

FOR LEASE

SANIBEL OFFICE FOR LEASE // 2491 PALM RIDGE ROAD SANIBEL OFFICE FOR LEASE



OFFERING SUMMARY

Available SF:	1,467 SF
Lease Rate:	\$20 SF/yr (NNN)
Building Size:	6,840 SF
Renovated:	2025

PROPERTY OVERVIEW

Envision the future of your business at this standout property in the heart of Sanibel Island. Boasting a coveted corner unit and a central island location, this space is bathed in invigorating natural light. Recently renovated, the property emanates contemporary flair and functionality, providing the perfect canvas for your business aspirations. With lease incentives available, this opportunity is primed for businesses seeking an unmatched location and energy-efficient, modern design. Whether it's a administrative office or a creative workspace, this space offers a compelling environment that inspires and facilitates success. Make your mark in this vibrant commercial hub, where strategic positioning and impressive features converge to define the epitome of professional excellence.

PROPERTY HIGHLIGHTS

- Central Island Location
- Corner Unit
- Natural lighting
- Newly Renovated
- Lease Incentives Available

NICHOLAS PAULUS

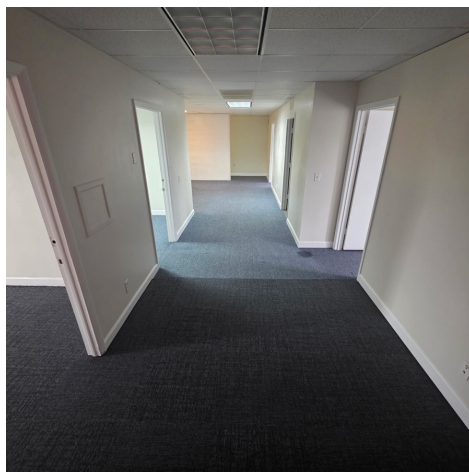
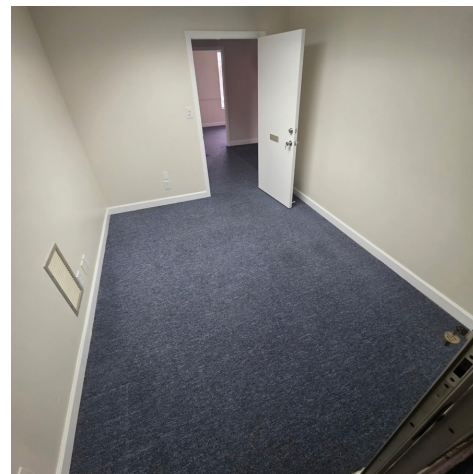
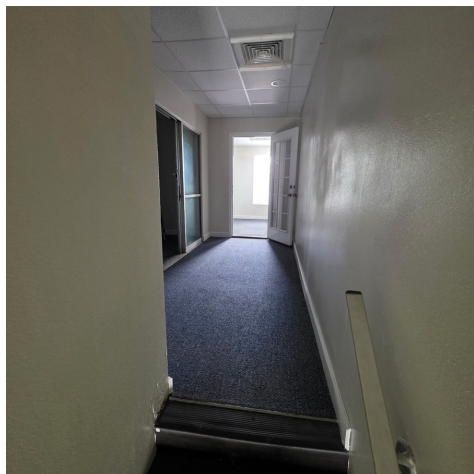
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PRIME OFFICE LOCATION FOR LEASE ON SANIBEL // 2491 PALM RIDGE ROAD

