

# PROFESSIONAL OFFICE SPACE ON COLLEGE PARKWAY

6360 PRESIDENTIAL COURT, FORT MYERS, FL

**COMMERCIAL REAL ESTATE SERVICES**

of SWFL, INC.

## Professional Office Space on College Parkway Corridor

FOR LEASE



### LEASE RATE

**\$16.50/SF/YR**

### OFFERING SUMMARY

Traffic Count:	39,000 AADT
Total Available SF:	2,687 SF
NNN:	\$7.48/SF
Lease Type:	NNN
Zoning:	CT

### DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Population	12,434	64,161	150,309
Total Households	6,547	31,017	70,158
Median Age	52.1	49.6	51.1
Average HH Income	\$60,779	\$70,880	\$75,291

### PROPERTY OVERVIEW

Professional office space available in a high-visibility location just off College Parkway, directly across from Florida SouthWestern State College. The property is positioned along a major six-lane artery with a traffic count of approximately 39,000 AADT, serving traffic to and from Cape Coral, offering excellent exposure and convenient access within one of Fort Myers' established commercial corridors.

The available space includes Suite 5A and Suite 5B, with Suite 5A containing approximately 890 SF and Suite 5B containing approximately 1,797 SF. Ownership will consider dividing for the right tenant. Recent building improvements include all new rooftop A/C units. Ownership also reports that the property has maintained tenant operations through the past four hurricanes, with no tenant downtime other than city electric interruptions.

### AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Suite 5A	\$16.50 SF/yr	890 SF
Suite 5B	\$16.50 SF/yr	1,797 SF
Suite 5C	\$16.50 SF/yr	2,687 SF

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### Floor Plan

#### COLLEGE PROFESSIONAL CENTER

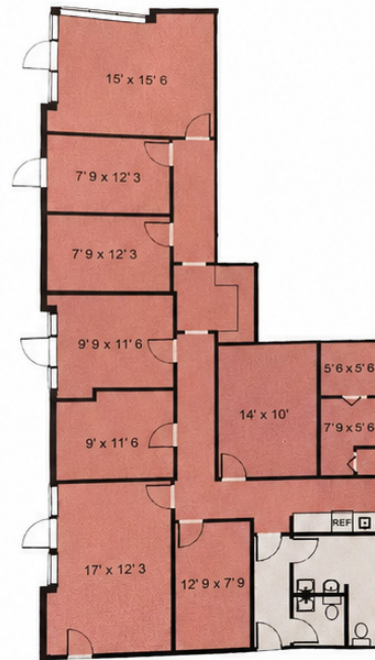
Floor plan overview - Suite A = Suite B + Suite C

Exterior Photo



Suite B

Red area



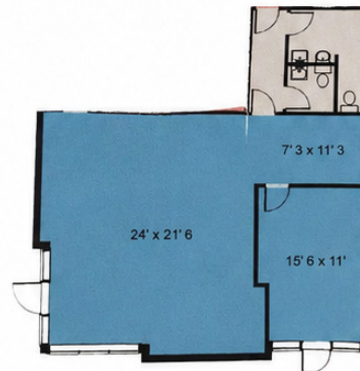
Suite A

B + C combined



Suite C

Blue area



#### Configuration Summary

- A = Entire Unit — 2,687 SF
- B = Unit 5A — 1,797 SF
- C = Unit 5B — 890 SF