

# METROPOLITAN COMMERCIAL PARK

12155 Metro Parkway | Fort Myers, FL 33966

Two-Story Office with Flex Garage for Sale or Lease



**LQ Commercial**  
REAL ESTATE SERVICES

**LQCRE.COM**



**GOOGLE TOUR**



**\$750,000**  
**PRICE**



**\$11.00/SF NNN**  
**LEASE RATE**



**4,685 SF**  
**UNIT SIZE**



**1985**  
**BUILT**

- Vacant, 4,685 SF two-story office unit w/ flex garage for sale or lease in Fort Myers, FL
- Unit features 9 flexible rooms, 3 private offices, 4 restrooms, garage, utility room, storage space & more
- Drive-in garage space with 12' roll up door. The garage area could be expanded.
- Second floor office area has separate store front entrance door
- Fronting Metro Parkway (36,500 AADT) with easy access to main arterial roads US-41 and I-75



**5-MILE POPULATION**  
**143,040**



**5-MILE MEDIAN AGE**  
**47.8**



**5-MILE HH INCOME**  
**\$112,294**



**5-MILE EMPLOYEES**  
**98,505**

[PROPERTIES.LQCRE.COM/METRO-COMMERCIAL-PARK](https://properties.lqcre.com/metro-commercial-park)



Fort Myers, FL 33907  
1614 Colonial Blvd #101  
**LQCRE.COM**

**Mike Doyle, CCIM**  
Senior Associate  
D: 239.275.4922 x222  
C: 239.851.3164  
[mdoyle@lqcre.com](mailto:mdoyle@lqcre.com)

Information obtained from owner(s) or other sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. All properties subject to change or withdrawal without notice.

# METROPOLITAN COMMERCIAL PARK

12155 Metro Parkway | Fort Myers, FL 33966

Two-Story Office with Flex Garage for Sale or Lease



**LQ Commercial**  
REAL ESTATE SERVICES

**LQCRE.COM**



**LQ Commercial**  
REAL ESTATE SERVICES

Fort Myers, FL 33907

1614 Colonial Blvd #101

**LQCRE.COM**

**Mike Doyle, CCIM**

Senior Associate

D: 239.275.4922 x222

C: 239.851.3164

**mdoyle@lqcre.com**

Information obtained from owner(s) or other sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. All properties subject to change or withdrawal without notice.

# METROPOLITAN COMMERCIAL PARK

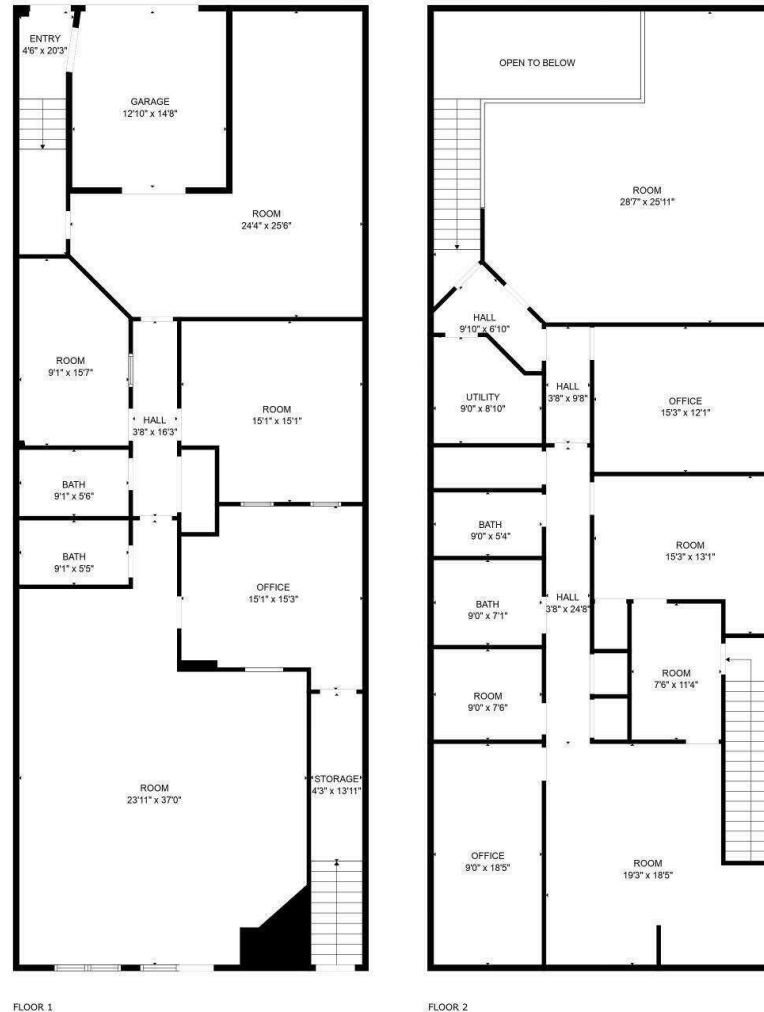
12155 Metro Parkway | Fort Myers, FL 33966