OFFICE BUILDING FOR LEASE



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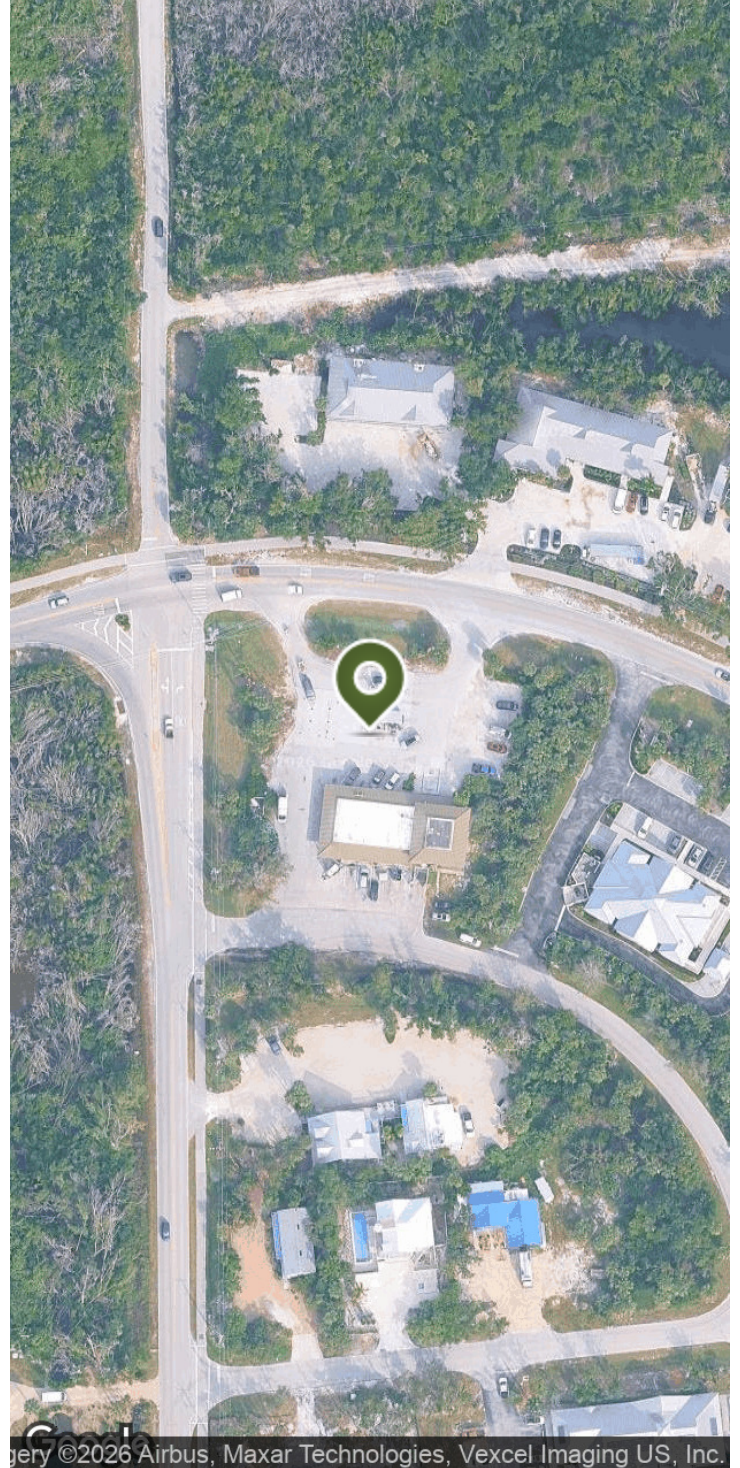
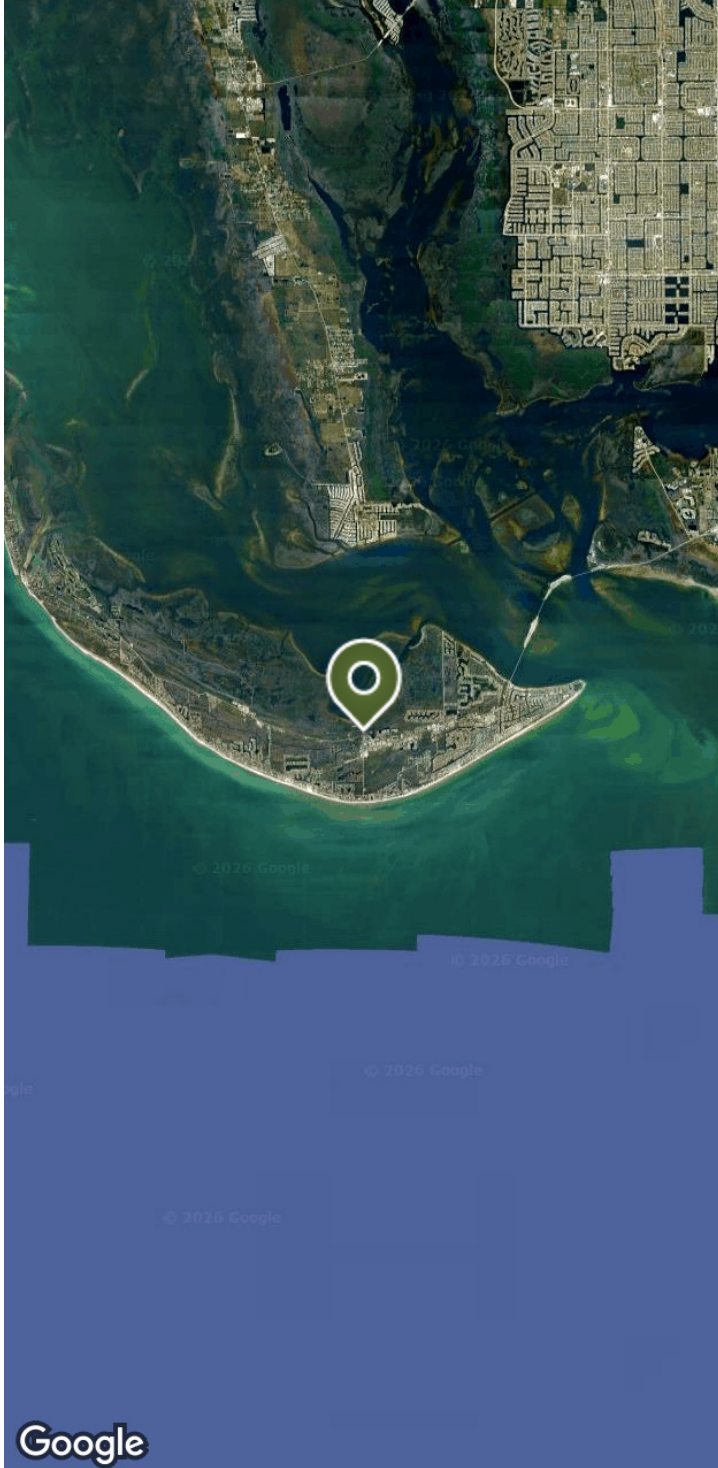
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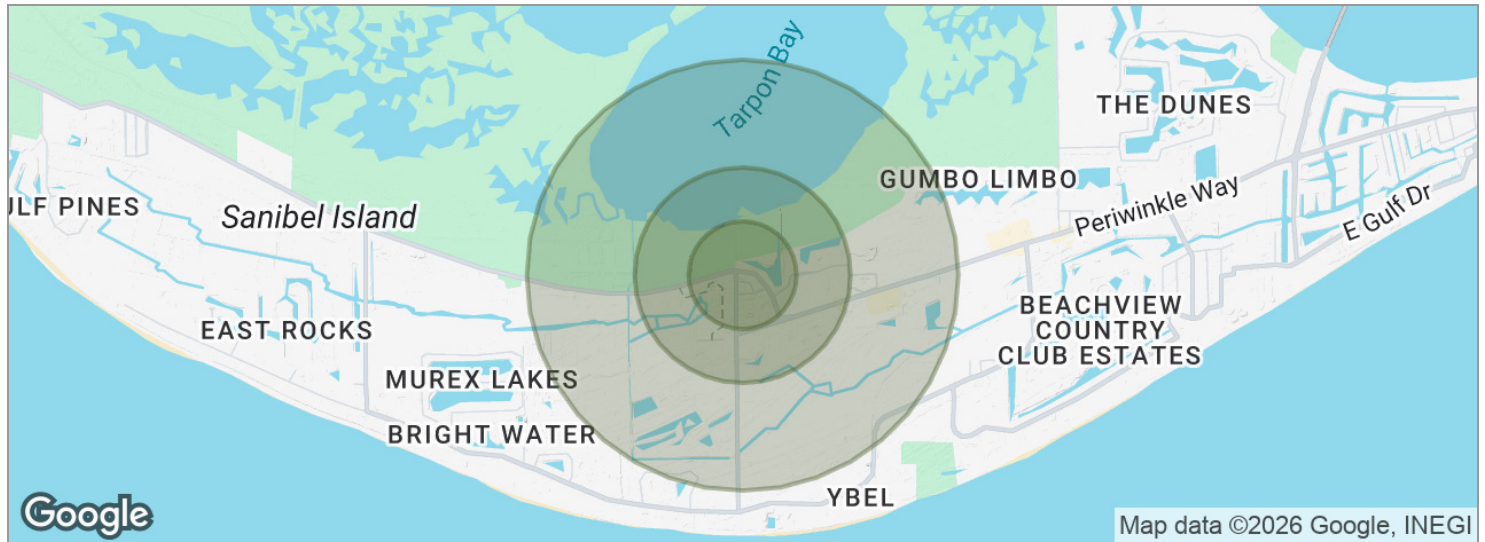
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total population	23	144	712
Median age	74.0	66.7	65.6
Median age (Male)	75.7	68.8	67.7
Median age (Female)	72.1	65.7	64.9
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total households	11	80	416
# of persons per HH	2.1	1.8	1.7
Average HH income	\$213,795	\$147,588	\$133,280
Average house value	\$1,209,321	\$963,326	\$886,431
ETHNICITY (%)	0.25 MILES	0.5 MILES	1 MILE
Hispanic	0.0%	0.7%	1.5%
RACE (%)	0.25 MILES	0.5 MILES	1 MILE
White	95.7%	95.1%	95.6%
Black	0.0%	0.0%	0.0%
Asian	0.0%	0.0%	0.4%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.0%	0.7%	0.6%
Other	0.0%	0.7%	1.5%

