



LSI
COMPANIES

OFFERING MEMORANDUM

9724 COMMERCE CENTER

MEDICAL / PROFESSIONAL OFFICE SPACE FOR SALE OR LEASE - FORT MYERS, FL

PROPERTY SUMMARY

Property Address: 9724 Commerce Center Court
Fort Myers, FL 33908

County: Lee

Property Type: Medical Professional Office

Building Size: 2,737± Sq. Ft.

Available Space: 2,038± Sq. Ft.

Zoning: Commercial Planned Development
(CPD)

STRAP Numbers: 04-46-24-15-00102.000A;
04-46-24-15-00102.000B;
04-46-24-15-00102.000C

LIST PRICE

\$750,000

LEASE RATE:

\$20 PSF NNN

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SALES EXECUTIVES



Drew Davis
Sales Associate



DIRECT ALL OFFERS TO:

Drew Davis

ddavis@lsicompanies.com

o: (239) 489-4066 **m:** (239) 249-9961

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.

LSI Companies is pleased to present 9724 Commerce Center Court, Suites A-C in the Verano Professional Park.

Located off Summerlin Rd in Fort Myers, this property offers an exceptional opportunity to occupy Suites A & B (2,038± Sq. Ft.) and/or purchase the building subject to a leaseback of Suite C (699± Sq. Ft.). With an adaptable layout to accommodate various businesses needs, this property is ideal for an owner-user/ investor to secure a location within a growing corridor.

PROPERTY HIGHLIGHTS

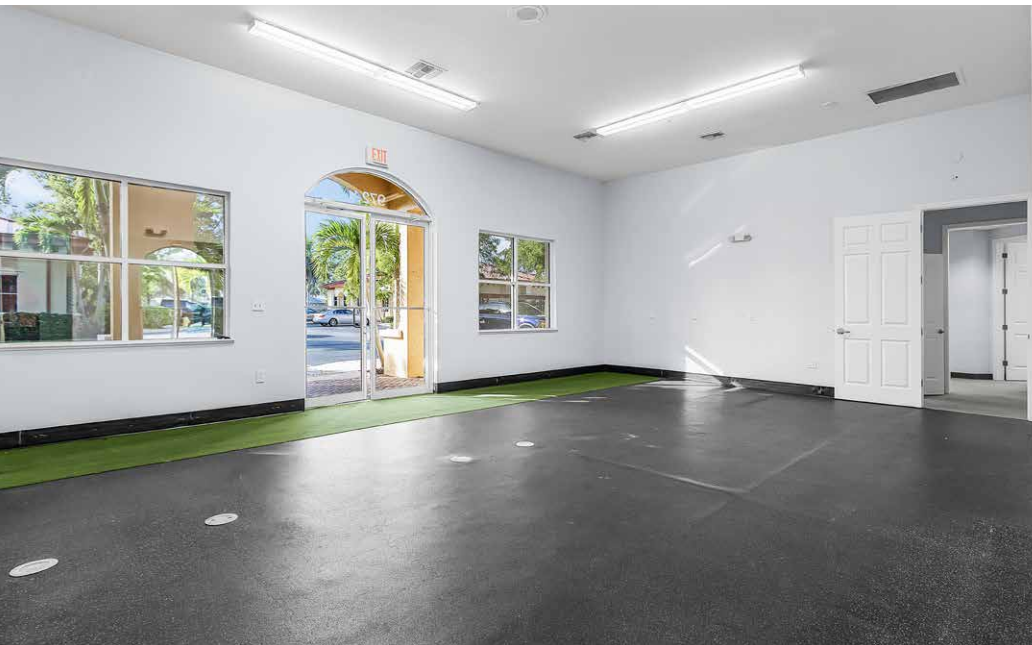
- 2,737± Sq. Ft.
- (6) Private Offices
- (1) Large Open Space
- (1) Reception
- (2) Bathrooms
- (2) Points of Egress
- 12' Ceiling Height
- New Roof (2023)
- Remodeled in 2015
- Facade/Window Signage
- 100 Parking Spaces
- Commercial Planned Development zoning allows for a wide variety of uses



