

Colony Hardware Building

12290 Crystal Commerce Loop • Fort Myers, FL 33966





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Colony Hardware Building

ATTRACTIVE OFFICE SPACE FOR LONG TERM **SUBLEASE**

OVERVIEW

12290 Crystal Commerce Loop serves as a regional location for Colony Hardware, a prominent commercial supply house. The building is 29,633 square feet (sf) of warehouse and office space located on a prime corner lot off Crystal Drive. The property was built in 2007 and sits on 3.39 acres of land in Lee County, Florida. It is zoned Industrial Planned Development (IPD).

SUBLEASE DETAILS

- Occupancy: 08/31/2026
- Space Size: 5,280 SF
- Floor: First floor (north side, single-tenant)
- Maximum Term: Through April 30, 2033
- Asking Rate: \$18.00 PSF Net
- Estimated Expenses: \$4.81 psf Plus Electricity and Cleaning
- Parking: 16 spaces on grade
- Building Signage: Available subject to zoning approval
- Furniture: Included

EXISTING FIT UP

- + New LED indirect basket lights
- + 12' finished ceilings
- + 4 zones of air conditioning
- + Home run data and phone
- + Exclusive reception area
- + Abundant storage
- + Training Room with AV
- + Board Room with sink and service
- + Conference rooms
- + Break Room – Kitchenette
- + Open office area
- + Private bathrooms
- + Wired for security system

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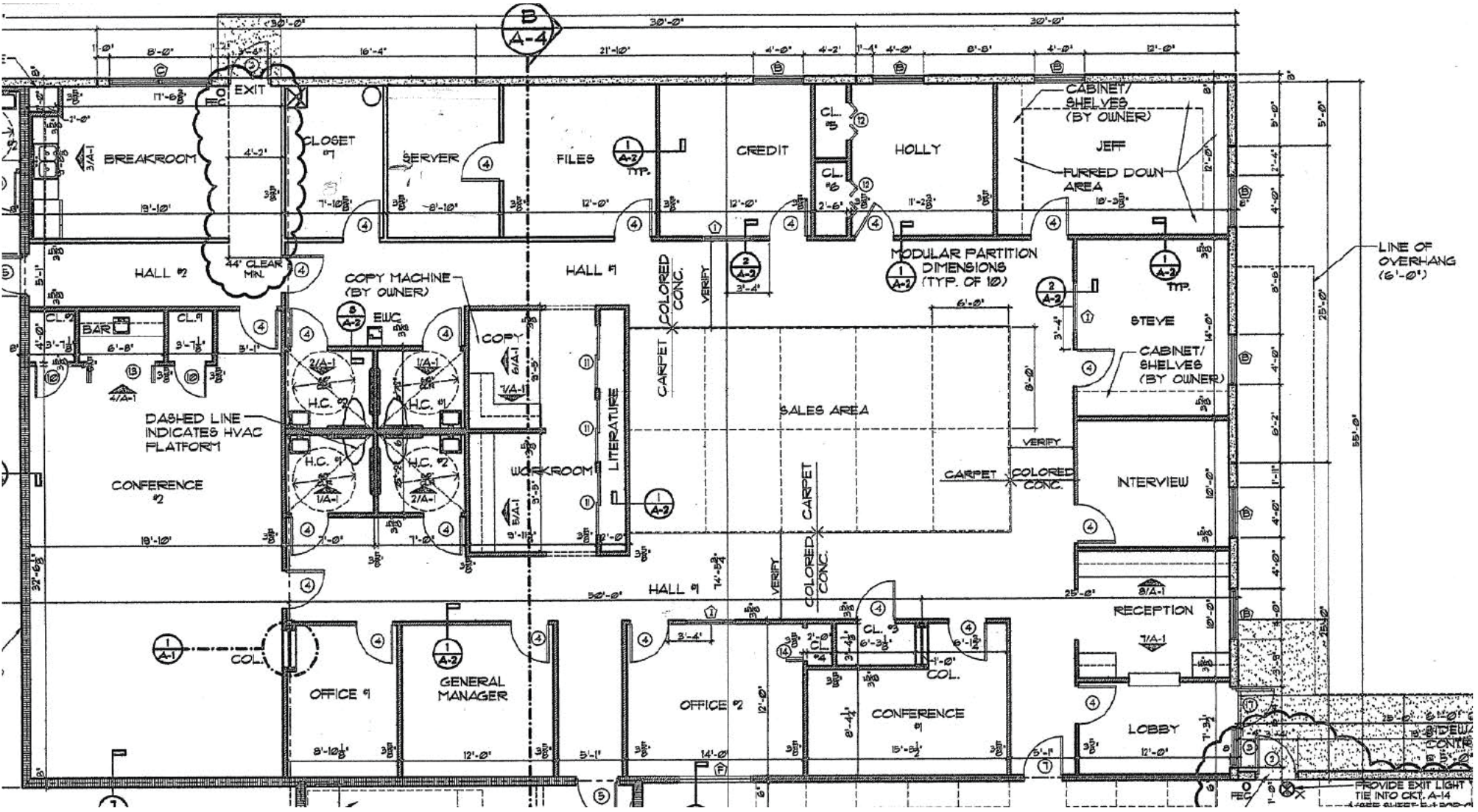


