



LSI
COMPANIES

OFFERING MEMORANDUM

CLAYTON COURT COMMERCIAL

PROFESSIONAL OFFICE/RETAIL BUILDING FOR LEASE - FORT MYERS, FL

PROPERTY SUMMARY

Property Address: 5264 Clayton Court
Fort Myers, FL 33907

County: Lee County

Property Type: Professional Office/Retail

Building Size: 4,500± Sq. Ft

Available Space: 3,000± Sq. Ft.

Zoning: CI (Commercial Intensive)

Year Built: 1986 (Renovated 2025)

Utilities: All Utilities Available to Site

STRAP Number: 02-45-24-P3-00200.0180

LEASE RATE:

\$19.00 PSF NNN

LSI
COMPANIES
LSICOMPANIES.COM

SALES EXECUTIVE



Drew Davis
Research & 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 5264 Clayton Court, a freestanding office/retail building in Fort Myers, FL.

Located between US-41 (AADT: 61,000±), & Summerlin Rd (35,000± AADT), this 3,000± Sq. Ft. space offers an adaptable layout to accommodate various uses in a highly-trafficked corridor.

- Positioned in a highly trafficked commercial corridor
- New A/C in 2023
- Re-Roof in 2023
- 11' finished floor elevation
- 16 Parking Spaces
- Commercial Intensive Zoning allows for a wide variety of uses