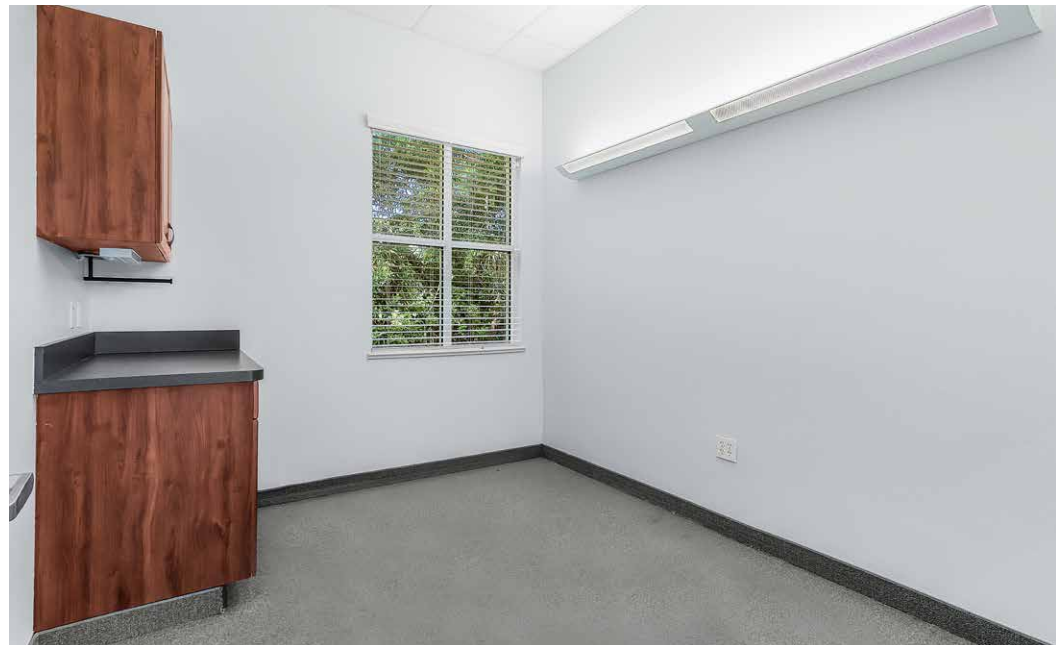
PROPERTY EXTERIOR



PROPERTY INTERIOR



PROPERTY INTERIOR



APPROVED USES

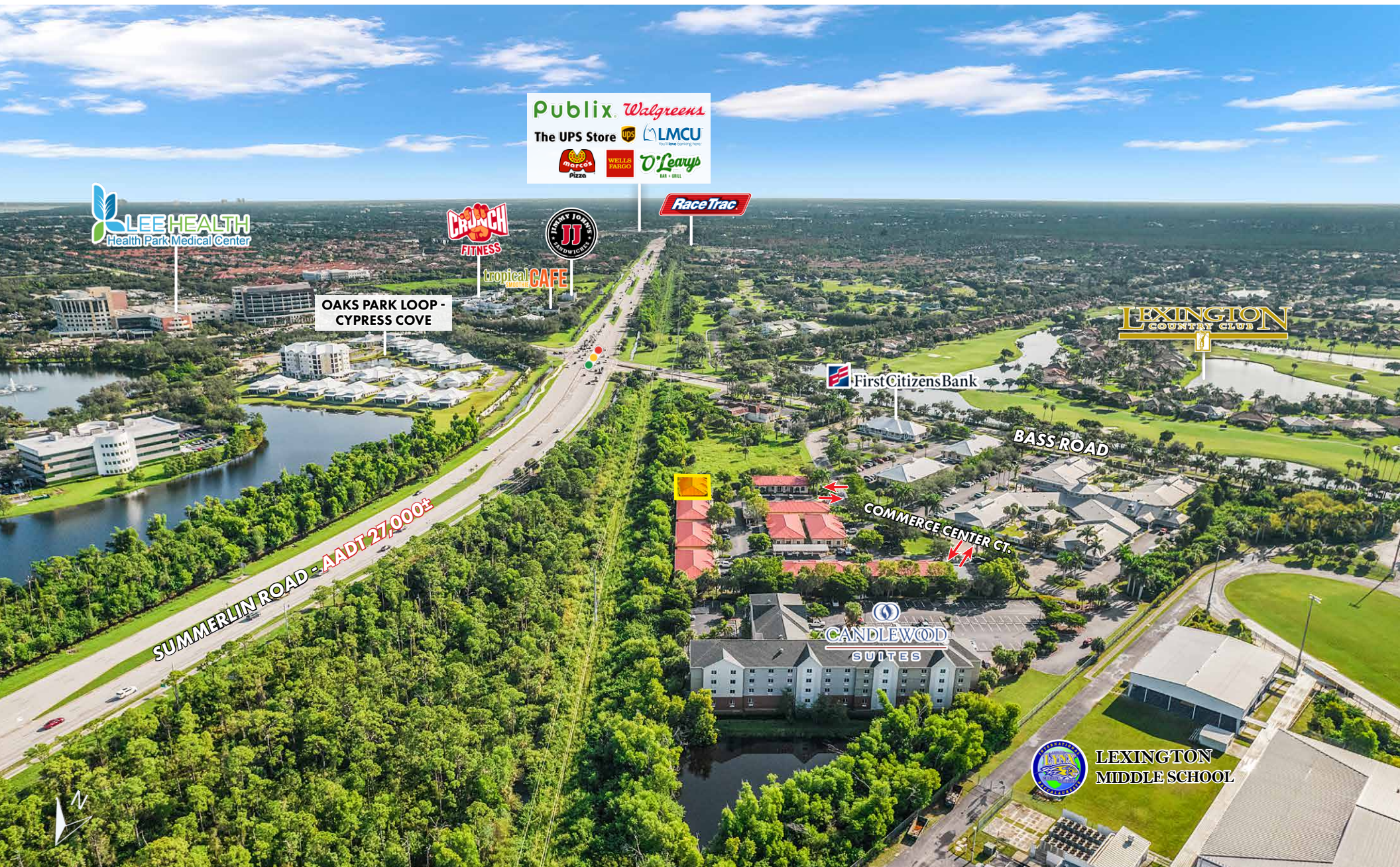
- Call Center
- Day Care
- Health Club
- Indoor Recreation
- Live-Work
- Medical Laboratory
- Medical Office
- Professional Office
- Personal Care Services
- Repair Services
- Research & Testing



