



# For Sale

## 17030 Alico Commerce Court #303

Fort Myers, FL 33967



### PROPERTY SUMMARY

Ideally positioned along the highly sought-after Alico Road corridor in South Fort Myers, 17030 Alico Road benefits from exceptional connectivity and proximity to some of Southwest Florida's most significant commercial, residential, and employment hubs. The property is located just east of the interchange with Interstate 75 and minutes from Southwest Florida International Airport, providing convenient regional and national access.

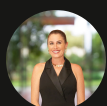
The site is surrounded by major amenities, including Gulf Coast Town Center, featuring over 100 retail stores, restaurants, entertainment venues, and national retailers, as well as nearby Florida Gulf Coast University and numerous hotels, office campuses, industrial parks, and rapidly expanding residential communities.

Its strategic location offers direct access to major transportation corridors including Alico Road (CR 840), Ben Hill Griffin Parkway, and Interstate 75, positioning the property at the center of one of Southwest Florida's fastest-growing mixed-use and logistics corridors.

### PROPERTY HIGHLIGHTS

- 1,000 SF of Office 250 SF Warehouse space
- Versatile unit suitable for various uses
- Ample parking for employees and visitors
- High ceilings for increased storage capacity
- Modern amenities and finishes
- Surrounding units available for increased space needs
- Easy access to major transportation routes

<b>Asking Price</b>	\$375,000
<b>Building Size</b>	1,250 SF
<b>Year Built</b>	2008
<b>Zoning</b>	IPD
<b>Buildout</b>	Fully Renovated
<b>Market</b>	Southwest Florida



