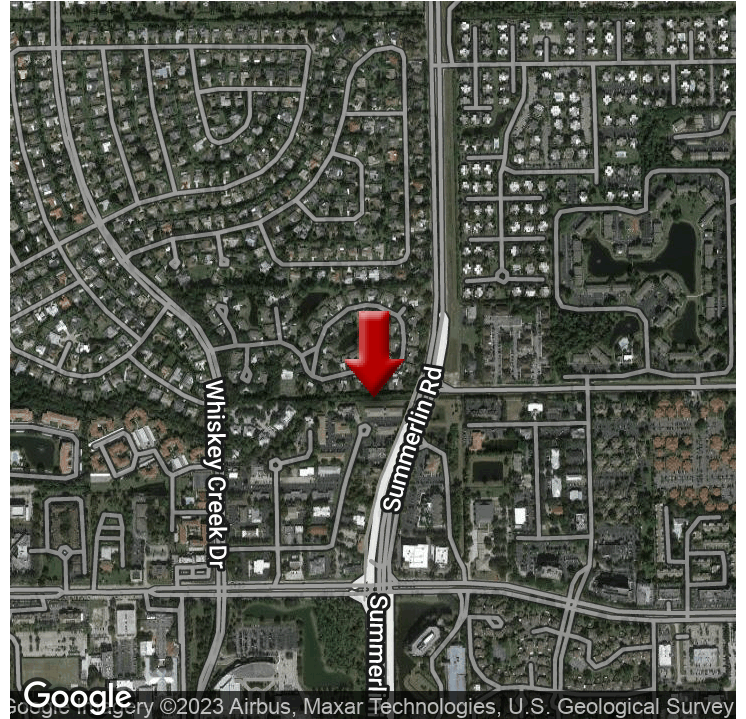


OFFICE FOR LEASE

SOUTHWEST EXECUTIVE CENTER

6202 Presidential Ct, Fort Myers, FL 33919



OFFERING SUMMARY

NUMBER OF UNITS:	1
AVAILABLE SF:	1,005 SF (979 USF)
LEASE RATE:	Negotiable

PROPERTY OVERVIEW

Unit C is a move-in ready Retail / Office available for lease with new paint and flooring. Located In the heart of Fort Myers right off College Pkwy and Summerlin Dr with high traffic counts of 40,100 and 30,600, respectively. Located in the finance, insurance, and real estate corridor. Convenient access to US-41. Quick access to amenities such as food, retail, and other professional services.

Unit C features an open floor plan with spacious back office. Lease being offered is \$10/SF modified gross (tenant is responsible for electricity and sales tax). See attached brochure for floor plan.

PROPERTY HIGHLIGHTS

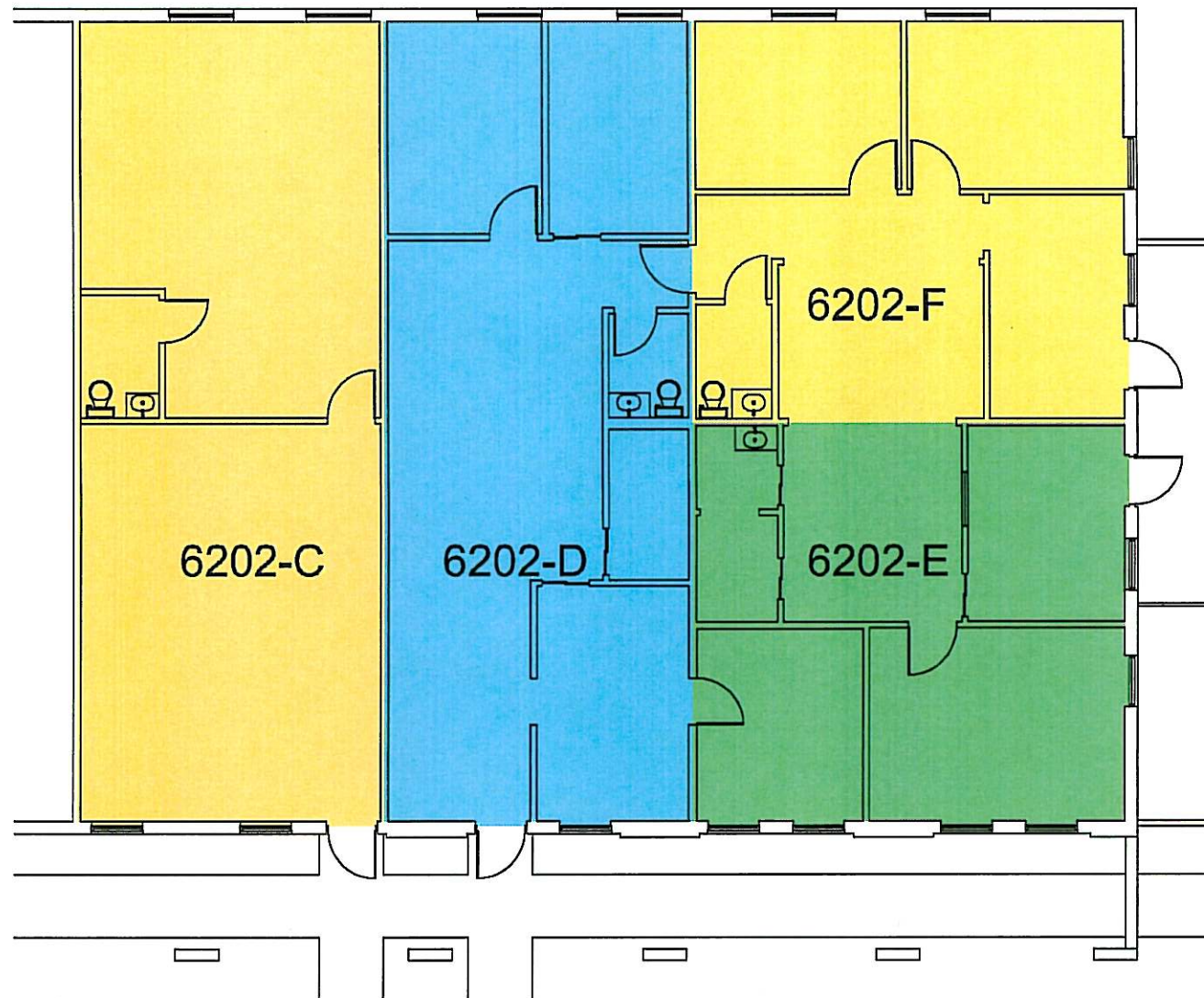
KW COMMERCIAL
1675 W. Marion Ave.,
Suite 112
Punta Gorda , FL 33950