Two-Story Office with Flex Garage for Sale or Lease



**LQ Commercial**  
REAL ESTATE SERVICES

**LQCRE.COM**



Fort Myers, FL 33907  
1614 Colonial Blvd #101  
**LQCRE.COM**

**Mike Doyle, CCIM**

Senior Associate

D: 239.275.4922 x222

C: 239.851.3164

**mdoyle@lqcre.com**

Information obtained from owner(s) or other sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. All properties subject to change or withdrawal without notice.

# METROPOLITAN COMMERCIAL PARK

12155 Metro Parkway | Fort Myers, FL 33966

Two-Story Office with Flex Garage for Sale or Lease



**LQ Commercial**  
REAL ESTATE SERVICES

**LQCRE.COM**



**LQ Commercial**  
REAL ESTATE SERVICES

Fort Myers, FL 33907

1614 Colonial Blvd #101

**LQCRE.COM**

**Mike Doyle, CCIM**

Senior Associate

D: 239.275.4922 x222

C: 239.851.3164

**mdoyle@lqcre.com**

Information obtained from owner(s) or other sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. All properties subject to change or withdrawal without notice.

# METROPOLITAN COMMERCIAL PARK

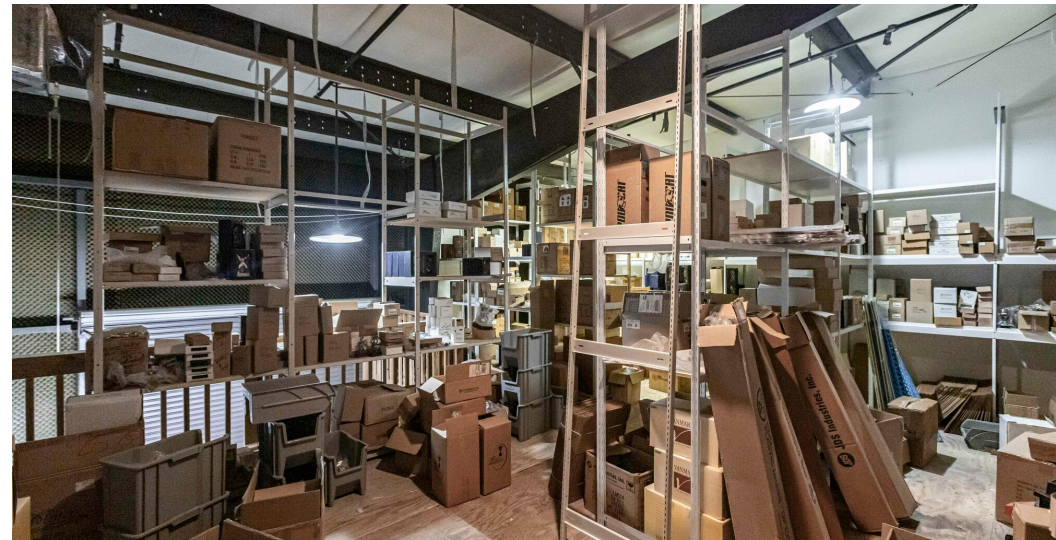
12155 Metro Parkway | Fort Myers, FL 33966

Two-Story Office with Flex Garage for Sale or Lease



**LQ Commercial**  
REAL ESTATE SERVICES

**LQCRE.COM**



**LQ Commercial**  
REAL ESTATE SERVICES

Fort Myers, FL 33907

1614 Colonial Blvd #101

**LQCRE.COM**

**Mike Doyle, CCIM**

Senior Associate

D: 239.275.4922 x222

C: 239.851.3164

**[mdoyle@lqcre.com](mailto:mdoyle@lqcre.com)**

Information obtained from owner(s) or other sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. All properties subject to change or withdrawal without notice.