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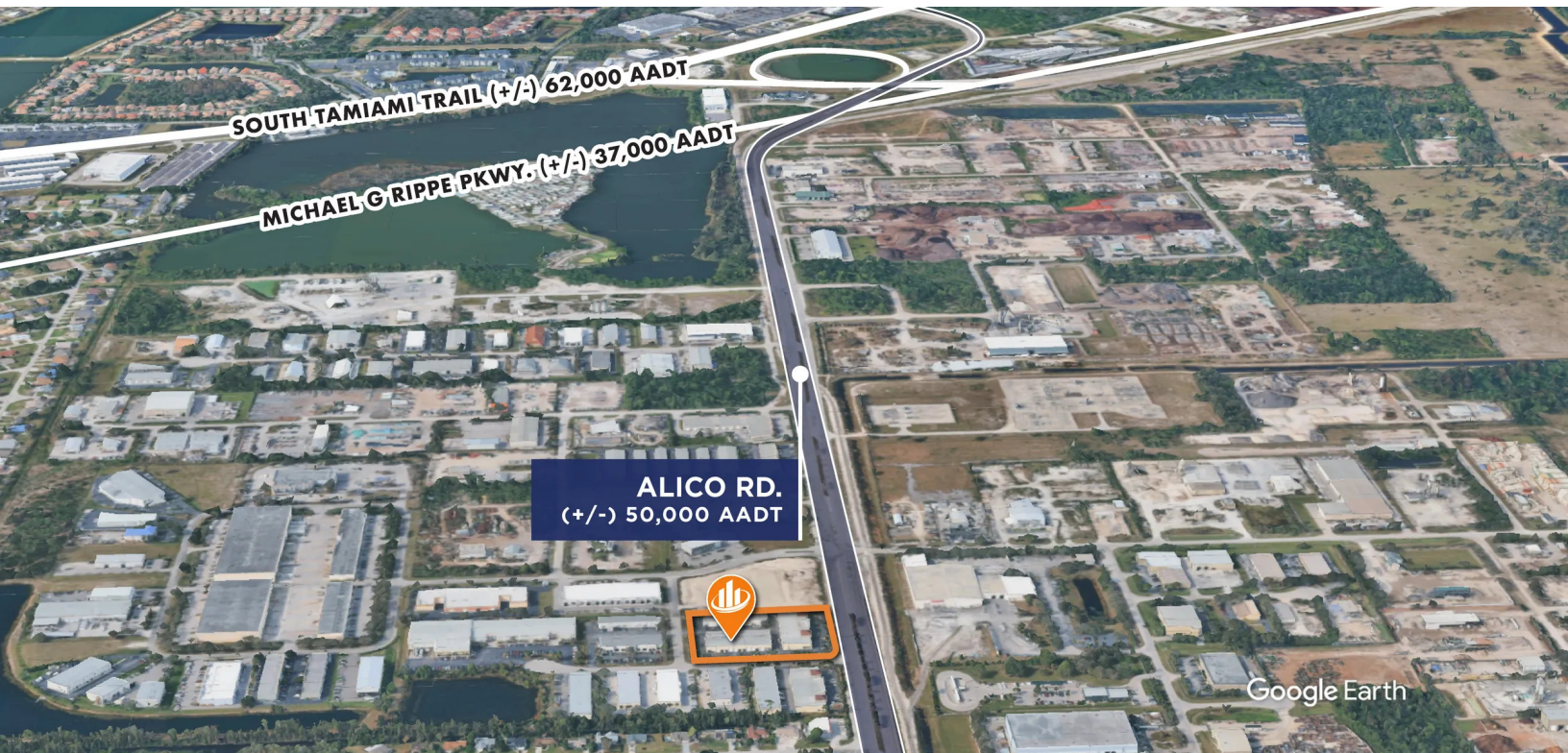
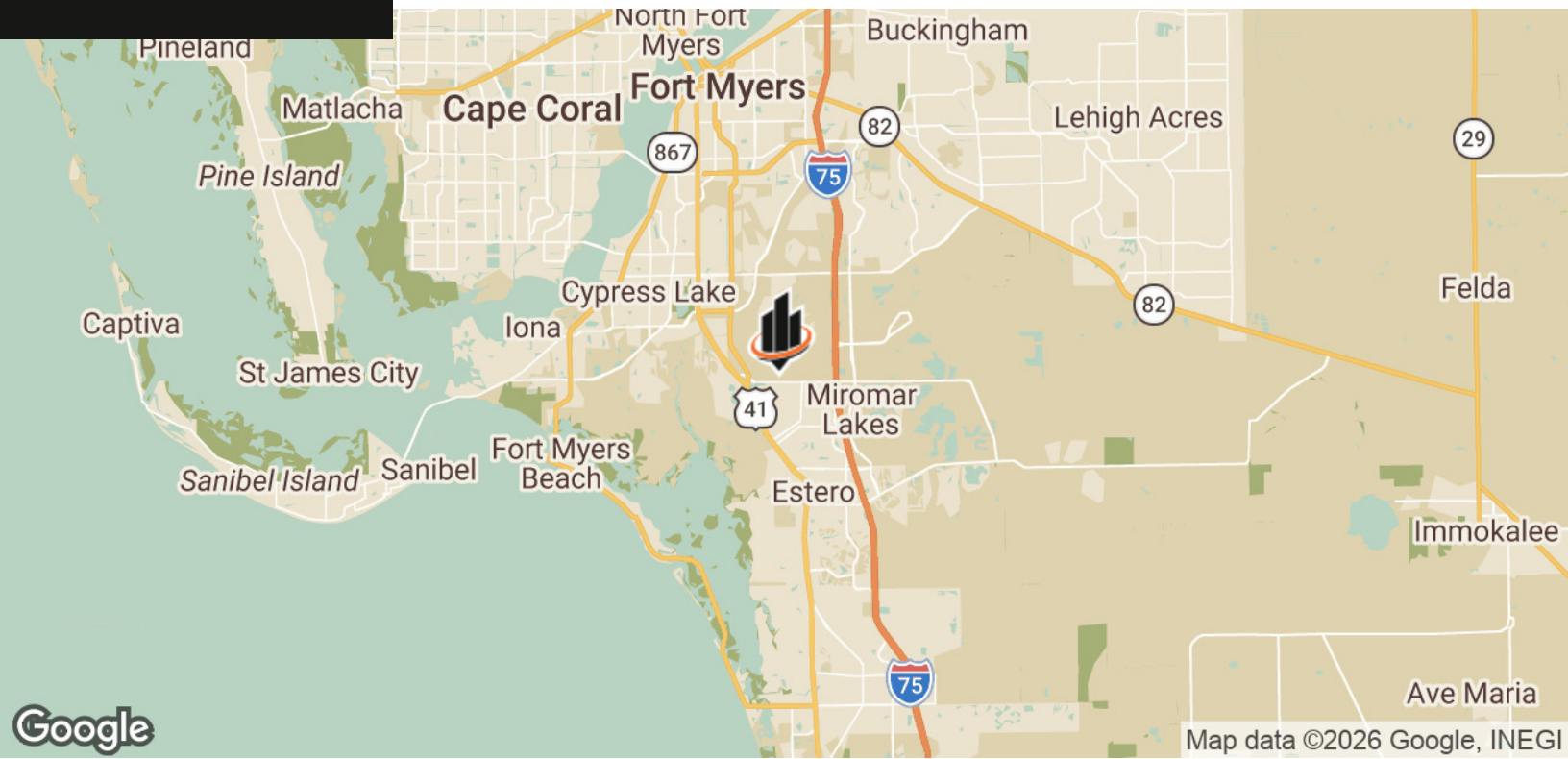




