

## FOR SALE – OFFICE/WAREHOUSE

### 6241 Arc Way., Fort Myers, FL 33966

**Price:** \$1,425,000  
**Building Size:** 6,425± SF  
**Year Built:** 1987  
**Strap #:** 07-45-25-03-00000.0090  
**Zoning:** IL – Light Industrial  
**Location:** Mid Metro Industrial Park between Metro Pkwy. and Plantation Rd.



<b>FIRE DISTRICT:</b>	South Trail Fire District
<b>UTILITIES:</b>	Lee County Utilities
<b>PROPERTY TAXES:</b>	\$8,591.34 (2025)
<b>PROPERTY DETAILS:</b>	<ul style="list-style-type: none"> <li>• 12 Offices</li> <li>• 2 Kitchen Areas</li> <li>• 2 Bathrooms</li> <li>• 3 Garages</li> <li>• Fenced In Area (Chain Link)</li> </ul>
<b>BREAKDOWN of SQUARE FOOTAGE:</b>	Base: 3,864± SF   Garage: 2,072± SF Porch Areas 489± SF



**Michael J. Fry, CCIM|CEO**  
 Hall of Fame, Lifetime Achievement  
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For Sale – 6,425± SF (Office-W/H)  
6241 Arc Way.

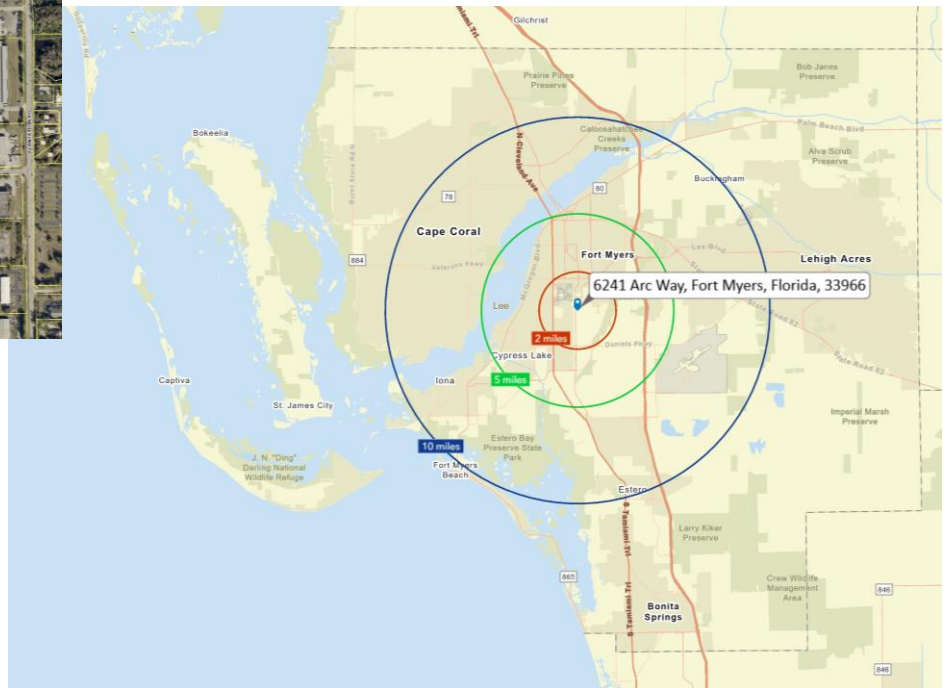
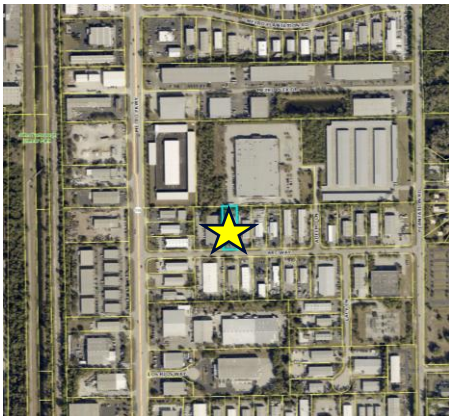


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## Demographics

DEMOGRAPHICS			
6241 Arc Way., Fort Myers, FL 33966			
	2 Miles	5 Miles	10 Miles
<b>Total Population</b>	27,090	152,684	509,248
<b>Median Age</b>	41	48	47
<b>Total Households</b>	11,470	68,297	215,657
<b>Traffic Count:</b>	37,500 METRO PKWY. (From Crystal Dr. to Idlewild St.) 15,100 PLANTATION RD. (From Daniels Pkwy.) to Colonial Blvd.)		



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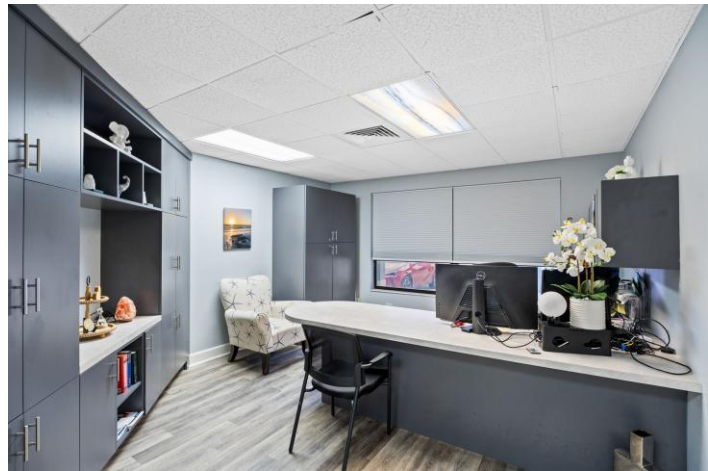


PHOTOS





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## PHOTOS





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