

RETAIL FOR LEASE

METRO PLAZA

2950 Winkler Avenue, Fort Myers, FL 33916



AVAILABLE SF:

LEASE RATE: N/A

BUILDING SIZE: 17,949 SF

YEAR BUILT: 2006

ZONING: Commercial Intensive

PROPERTY OVERVIEW

Retail or Office Space for Lease. Located minutes to downtown Fort Myers. Strip mall is in high traffic location on busy intersection of Metro Pkwy and Winkler Ave. Great tenant mix with local and national businesses Great visibility with new pylon sign on signalized corner. Two spaces available. Each space is 1,380 square feet. Lease is \$10 psf NNN, with \$3.60 CAM. Easy access to US-41 and I-75. Traffic Count near 30,000 VPD and growing.

On Southwest Corner of Metro and Winkler. Centrally located in Fort Myers near hospital, Edison Mall, US 41, and I-75.

PROPERTY FEATURES

- Great visibility in high-traffic area
- Wide-variety tenant mix of local and national businesses
- High visibility sign on thoroughfare
- Ample parking available

KW COMMERCIAL
1675 W. Marion Ave.,
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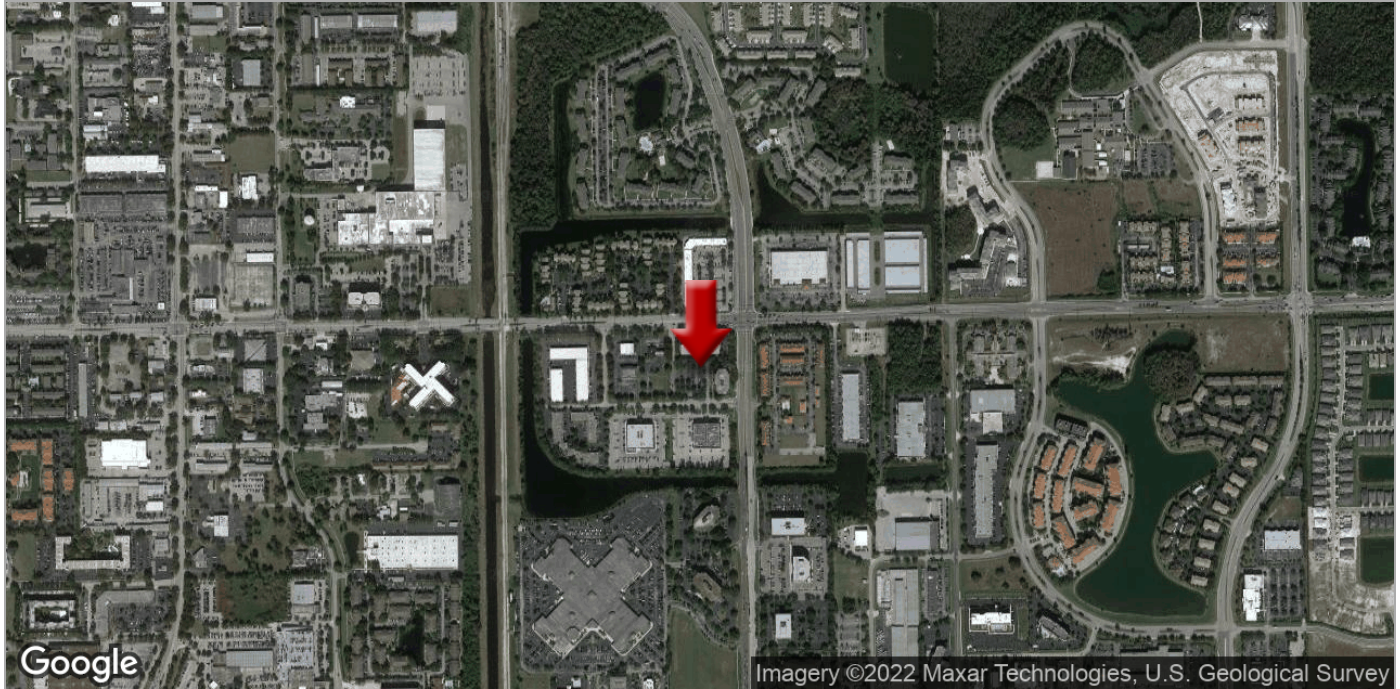
