

METRO COMMERCE CENTER FLEX SPACE



FOR LEASE

11220-11270 METRO PARKWAY, FORT MYERS, FL



BLDG	UNIT	SIZE (SF)	LEASE RATE (PSF)	MONTHLY RENT	MONTHLY SALES TAX	MONTHLY TOTAL	COMMENTS
South	3	2,000	\$16.00	\$2,666.67	\$66.67	\$2,733.33	Available Immediately
South	13	2,000	\$16.00	\$2,666.67	\$66.67	\$2,733.33	Available Immediately

LEASE RATE: \$16.00 PSF Gross

SIZE: 2,000± SF

LOCATION: Metro Parkway frontage, at the corner of Danley Drive

YEAR BUILT: 1986

ZONING: IPD - Industrial Planned Development (Lee County)

UTILITIES: Lee County Water & Sewer

METRO COMMERCE CENTER

Metro Commerce Center offers tenants a functional space configuration suitable for a wide range of uses. Tenants benefit from a professionally managed, move-in ready unit located on the desirable Metro Parkway Corridor.

CONTACT

RANDY MERCER
Founding Partner

239.481.3800 x214

randy.mercer@creconsultants.com

12140 Carissa Commerce Ct, Suite 102
Fort Myers, FL 33966

1100 Fifth Ave. S, Suite 404
Naples, FL 34102

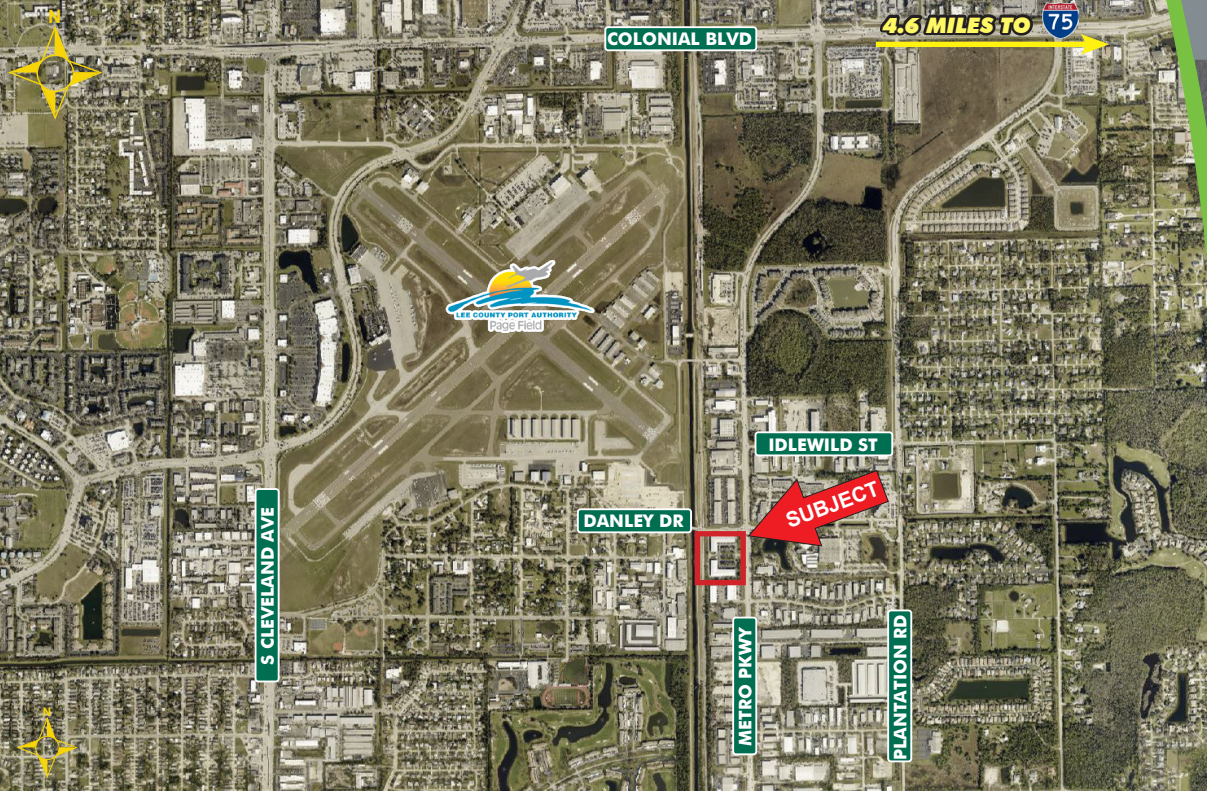
The information contained herein was obtained from sources believed reliable. CRE Consultants makes no guarantees, warranties or representations as to the completeness or accuracy thereof, and is subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

METRO COMMERCE CENTER

FLEX SPACE

FOR LEASE

11220-11270 METRO PARKWAY, FORT MYERS, FL



HIGHLIGHTS

- Metro Parkway frontage
- Grade level overhead doors
- Ample parking
- Professionally managed
- Approved for a wide range of uses including distribution, office, showroom and warehouse
- Central Fort Myers location with optimal connectivity via I-75 and US 41



