



OFFERING SUMMARY

SALE PRICE:	\$629,000
BUILDING SIZE:	1,702 SF
LOT SIZE:	0.225 Acres
PROPERTY TAX:	\$5,316.59
YEAR BUILT:	1962
ZONING:	NC (Neighborhood Commercial)
TRAFFIC COUNT:	59,400
APN:	35-44-24-P3-0110C.0030

PROPERTY OVERVIEW

This standalone office building, measuring approximately 1,702 square feet, is located at 1625 Colonial Blvd. It provides an ideal location with convenient access, making it perfect for either a professional or medical office user, or an investor. The building is constructed of concrete block and stucco with a nice open layout. The space includes a small waiting area, reception, 4 private offices, 2 conference or meeting rooms, 2 restrooms, 2 kitchenettes and lots of natural light.

The property is located on the north side of Colonial Blvd. just east of the intersection of Summerlin Road. Colonial Blvd. is a 4 laned road that runs east and west and is a major access road to Cape Coral.

PROPERTY HIGHLIGHTS

- Excellent Location with Easy Access to Central Fort Myers & Cape Coral
- 59,400 Cars Per Day 2025 (TCDS) Lee County
- 9 Parking Spaces, Plus 4 Shared
- Electronic Pylon Signage



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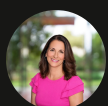