# METROPOLITAN COMMERCIAL PARK

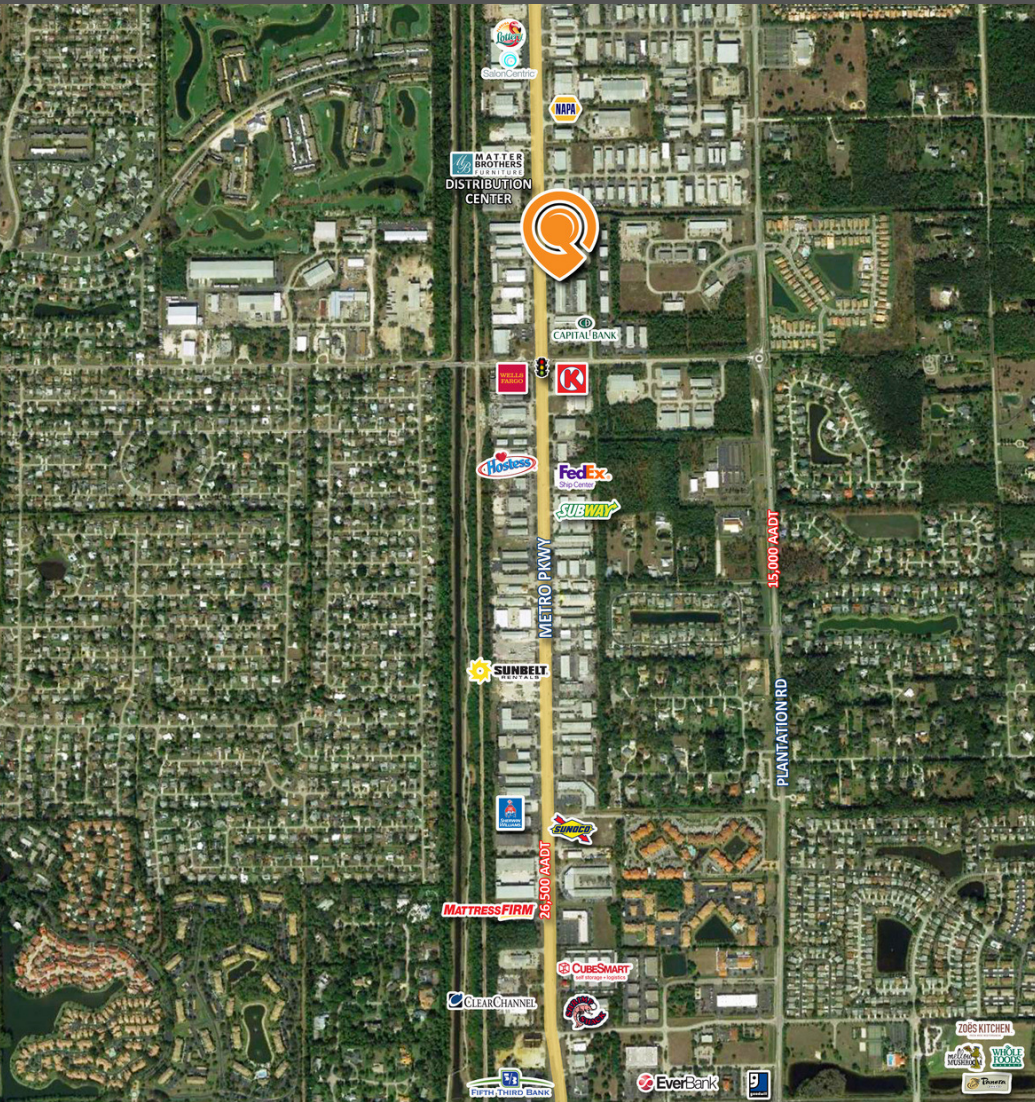
12155 Metro Parkway | Fort Myers, FL 33966

Two-Story Office with Flex Garage for Sale or Lease



**LQ Commercial**  
REAL ESTATE SERVICES

**LQCRE.COM**



Fort Myers, FL 33907

1614 Colonial Blvd #101

**LQCRE.COM**

**Mike Doyle, CCIM**

Senior Associate

D: 239.275.4922 x222

C: 239.851.3164

**[mdoyle@lqcre.com](mailto:mdoyle@lqcre.com)**

Information obtained from owner(s) or other sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. All properties subject to change or withdrawal without notice.