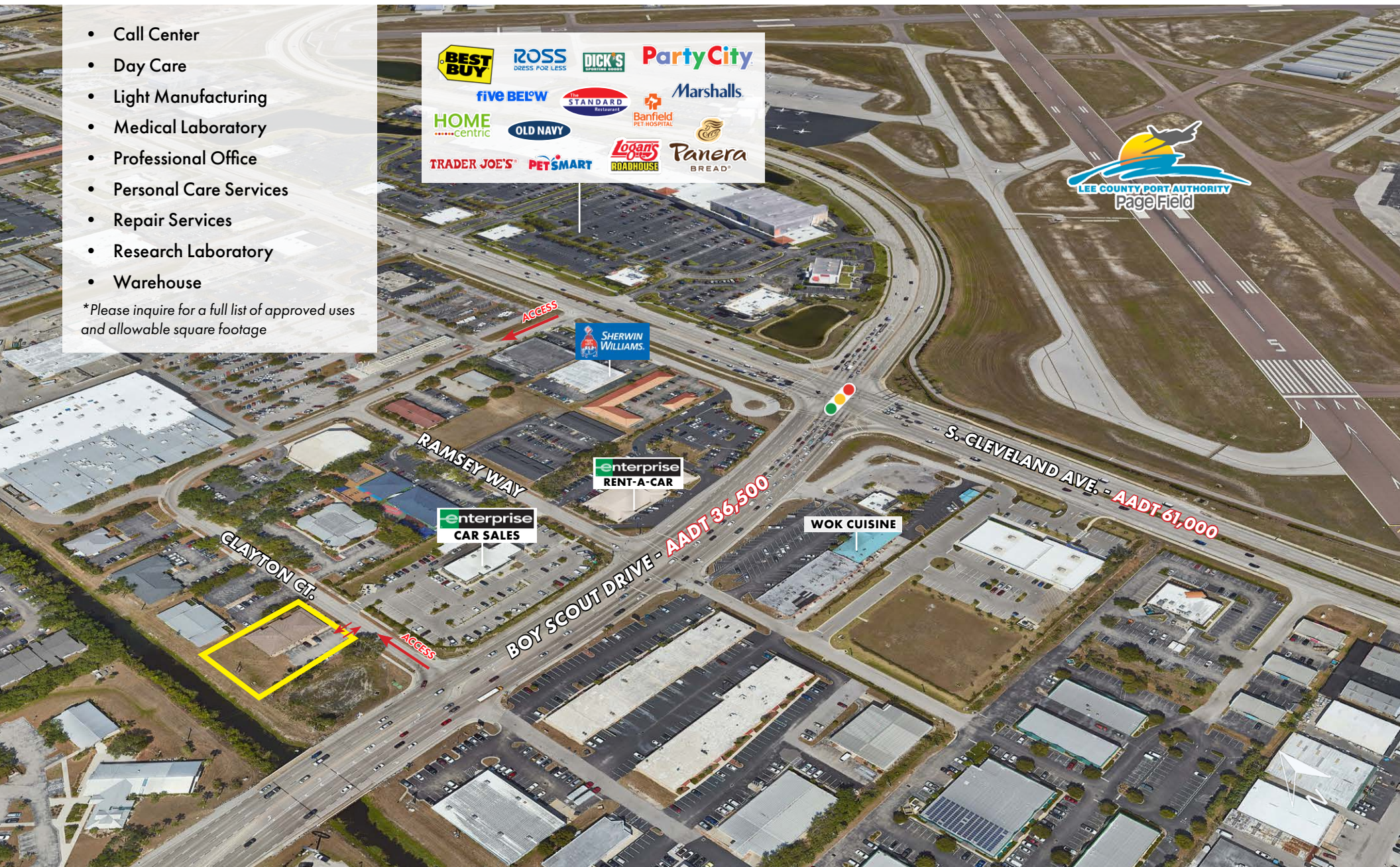
PROPERTY GROUNDS



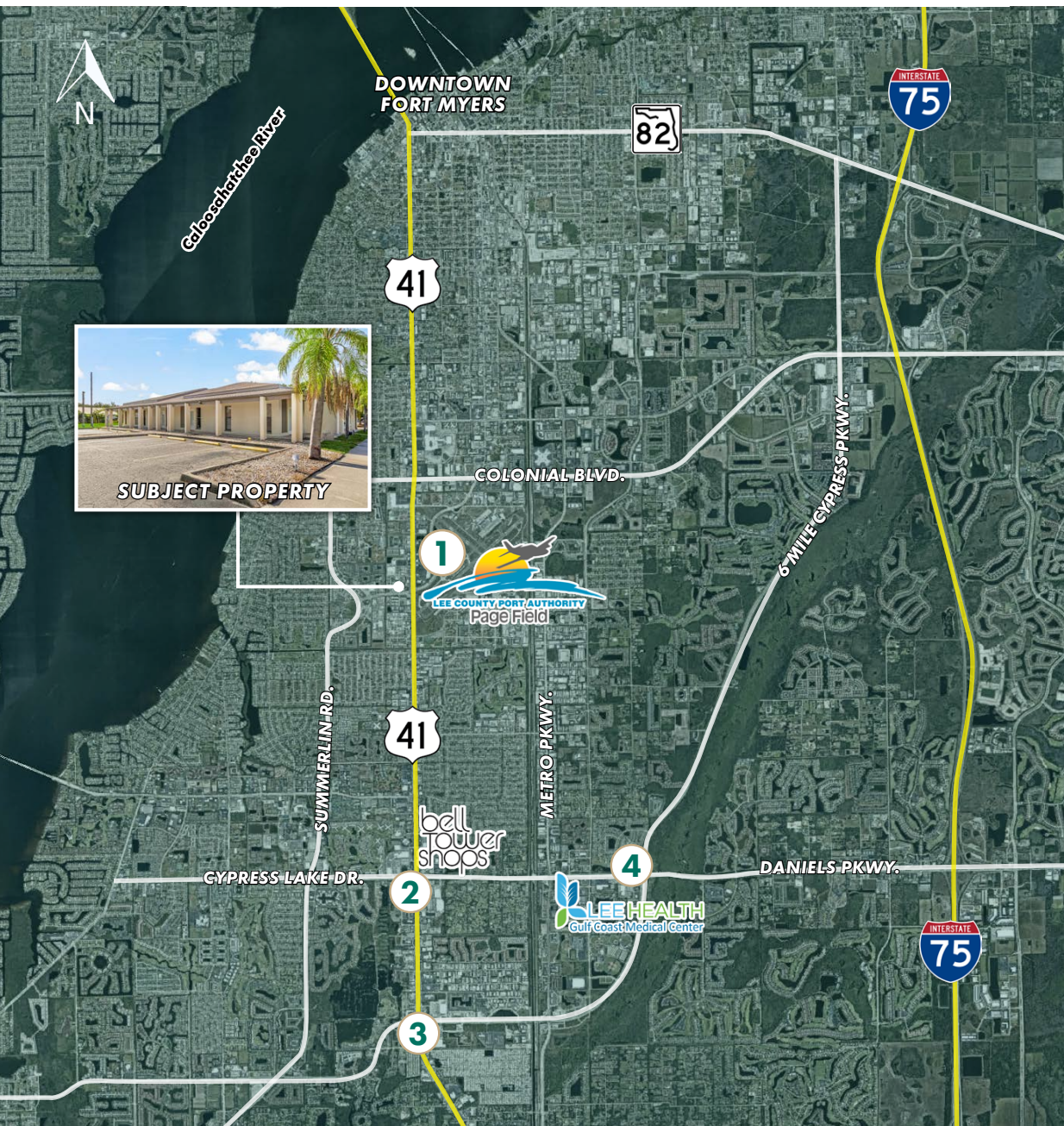
APPROVED USES

- Call Center
- Day Care
- Light Manufacturing
- Medical Laboratory
- Professional Office
- Personal Care Services
- Repair Services
- Research Laboratory
- Warehouse

