESENTED BY:

MATTHEW TUCCIO

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$15.00 SF/MG/YR
AVAILABLE SF:	728-3,000 SF
LOT SIZE:	4.64 Acres
ZONING:	(CG)
MAX CONTIGUOUS:	9,654 SF

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PROPERTY DESCRIPTION

2150 Collier Ave offers smaller suites available for immediate occupancy, ranging from 816 SF to 3,000 SF. Flexible zoning allows for a wide variety of users, including but not limited to medical, professional office, training centers, barber shops, indoor athletics, etc.

This site offers ample parking, with multiple points of ingress/egress providing easy flow throughout the property. Conveniently located only one block in from US-41, with easy access to North Fort Myers, Downtown Fort Myers, Colonial Blvd, and Cape Coral.

PROPERTY HIGHLIGHTS

- Under New Ownership, Landlord Incentives Available
- 7 Suites, Open Floor Plan and Office Buildouts
- Quick Move-In Process
- Modified Gross Leases
- Flexible Zoning (CG)
- Multiple Points of Ingress/Egress
- Rezone to Commercial Intensive in Progress to Incorporate More Uses

BUILDING C

AVAILABILITY SUMMARY

SUITE	SQUARE FEET	RATE	MONTHLY RENT
Suite D	843 SF	\$15 SF/MG/YR	\$1,053.75
Suite E	728 SF	\$15 SF/MG/YR	\$910.00
Suite H1-H2	1,442 SF	\$15 SF/MG/YR	\$1,802.50
Suite H3	1,753 SF	\$15 SF/MG/YR	\$2,191.25
Suite M	1,072 SF	\$15 SF/MG/YR	\$1,340.00
Suite L	816 SF	\$15 SF/MG/YR	\$1,020.00
Suite O	3,000 SF	\$15 SF/MG/YR	\$3,750.00

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SUITE DETAILS



Suite D

843 SF | \$15 SF/MG/YR | \$1,053.75/mo
Two Rooms + Large Bathroom



Suite E

728 SF | \$15 SF/MG/YR | \$910.00/mo
Open Area with Two Offices and Bathroom in the Rear



Suite H1-H2

1,442 SF | \$15 SF/MG/YR | \$1,802.50/mo
Office Build-out 6-7 Offices + Reception



Suite H3

1,753 SF | \$15 SF/MG/YR | \$2,191.25/mo
PHOTOS AVAILABLE UPON REQUEST
Seven Offices, Three with Natural Lighting, and a Bathroom



Suite L

816 SF | \$15 SF/MG/YR | \$1,020.00/mo
PHOTOS AVAILABLE UPON REQUEST
Open Space with Two Offices and Reception. Two Open Large Rooms, ADA Compliant Bathroom

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SUITE DETAILS



Suite M

1,072 SF | \$15 SF/MG/YR | \$1,340.00/mo
Open Floor Plan w/Two Offices & Two Exterior Doors,
Bathrooms



Suite O

3,000 SF | \$15 SF/MG/YR | \$3,750.00/mo
Primarily Open Space with Two Bathrooms, a Private
Office & 4 Exterior Doors

