

Alico Business Center- Spaces For Lease

9961 Interstate Commerce Dr.

Fort Myers, FL 33913



OFFERING SUMMARY

Available SF:	1,540 - 2,768 SF
Lease Rate:	N/A
Year Built:	2012
Building Size:	44,423 SF
Renovated:	2018
Market:	Ft. Myers / Estero
Traffic Count:	101,500
CAM:	\$4.55

PROPERTY OVERVIEW

Retail/office building located just off of I-75 at exit 128. The Alico Lakes building is in close proximity to I-75, Gulf Coast Town Center, Florida Gulf Coast University, Southwest Florida International Airport & Miromar Lakes.

PROPERTY HIGHLIGHTS

- 1,000 Hotel rooms within 1/4 mile radius- 600 within walking distance
- Unit #195 is a former Jimmy John's w/ two walk in coolers, 2 ADA restrooms, water heater & mop sink, floor drains as well as a 600 SF of outdoor patio space. High ceilings with exposed [finished] HVAC and track lighting throughout.
- Tenants Include: Sphinx Cross Fit Gym, Victory Marketing Group, Adknowledge, Platinum Fitness and more. Over 125 day time employees within the center
- Great exposure from Alico Road and I-75
- 4 miles from FGCU (Florida Gulf Coast University)
- Surrounded by national retailers
- Located 4 miles from Southwest Florida International Airport

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The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

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LEASE RATE:	N/A	TOTAL SPACE:	-
LEASE TYPE:	-	LEASE TERM:	Negotiable

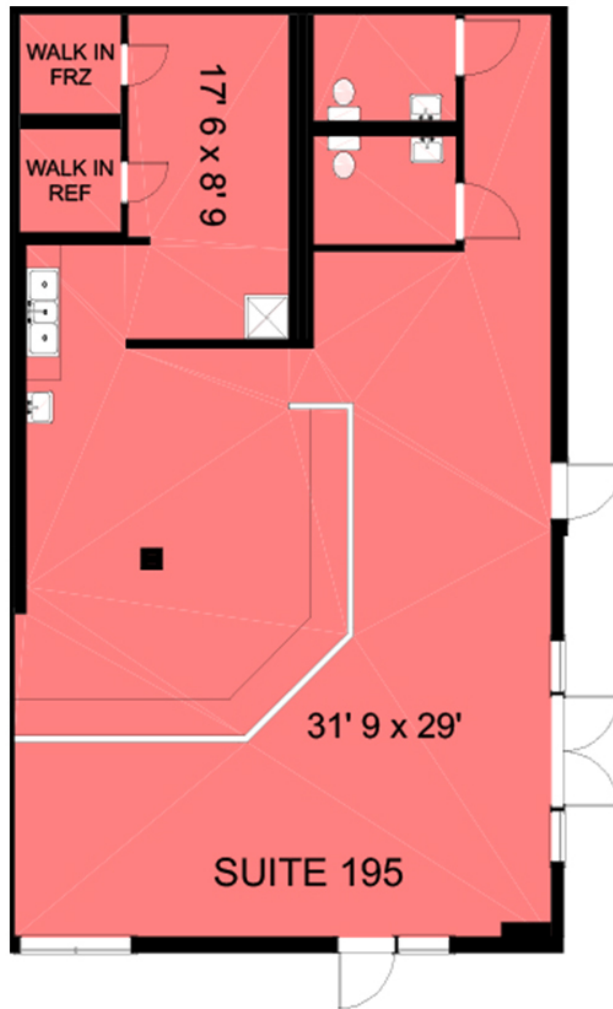
SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
Space 170	Strip Center	\$21.00 SF/yr	NNN	2,768 SF	Negotiable	
Space 195	Strip Center	\$25.00 SF/yr	NNN	1,540 SF	Negotiable	Former Jimmy John's. 2 ADA restrooms and 2 walk in coolers