*Please inquire for a full list of approved uses and allowable square footage



RETAIL MAP



1. PAGE FIELD COMMONS



2. BELL TOWER SHOPS & CYPRESS LAKE PLAZA



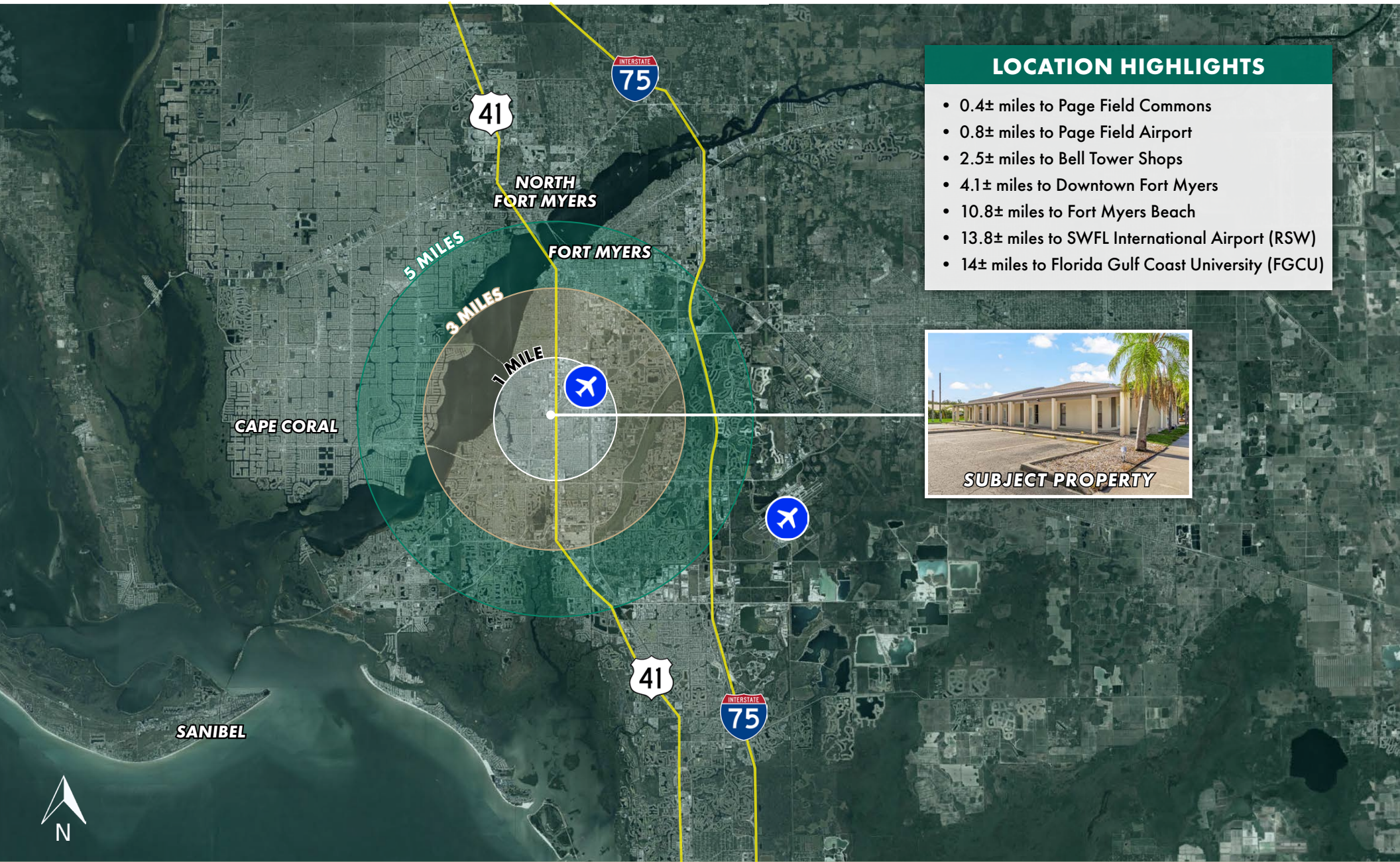
3. GLADIOLUS DR. & US-41



4. DANIELS PARKWAY



LOCATION MAP



LOCATION HIGHLIGHTS

- 0.4± miles to Page Field Commons
- 0.8± miles to Page Field Airport
- 2.5± miles to Bell Tower Shops
- 4.1± miles to Downtown Fort Myers
- 10.8± miles to Fort Myers Beach
- 13.8± miles to SWFL International Airport (RSW)
- 14± miles to Florida Gulf Coast University (FGCU)





LSI COMPANIES

LSICOMPANIES.COM

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.