Office | For Sublease

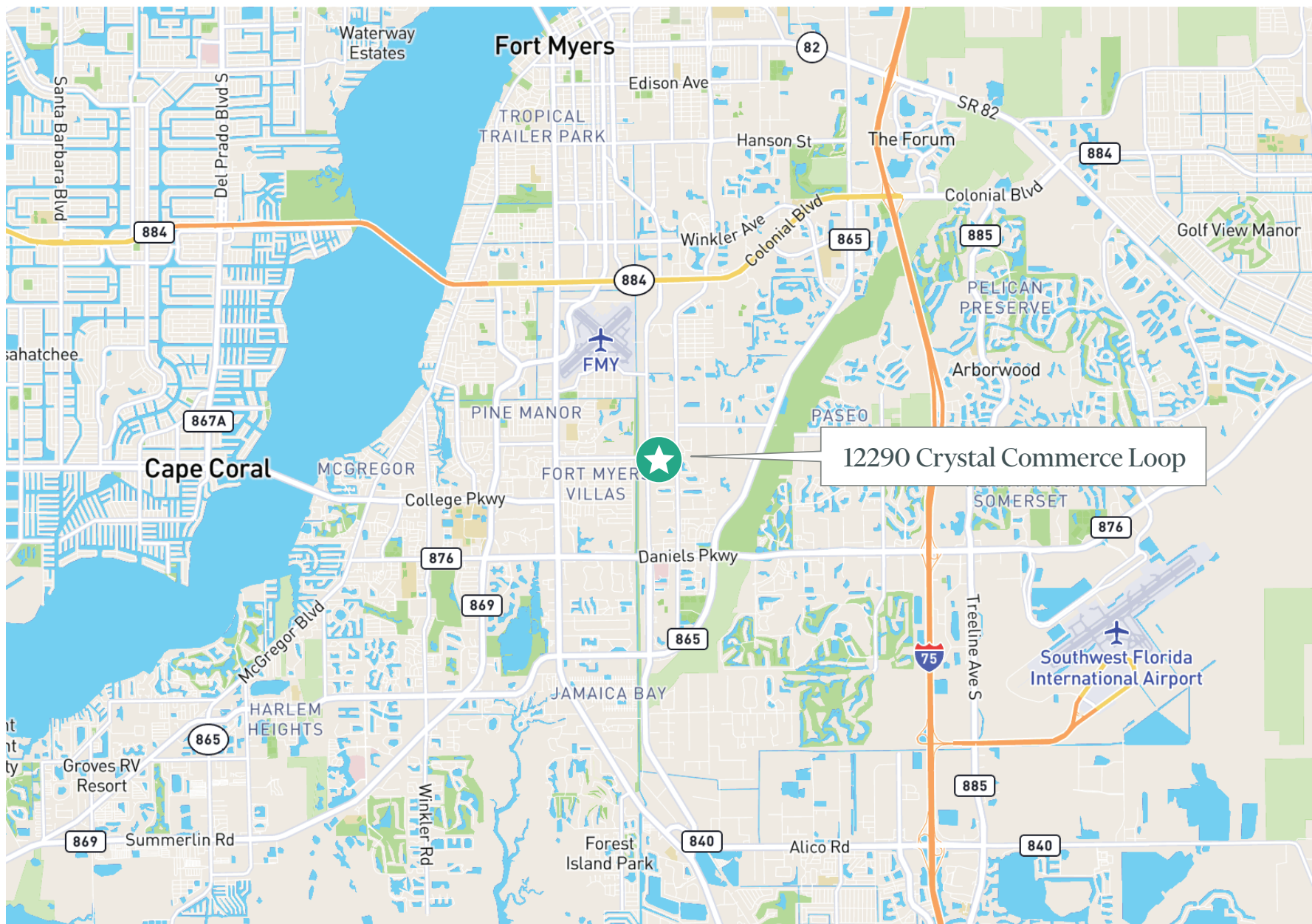
PROPERTY PHOTOS



FLOOR PLAN



Location Map



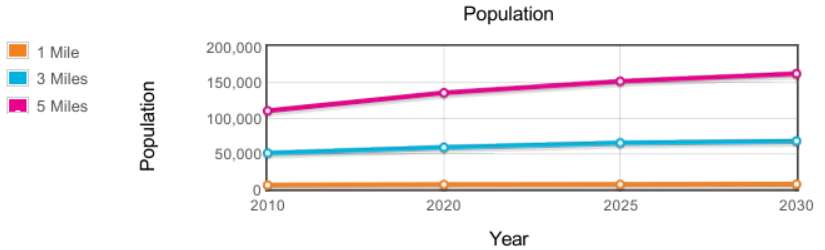
DEMOGRAPHICS

PLACE OF WORK

	1 MILE	3 MILES	5 MILES
2025 Businesses	695	5,974	10,574
2025 Employees	7,816	65,080	108,081

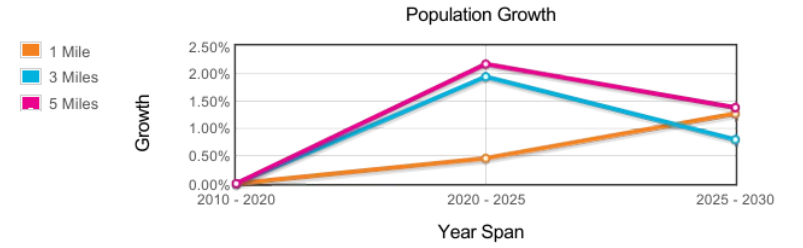
POPULATION

	1 MILE	3 MILES	5 MILES
2010 Population - Census	5,522	50,426	109,602
2020 Population - Census	6,209	58,464	134,864
2025 Population - Current Year Estimate	6,359	64,664	150,968
2030 Population - Five Year Projection	6,772	67,290	161,679



POPULATION GROWTH

	1 MILE	3 MILES	5 MILES
2020-2025 Compound Annual Population Growth Rate	0.46%	1.94%	2.17%