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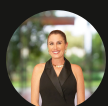




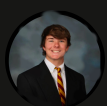
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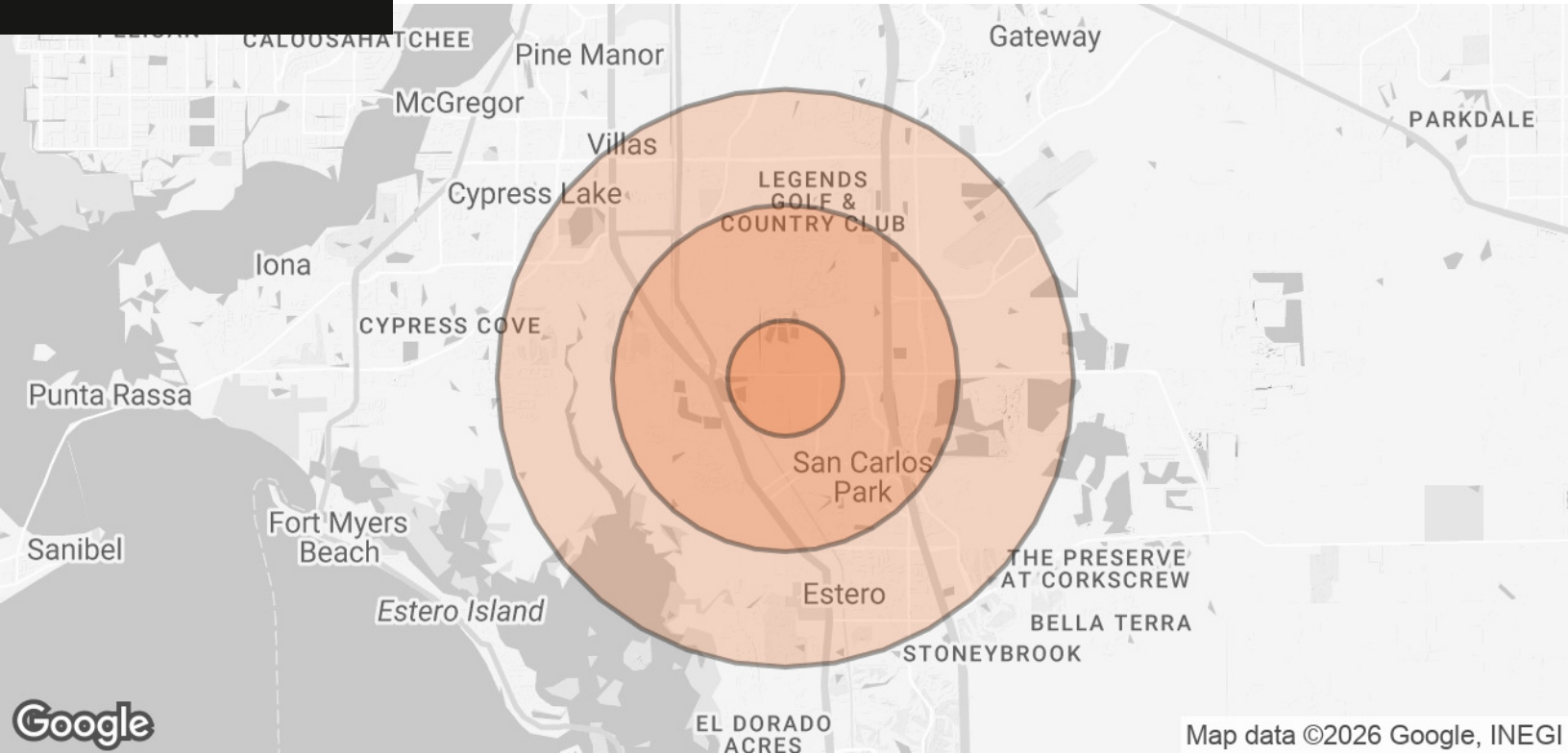


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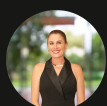
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POPULATION	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	5,446	38,186	85,278
<b>AVERAGE AGE</b>	39.0	43.8	48.8
<b>AVERAGE AGE (MALE)</b>	37.9	44.5	49.4
<b>AVERAGE AGE (FEMALE)</b>	40.4	43.9	48.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	2,036	15,238	35,936
<b># OF PERSONS PER HH</b>	2.7	2.5	2.4
<b>AVERAGE HH INCOME</b>	\$103,848	\$114,107	\$116,621
<b>AVERAGE HOUSE VALUE</b>	\$354,646	\$429,939	\$418,324

2023 American Community Survey (ACS)



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