CONTACT

RANDY MERCER
Founding Partner

239.481.3800 x214

randy.mercer@creconsultants.com

2024 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	3,128	72,485	156,172
EST. HOUSEHOLDS	1,262	32,979	71,554
EST. MEDIAN HOUSEHOLD INCOME	\$67,816	\$63,138	\$67,470
TRAFFIC COUNTS (2023)	34,500 AADT (Metro Parkway) 8,700 AADT (Danley Drive)		

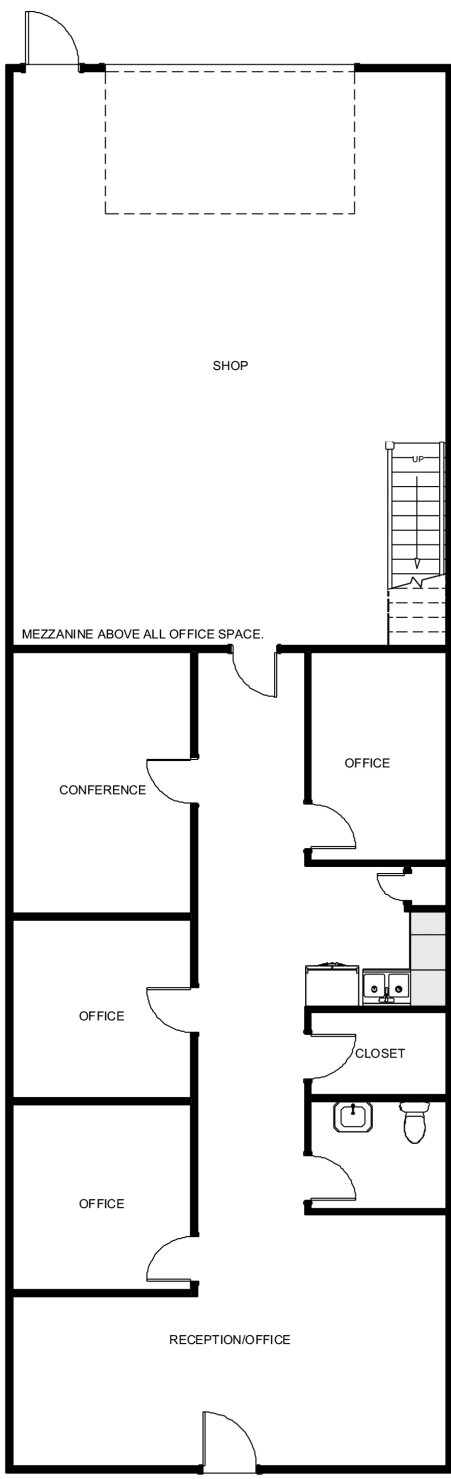
The information contained herein was obtained from sources believed reliable. CRE Consultants makes no guarantees, warranties or representations as to the completeness or accuracy thereof, and is subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

METRO COMMERCE CENTER FLEX SPACE

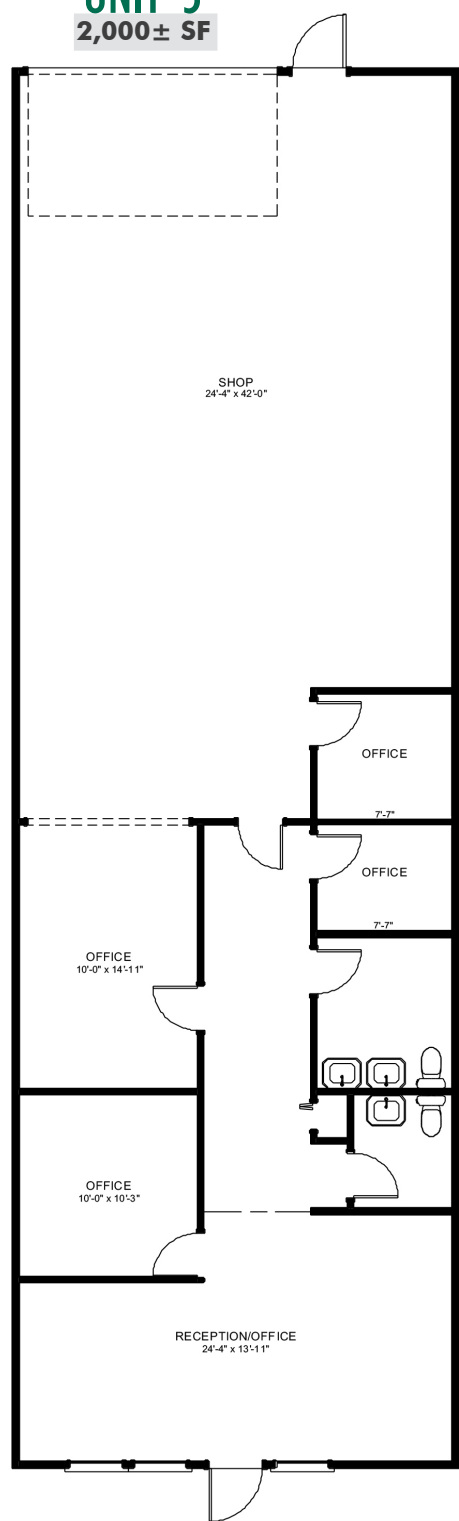
FOR LEASE

11220-11270 METRO PARKWAY, FORT MYERS, FL

UNIT 13 2,000± SF



UNIT 3 2,000± SF



CONTACT
RANDY MERCER
 Founding Partner
 239.481.3800 x214
 randy.mercer@creconsultants.com