2025-2030 Compound Annual Population Growth Rate	1.27%	0.80%	1.38%



Area Summary within a 1 Mile Radius

HOME OWNERSHIP

75.3%
OWNER-OCCUPIED UNITS

EMPLOYMENT

7,816 EMPLOYEES

695 BUSINESSES

2.9% RESIDENTIAL UNEMPLOYMENT RATE

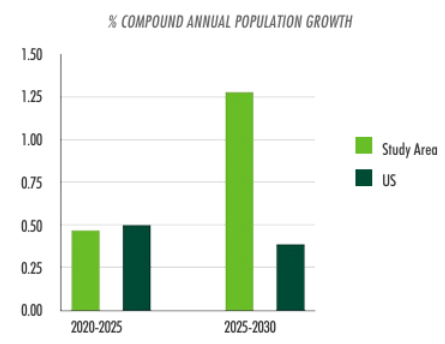
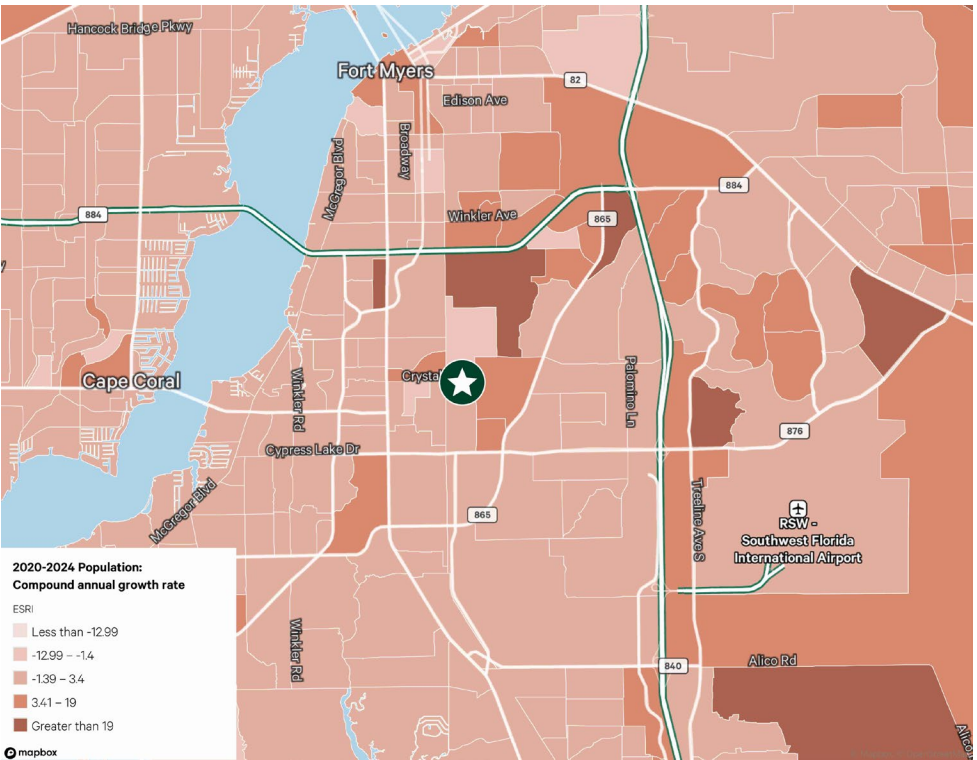
EDUCATION

- Master's/Professional/Doctorate - 11.9%
- Bachelor's - 18.2%
- Other - 70.0%

INCOME

\$82,919
MEDIAN HOUSEHOLD INCOME

\$50,565
PER CAPITA INCOME





CBRE

CONTACT US

Steve Wood, CCIM

Senior Associate
+1 239 281 1001
Steve.Wood1@cbre.com

Edward Larsen

Associate
+1 239 200 8194
Edward.Larsen@cbre.com