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BLDG C PHOTOS

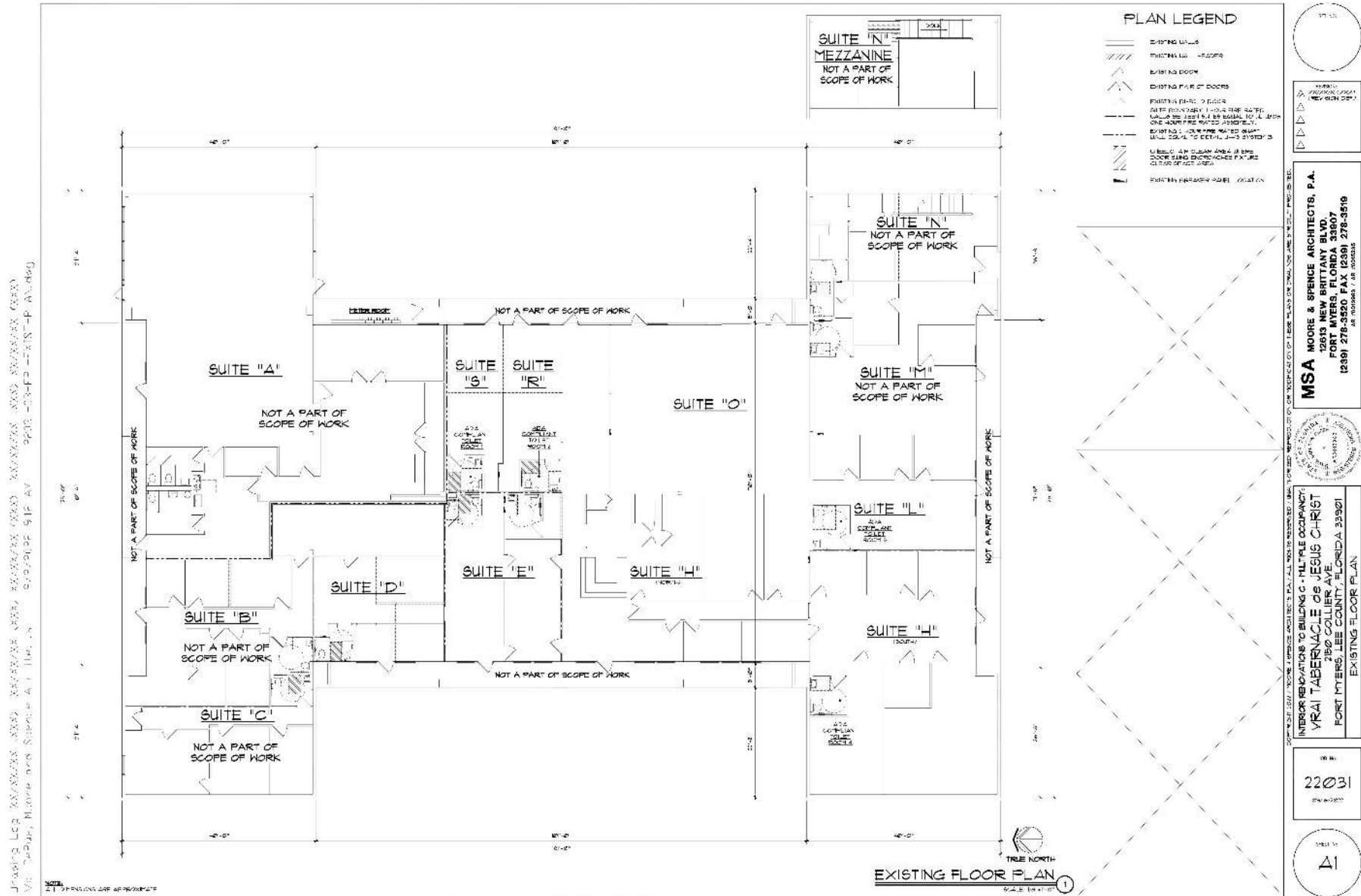


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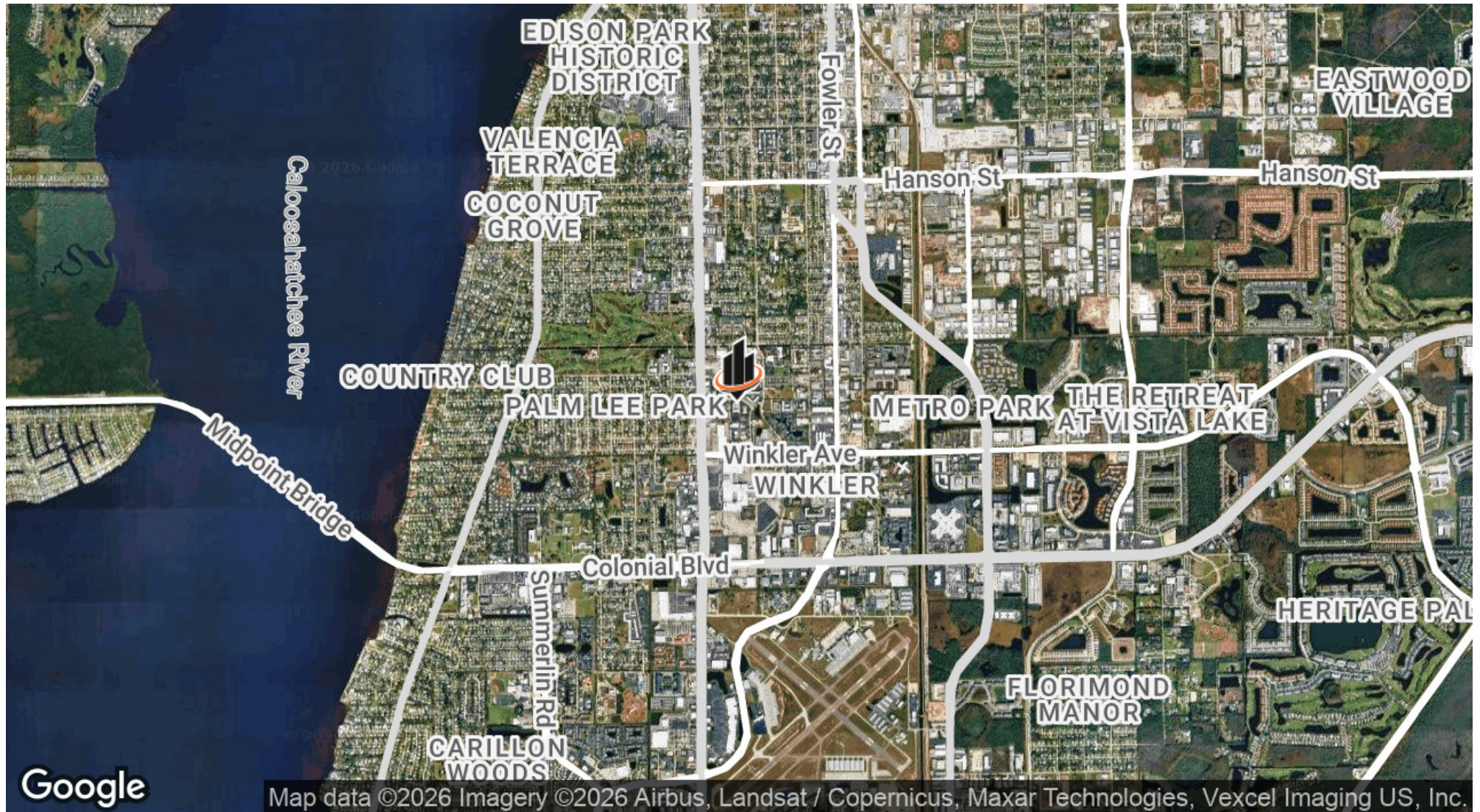
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BUILDING C FLOOR PLAN

