

# FOR SALE - INVESTMENT OPPORTUNITY

## Jack's Place

3131 E Riverside Dr., Fort Myers, FL 33916



### OFFERING SUMMARY

Sale Price:	\$3,490,000
Lot Size:	1.76 Acres
Year Built:	1951
Building Size:	24,800 SF
Zoning:	CG-Commercial General
Price / SF:	\$140.73

### PROPERTY OVERVIEW

- Two lease spaces available in Commercial General zone with close proximity to Downtown Fort Myers:
1. The front unit consist of 5,000 square feet of office/retail space. Unit has recently been updated from floor to ceiling. T3 equivalent internet connections available with pre-installed CAT 5 connections. Space is divided into one 1,500 sf section with 3 separate offices and one 3,500 sf open space for open office or subdivided to cubicles. Unit has men's and women's bathrooms and separate dining and kitchen areas. Space is handicap accessible. Ideal for law office or professional office space. Secure locked parking area as well as main street parking. Only 0.9 miles to Downtown Fort Myers and Federal, State and County court houses.
  2. The rear unit consist of 9,000 square feet of open warehouse space with 1,000 square foot office. The space was recently improved with new electrical wiring and high efficiency LED lighting. Space has 16 foot ceilings with 3 dock-high roll-up doors. The unit also has a rear patio overlooking the river.

### PROPERTY HIGHLIGHTS

- Tenants include RJ Reynolds Tobacco Company
- Property is completely fenced in with electronic security coded gate
- 35 onsite parking spaces
- Overall utility costs are low
- Property includes 0.41 acres of additional land across the street which suitable for additional parking
- All new highly efficient HVAC
- New Firestone roof with remaining 15-year warranty
- Walking distance (0.9 miles) to Historic Downtown River District and Government Municipalities
- City Council plans to convert one-way streets downtown to two-way street
- Property has been upgraded to the equivalent T3 bandwidth