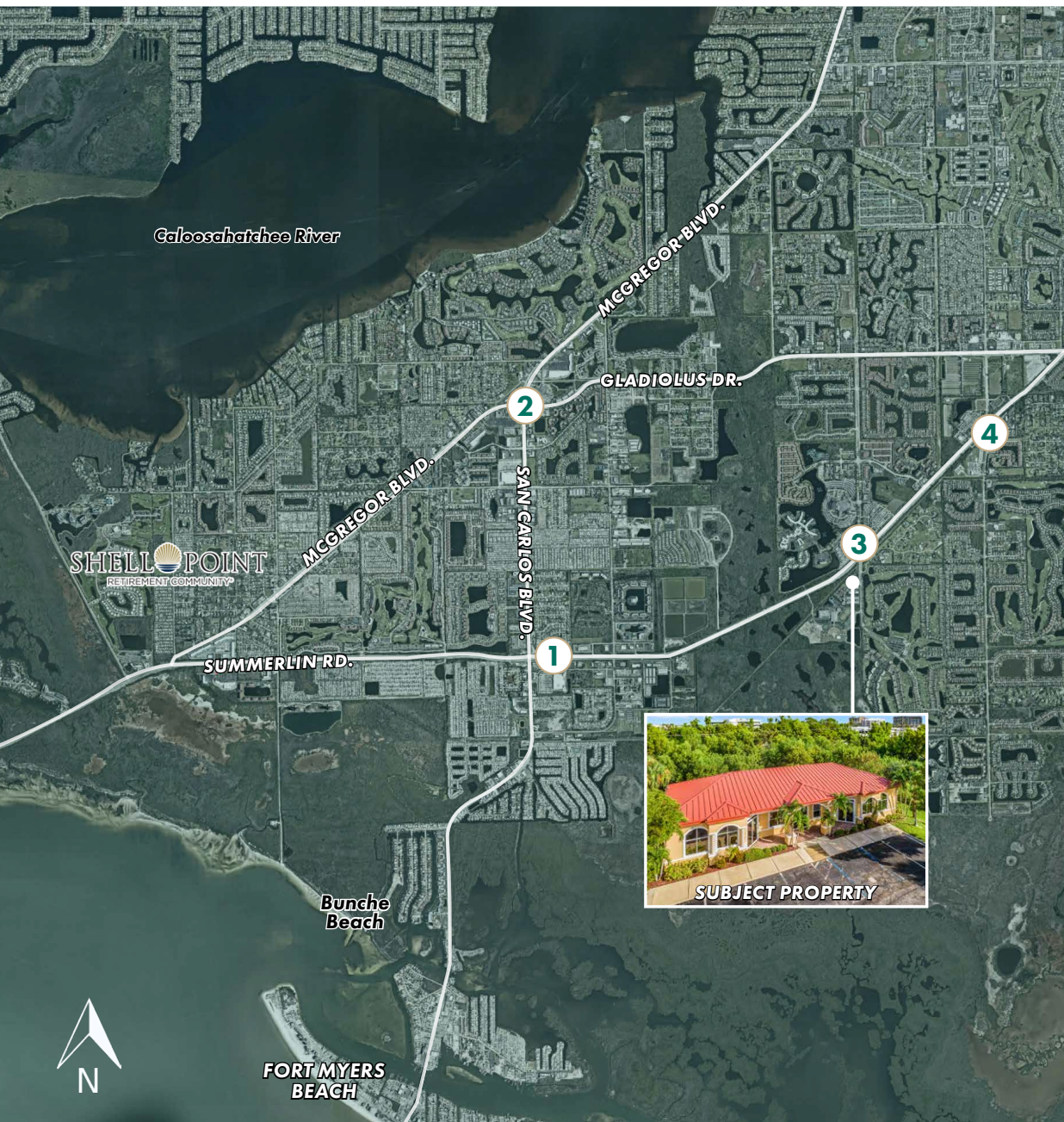
PROPERTY AERIAL



PROPERTY AERIAL



RETAIL MAP



1. SUMMERLIN ROAD & SAN CARLOS BLVD.



2. GLADIOLUS GATEWAY



3. VILLAGE SHOPPES (BASS ROAD)



4. SUMMERLIN CROSSINGS



LOCATION MAP

AREA DEMOGRAPHICS

2 MILE RADIUS

POPULATION



22,425

HOUSEHOLDS



10,343

MEDIAN INCOME



\$106,857

5 MILE RADIUS

POPULATION



108,031

HOUSEHOLDS



54,187

MEDIAN INCOME



\$98,541

10 MILE RADIUS

POPULATION



395,011

HOUSEHOLDS



178,084

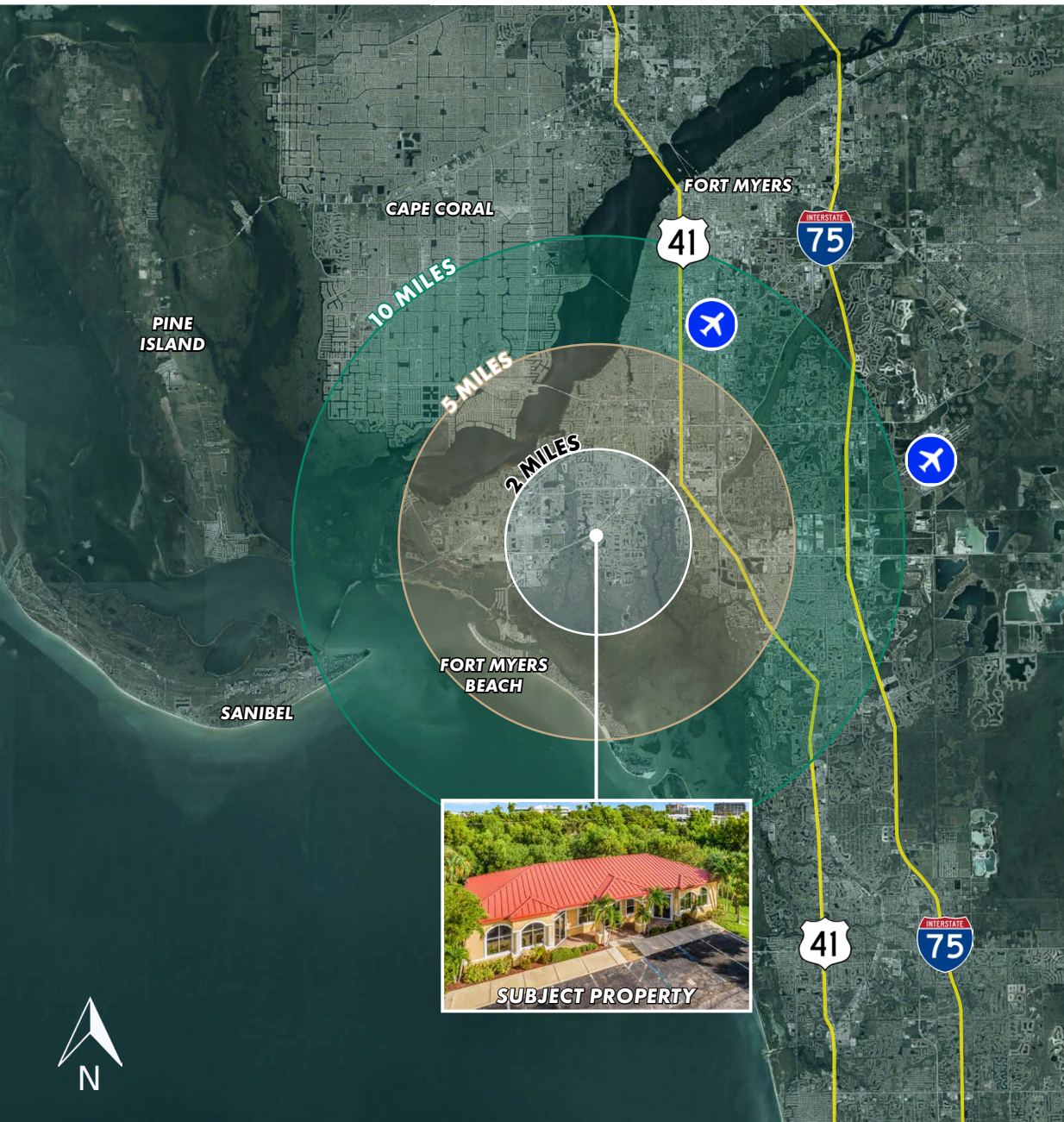
MEDIAN INCOME



\$104,586

LOCATION HIGHLIGHTS

- 0.5± miles to Health Park
- 1.0± miles to McGregor Boulevard
- 1.4± miles to Winkler Rd
- 2.2 ± miles to Walmart Supercenter
- 2.3± miles to Gladiolus Drive
- 2.5± miles to San Carlos Boulevard
- 3.4± miles to US-41
- 5.4± miles to Fort Myers Beach
- 9.1± miles to I-75
- 10.7± miles to SWFL International Airport (RSW)
- 13.2± miles to Florida Gulf Coast University



An aerial photograph of a coastal area, likely in Florida, showing a mix of developed and undeveloped land. A multi-lane road runs diagonally from the upper left towards the lower right. To the right of the road is a large body of water, possibly a canal or lake, with some buildings and palm trees along its edge. To the left of the road, there are several large, modern buildings with flat roofs, surrounded by palm trees and other vegetation. The sky is blue with some light clouds. The overall scene suggests a planned development or a commercial area near a waterfront.

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LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Landlord. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Landlord 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 Tenant may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property. The Landlord 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. Tenant 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 Tenant acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the potential Tenant, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Tenant will be a qualified and with significant experience and be willing to be interviewed by the LSI Companies team.