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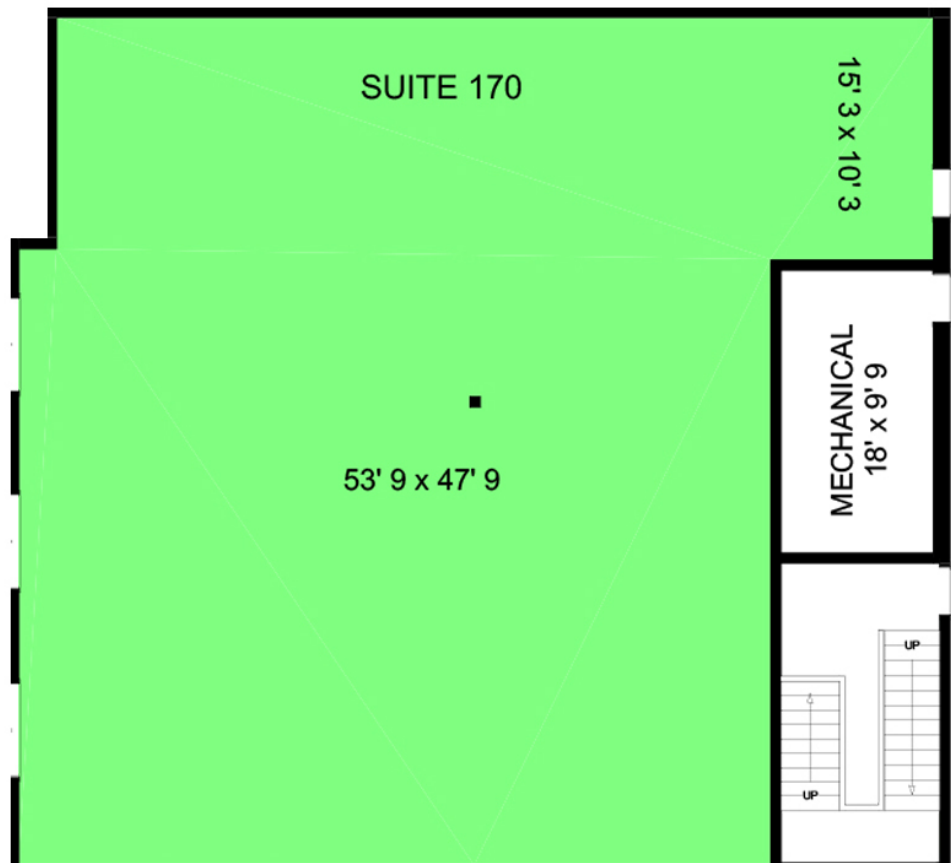
1,540 SF
600 SF of Patio

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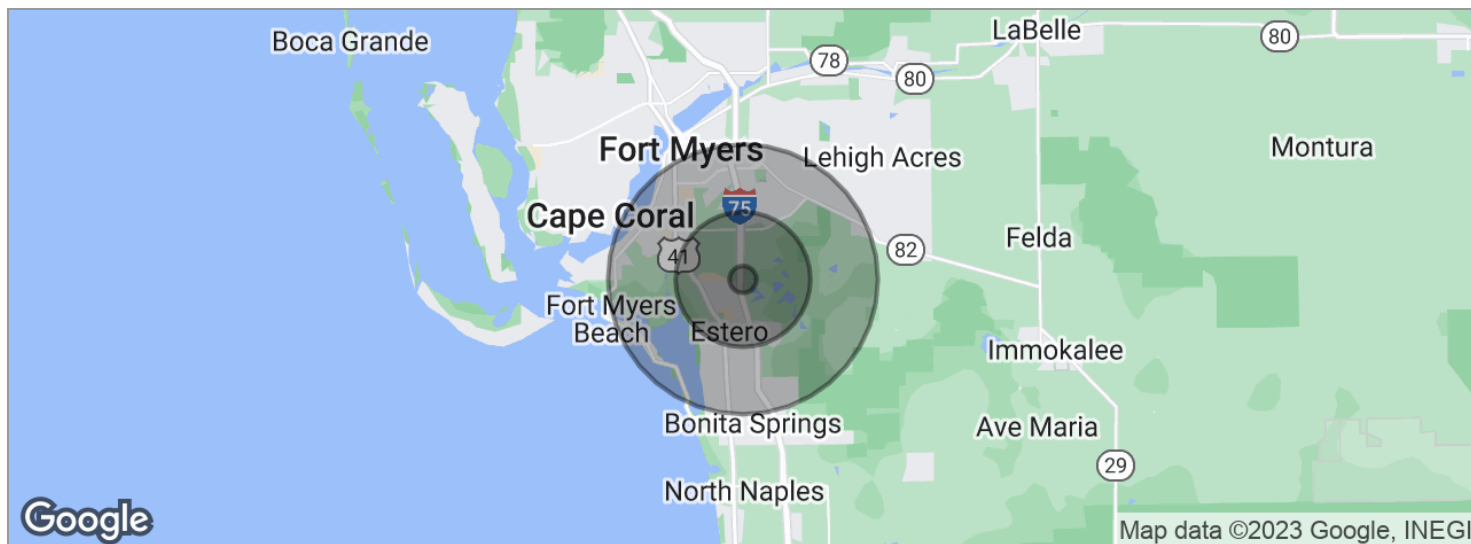
2,768 SF Grey Shell

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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,846	56,301	234,392
Median age	35.4	45.4	45.2
Median age [Male]	34.5	44.7	44.4
Median age [Female]	35.4	45.3	45.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	552	22,761	98,215
# of persons per HH	3.3	2.5	2.4
Average HH income	\$94,061	\$82,271	\$78,493
Average house value	\$287,512	\$268,848	\$283,610

** Demographic data derived from 2020 ACS - US Census*

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