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For Sale

1,702± SF Office / Medical Building
1625 Colonial Blvd., Fort Myers, FL 33907

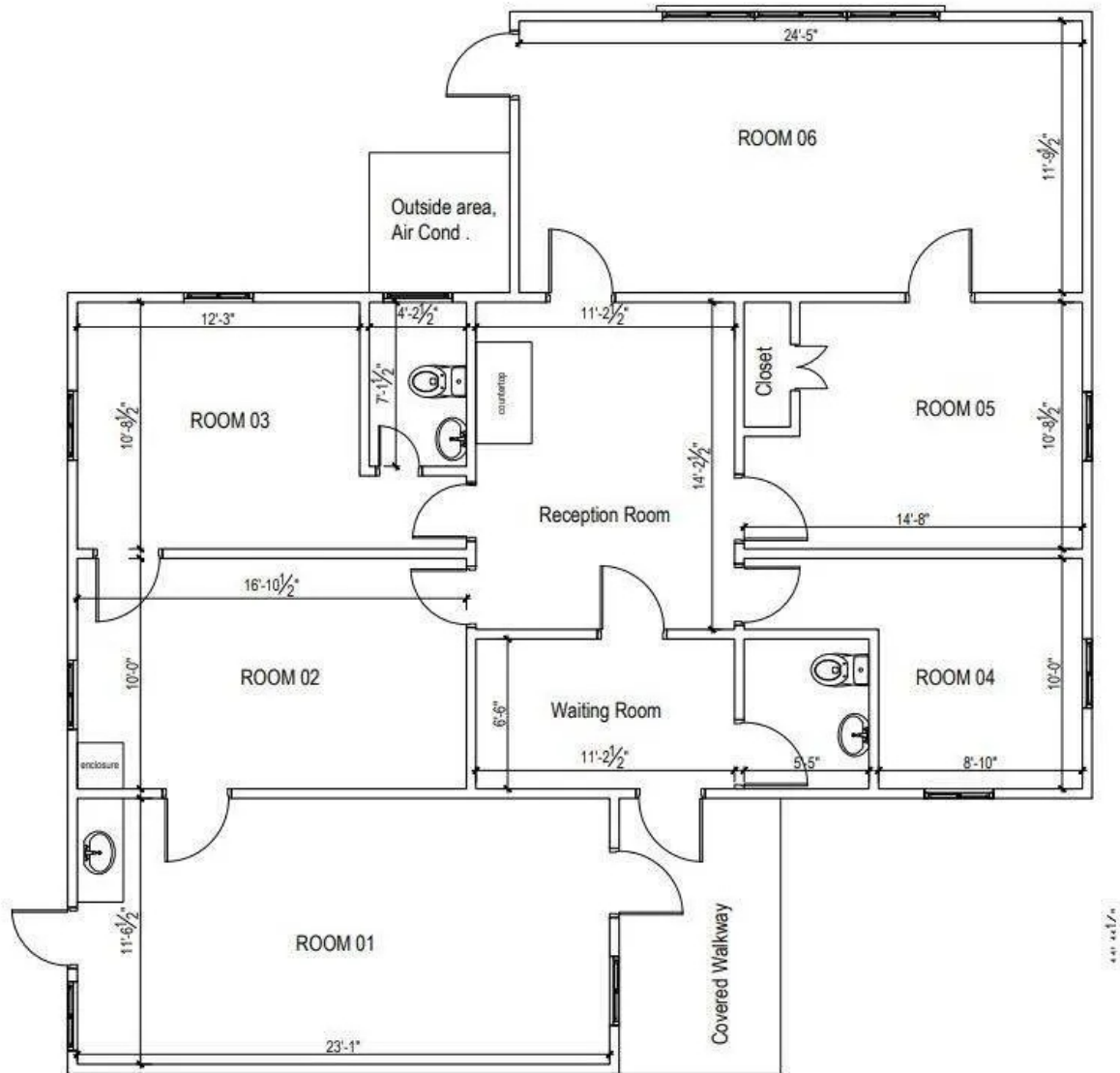


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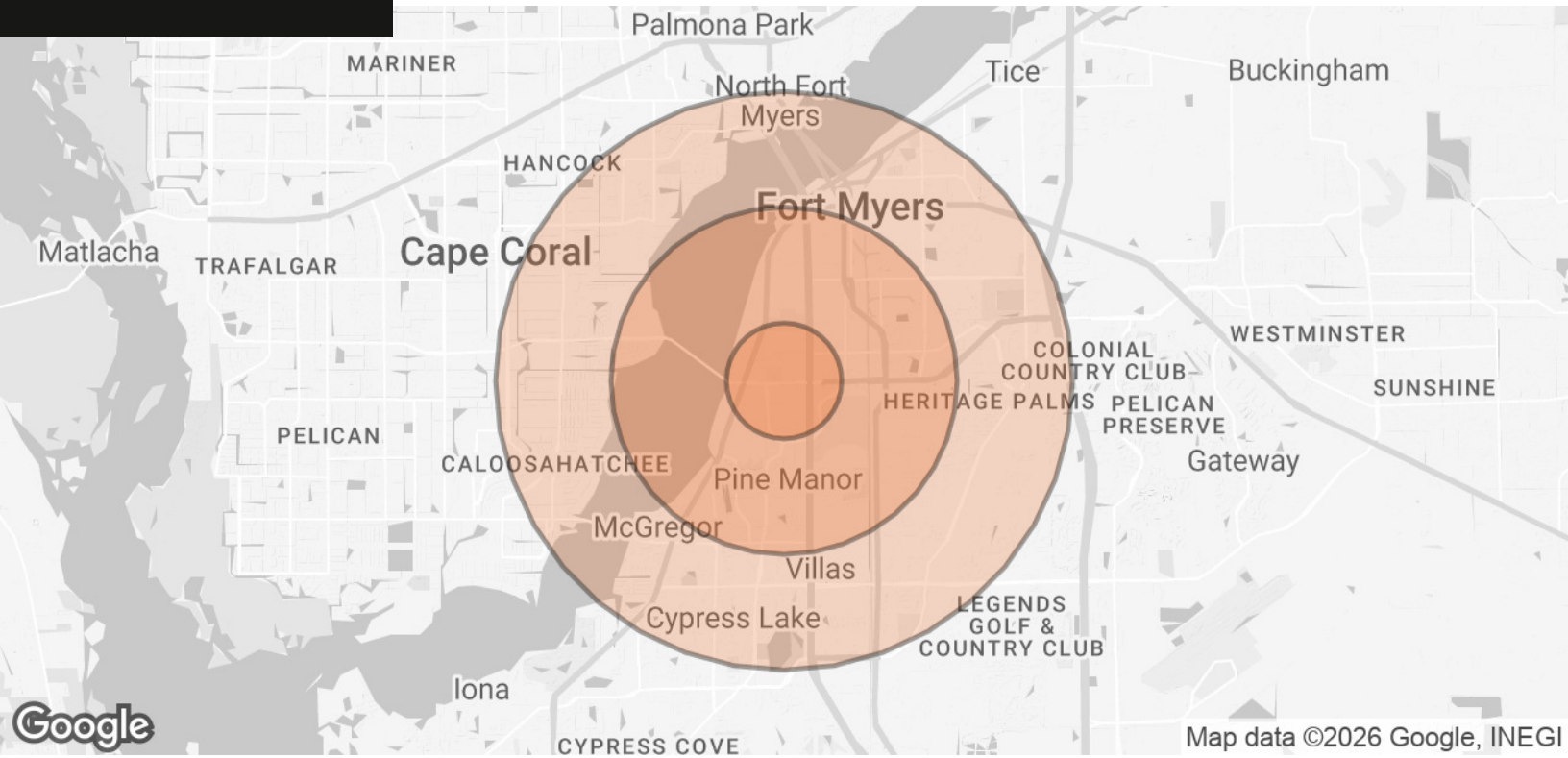


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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,288	64,326	163,411
AVERAGE AGE	40.5	41.8	46.9
AVERAGE AGE (MALE)	37.8	40.9	46.3
AVERAGE AGE (FEMALE)	46.4	43.2	47.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,273	25,756	69,965
# OF PERSONS PER HH	2.4	2.5	2.3
AVERAGE HH INCOME	\$100,930	\$88,892	\$91,933
AVERAGE HOUSE VALUE	\$298,674	\$355,621	\$347,527

2023 American Community Survey (ACS)



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