

# SAINT JAMES CITY WATERFRONT RETAIL/OFFICE

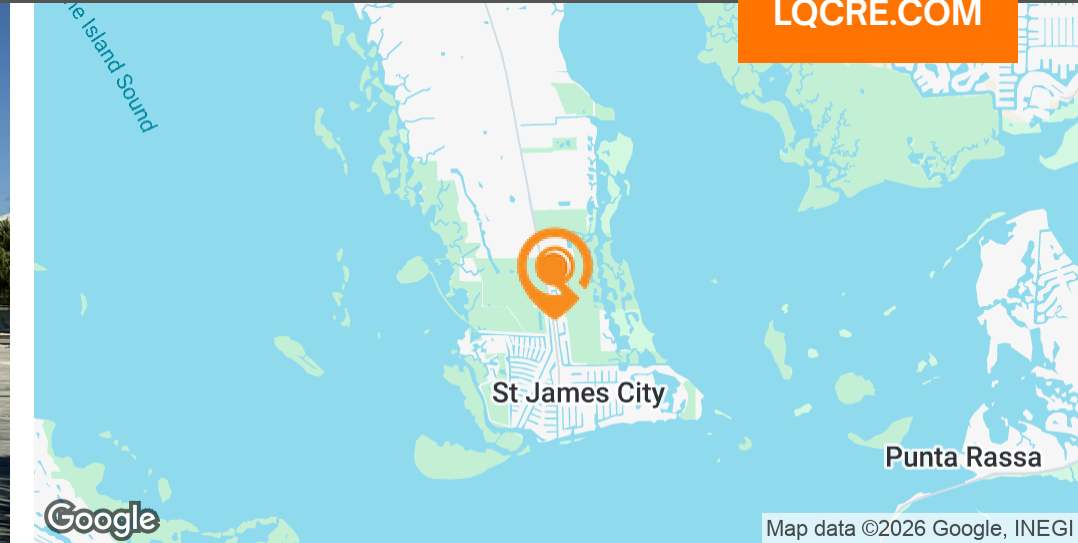
3310 Stringfellow Rd | Saint James City, FL 33956

Retail/Office For Lease



LQ Commercial  
REAL ESTATE SERVICES

LQCRE.COM



**\$20.00/SF NNN  
LEASE RATE**



**1,416 SF  
BUILDING SIZE**



**2026  
YEAR RENOVATED**

- 1,416 SF waterfront retail/office for lease in the heart of St. James City, FL
- The entire building was recently renovated including new roof, HVAC, etc.
- Benefitting from canal & Stringfellow Road frontage, the Island's main corridor
- Potential uses include bait & tackle/fishing outfitters, water sports rentals, small market, specialty grocery & much more.
- Saint James City benefits from a tourism economy tied to recreation, fishing, and boating



**5-MILE POPULATION  
9,082**



**5-MILE HOUSEHOLDS  
4,588**



**5-MILE HH INCOME  
\$99,121**



**5-MILE EMPLOYEES  
3,412**

[PROPERTIES.LQCRE.COM/STRINGFELLOW-LEASE](https://properties.lqcre.com/stringfellow-lease)



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

**Bruce Micciche, CCIM**  
Broker of Record  
D: 239.333.2518  
C: 941.999.1188  
[brucem@lqcre.com](mailto:brucem@lqcre.com)

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Current Condition of Unit



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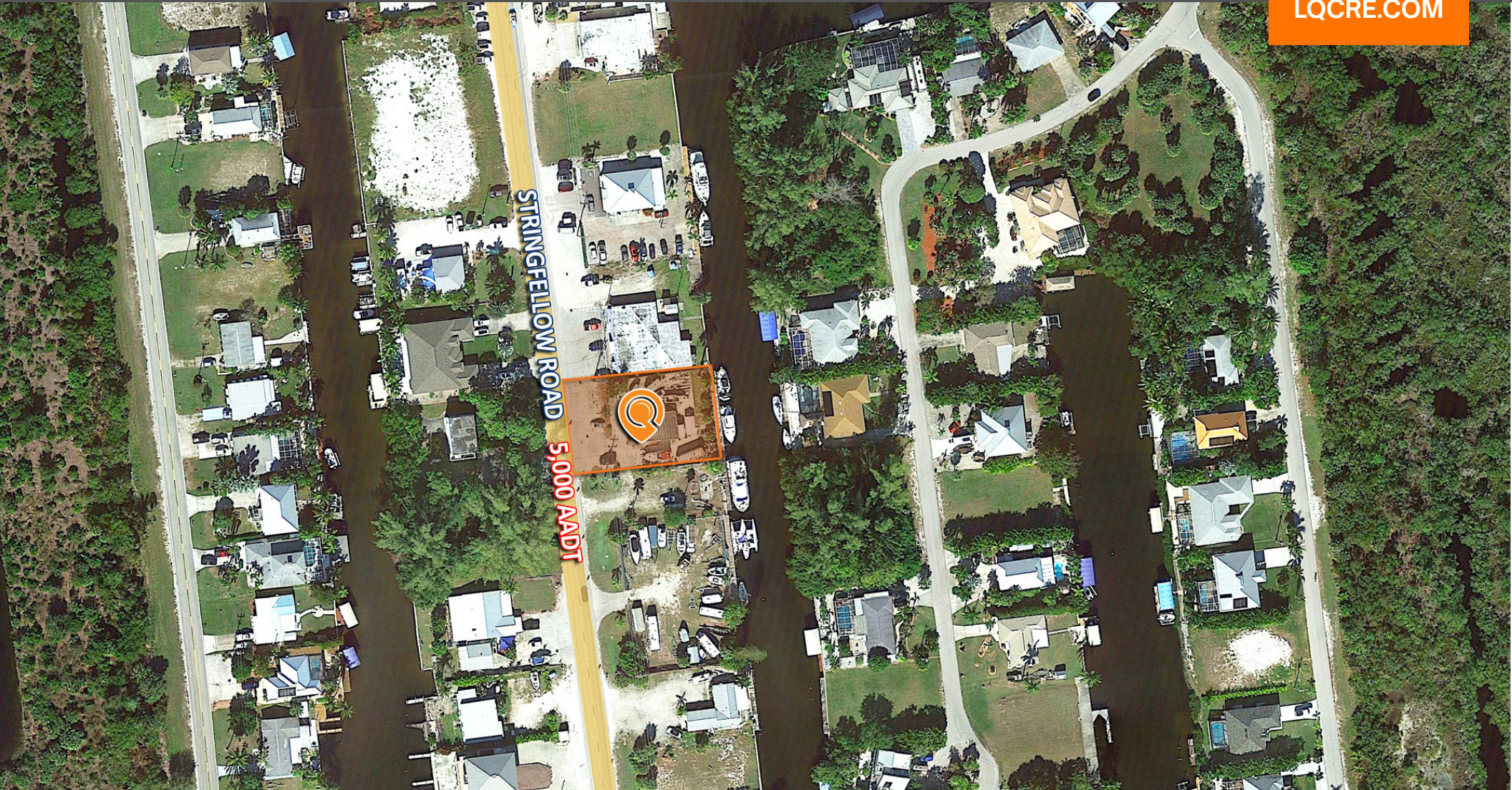
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