

# 12120 METRO PKWY Fort Myers, FL 33966



CUSHMAN &  
WAKEFIELD

COMMERCIAL  
PROPERTY  
SOUTHWEST FLORIDA



**FOR SALE:**

**\$3,950,000**

## Property Highlights

- Central Metro Pkwy location
- High traffic counts and visibility
- Concrete, fully sprinklered construction
- 24' clear height warehouse
- Multiple overhead doors with truck well access
- 3-phase power
- Property is a vacant owner-user light industrial warehouse

GBA

± 19,372 SF

PROPERTY  
TYPE

Concrete Industrial

PRICE / SF

\$203.90

YEAR BUILT

2002

PARKING  
RATIO

± 1.94 / 1,000 SF

ZONING

IL - Light Industrial

SUBMARKET

S Ft Myers / San Carlos

**GARY TASMAN**  
CEO / Principal Broker  
(239) 489-3600  
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**SHAWN STONEBURNER**  
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Better never settles

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## PHOTOS



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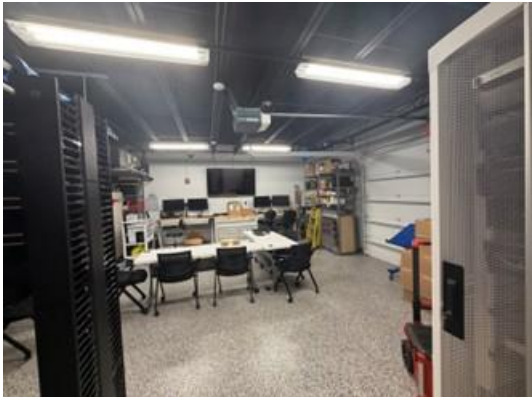
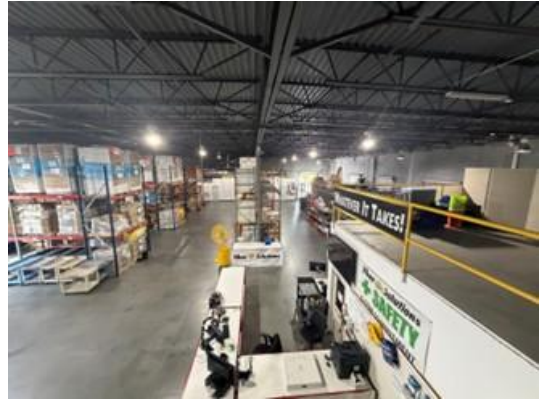
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## CENTRAL LOCATION:

CENTRALLY LOCATED IN THE HEART OF FORT MYERS, OFFERING CONVENIENT ACCESS TO MAJOR THOROUGHFARES, INCLUDING US-41 AND I-75. THE PROPERTY'S PRIME LOCATION PROVIDES EXCELLENT CONNECTIVITY TO DOWNTOWN FORT MYERS, SOUTHWEST FLORIDA INTERNATIONAL AIRPORT, AND SURROUNDING BUSINESS CORRIDORS.

| 2024 Demographics                         | 1-Mile   | 3-Miles  | 5-Miles  |
|---|----------|----------|----------|
| <b>Total Population</b>                   | 6,485    | 66,371   | 135,552  |
| <b>Total Households</b>                   | 2,624    | 29,796   | 67,548   |
| <b>Annual Population Growth 2024-2029</b> | 3.5%     | 3.7%     | 3.8%     |
| <b>Average Household Income</b>           | \$84,675 | \$81,833 | \$84,753 |
| <b>Median Age</b>                         | 43.8     | 44.7     | 48.6     |

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