* Demographic data derived from 2020 ACS - US Census

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NICHOLAS PAULUS

Managing Broker/Principle

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Direct: 239.292.3031

PROFESSIONAL BACKGROUND

Nicholas Paulus is the Founder and Managing Broker of Invest Florida, LLC. Over past two decades, he has cultivated a boutique firm servicing an exclusive and limited clientele in the following services: Buyer Representation, Seller Representation, Commercial Leasing, Property Management, Project Development, Business Consulting and Business Brokerage.

Invest Florida was founded in 2009 during the height of the economic downturn. The firm was established to meet the needs of a select real estate equity firms, family foundations, wealthy individuals and corporations. If your looking for boutique real estate asset management that is focused on professional service with integrity, achieving superior results then Invest Florida, LLC can meet your needs! Invest Florida, LLC is able to not only deliver incredible results since the beginning and continues to exceed client expectations today.

Prior to Invest Florida, Nicholas successfully built a multi-million dollar real estate portfolio. He spent several years in the financial industry at the Chicago Mercantile Exchange trading Euro Dollars and then as a financial advisor for Prudential Securities. Nicholas also has extensive knowledge and experience in developing and writing business plans and creating brand marketing strategies. All of which have helped him and his clients achieve superior results investing in Florida real estate.

EDUCATION

Culver Military Academy 1991

American Institute of Foreign Study London, England 1993

University of Tampa, John Sykes College of Business 1995

Passed Series 7, Series 63, Series 65 Security Licensing

Florida Real Estate Brokerage License since 2009

MEMBERSHIPS

Costar Power Broker Award 2012, 2014, 2015, 2017 & 2018, 2019

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