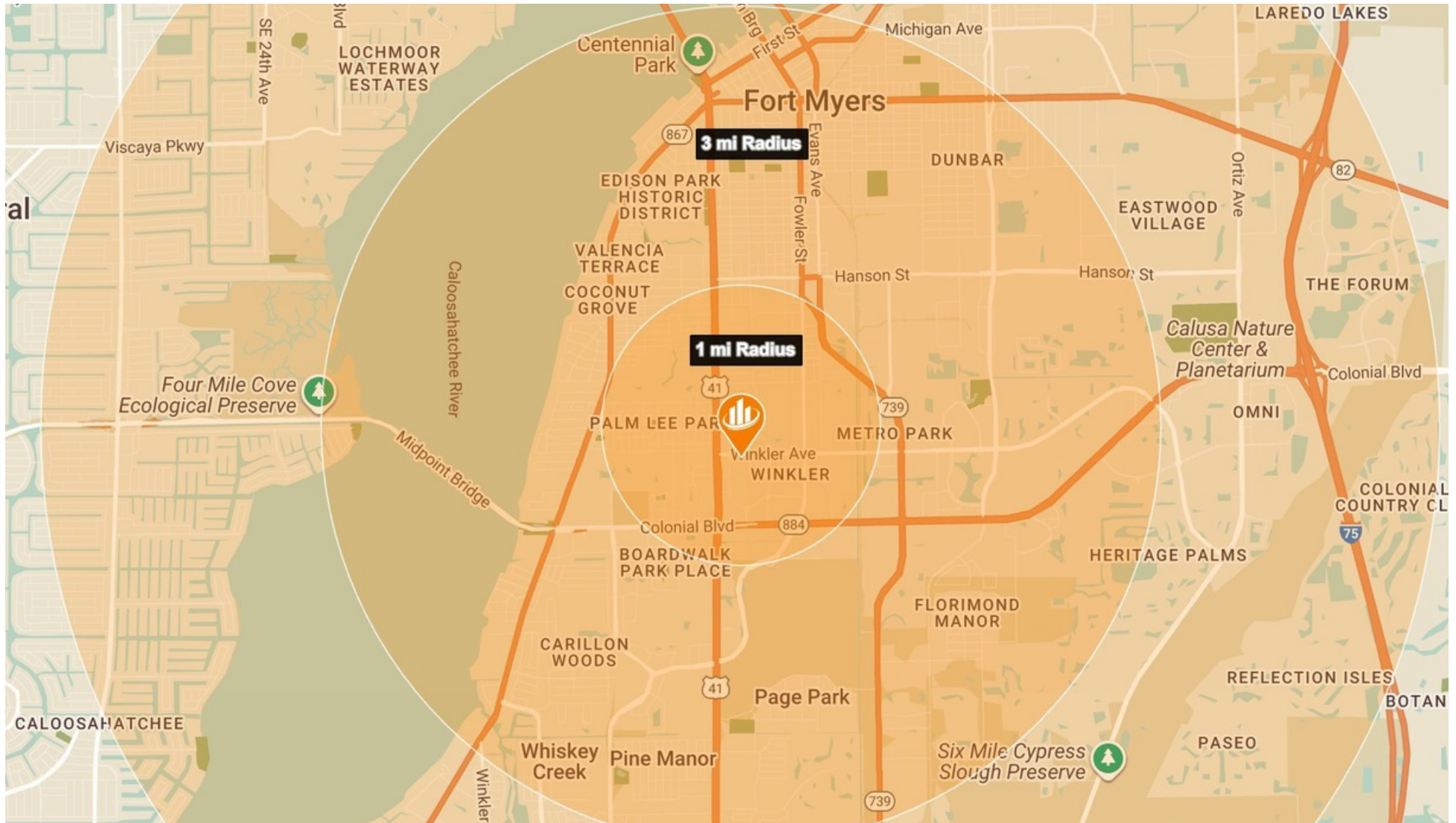


LOCATION MAP



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HEAT MAP



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CLEVELAND AVE (+/-) 45,500

SECTION 1
Demographics

COLLIER AVE

DEMOGRAPHICS MAP & REPORT

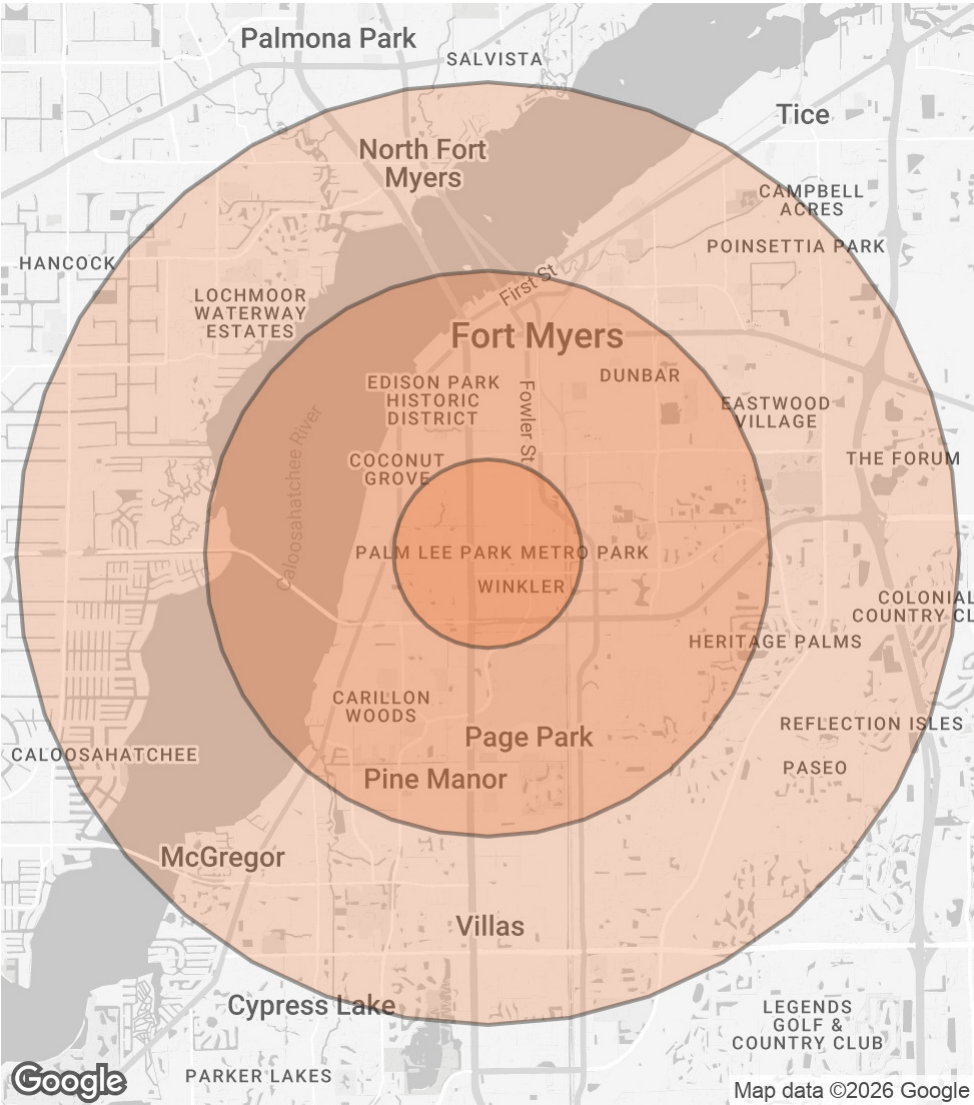
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,240	64,236	157,085
AVERAGE AGE	41.1	40.2	45.2
AVERAGE AGE (MALE)	40.0	39.4	44.5
AVERAGE AGE (FEMALE)	41.1	41.2	46.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,480	24,763	65,510
# OF PERSONS PER HH	2.7	2.6	2.4
AVERAGE HH INCOME	\$82,683	\$87,413	\$90,822
AVERAGE HOUSE VALUE	\$245,093	\$340,708	\$342,200

2023 American Community Survey (ACS)



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