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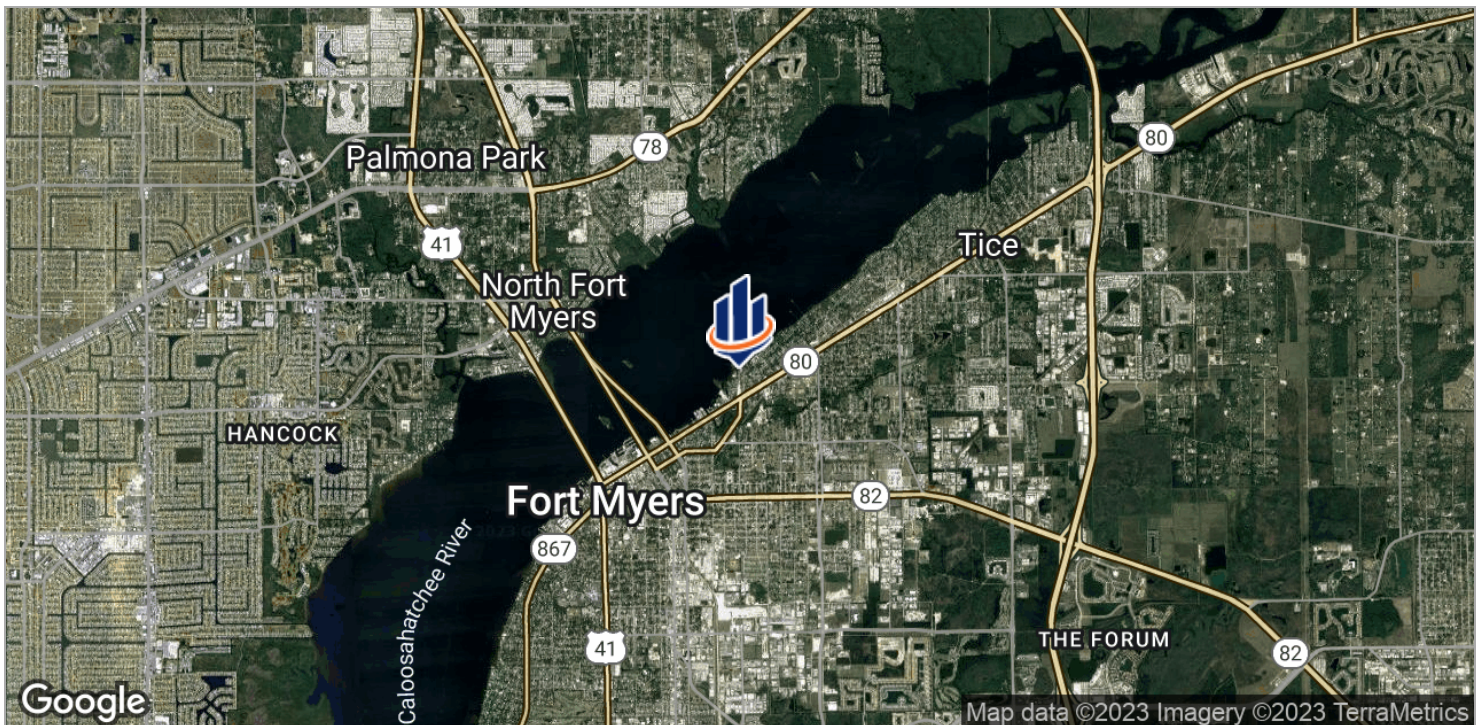
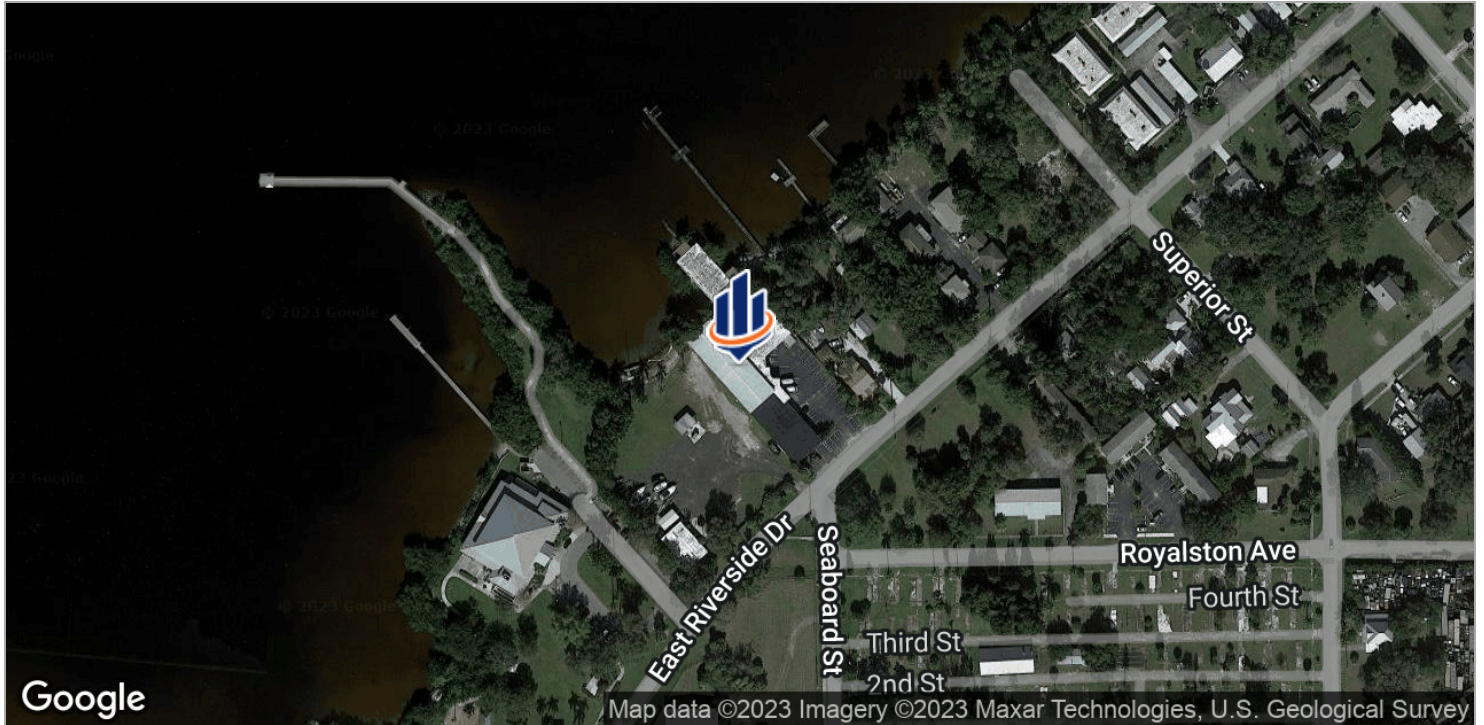
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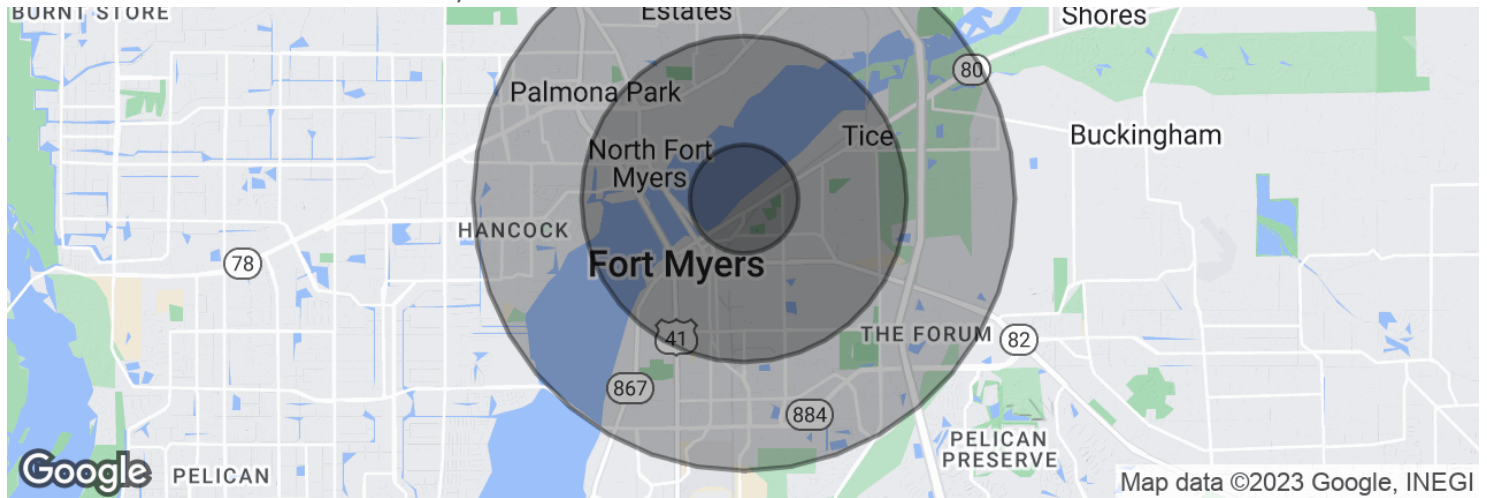


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### POPULATION

	1 MILE	3 MILES	5 MILES
Total population	6,732	49,194	110,649
Median age	37.4	38.4	41.1
Median age (Male)	34.4	37.2	40.2
Median age (Female)	40.1	39.5	41.9

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,381	18,748	44,591
# of persons per HH	2.8	2.6	2.5
Average HH income	\$43,364	\$44,485	\$50,306
Average house value	\$183,154	\$162,647	\$177,464

\* Demographic data derived from 2020 ACS - US Census

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