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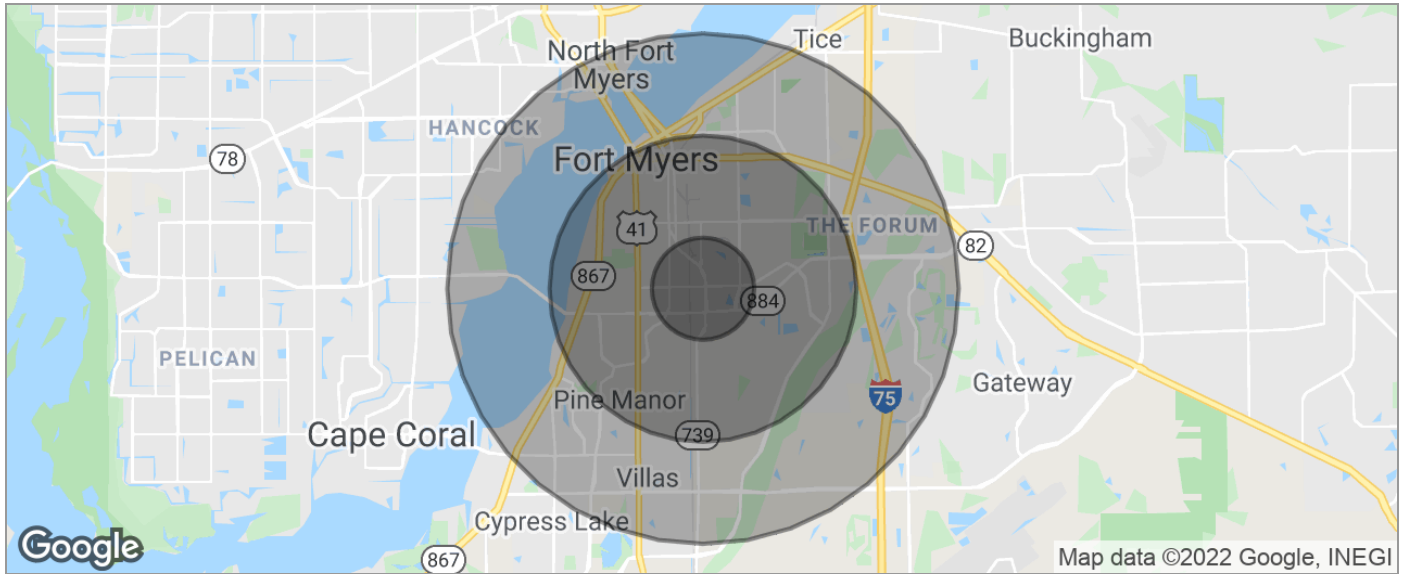
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,303	52,350	124,003
MEDIAN AGE	32.2	34.6	39.9
MEDIAN AGE (MALE)	31.4	33.8	38.7
MEDIAN AGE (FEMALE)	33.3	35.5	41.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,201	20,825	50,889
# OF PERSONS PER HH	2.4	2.5	2.4
AVERAGE HH INCOME	\$40,522	\$54,819	\$62,130
AVERAGE HOUSE VALUE	\$186,561	\$246,087	\$244,591
RACE	1 MILE	3 MILES	5 MILES
% WHITE	53.7%	59.0%	68.5%
% BLACK	33.4%	31.2%	20.2%
% ASIAN	2.3%	1.4%	1.7%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.2%	0.3%	0.4%
% OTHER	9.0%	6.3%	7.5%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	18.9%	18.1%	18.6%

* Demographic data derived from 2010 US Census

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Unit 701	Retail/Office	\$10.00 SF/YR	NNN	1,380 SF	Leased
Unit 601	Retail/Office	\$10.00 SF/YR	NNN	1,380 SF	Leased

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