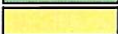
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dcbarrile@hotmail.com

Outside Broker Address: 1520 Royal Palm Square Blvd , Suite 160, Ft. Myers , FL 33919
Each Keller Williams Realty Office is Independently Owned and Operated

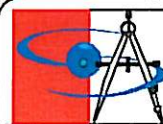
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	SUITE 6202-C	-	979	USF
	SUITE 6202-D	-	978	USF
	SUITE 6202-E	-	697	USF
	SUITE 6202-F	-	689	USF



PRESIDENTIAL COURT
6202 PRESIDENTIAL CT
UNITS C, D, E, AND F
FORT MYERS, FL 33919



Prepared by:
American Building Calculations
2209 Collier Parkway, Suite 118
Land O Lakes, FL. 34639
Phone: 813.600.5472
<http://www.abccalc.blz>

Measured by: FR	04/12
Drawn by: JM	04/12
Scale: 3/32" = 1'-0"	



BOMA PLAN

OFFICE FOR LEASE

SOUTHWEST EXECUTIVE CENTER

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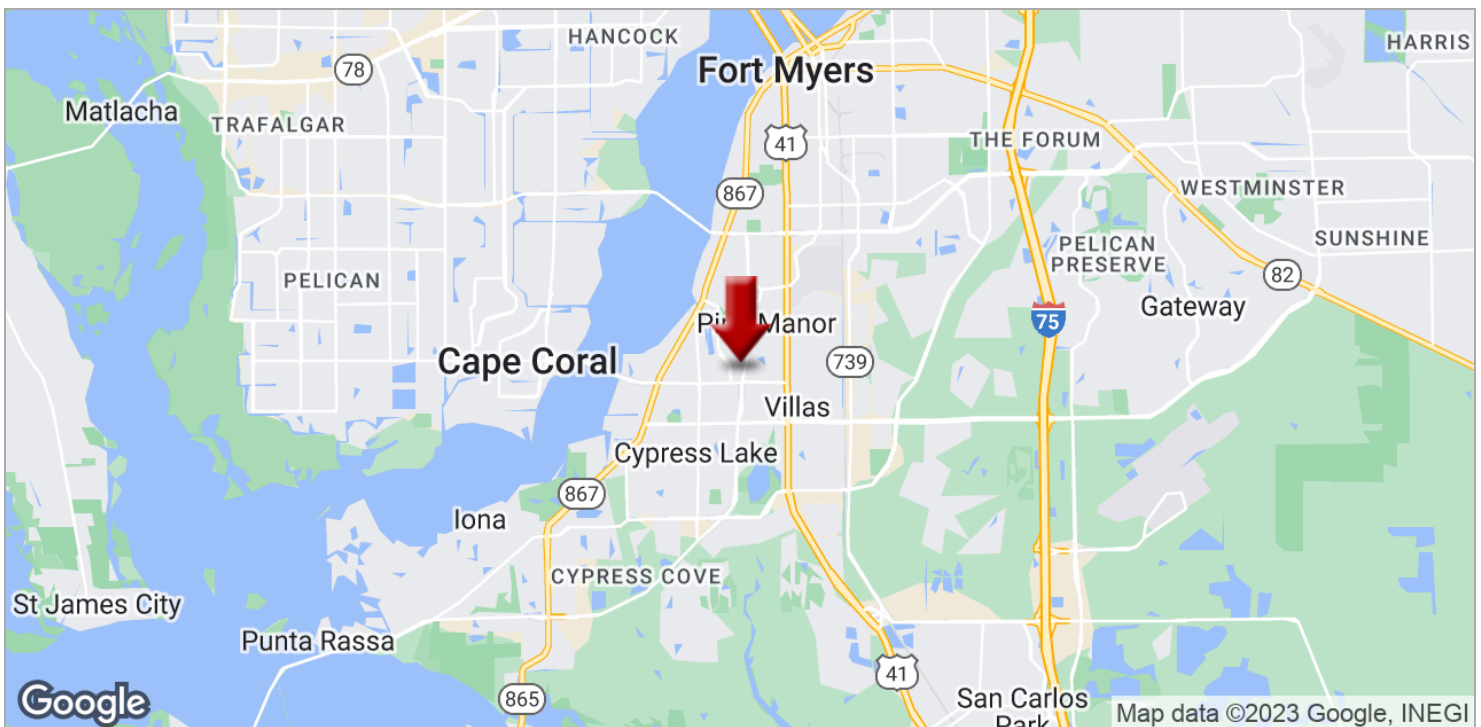
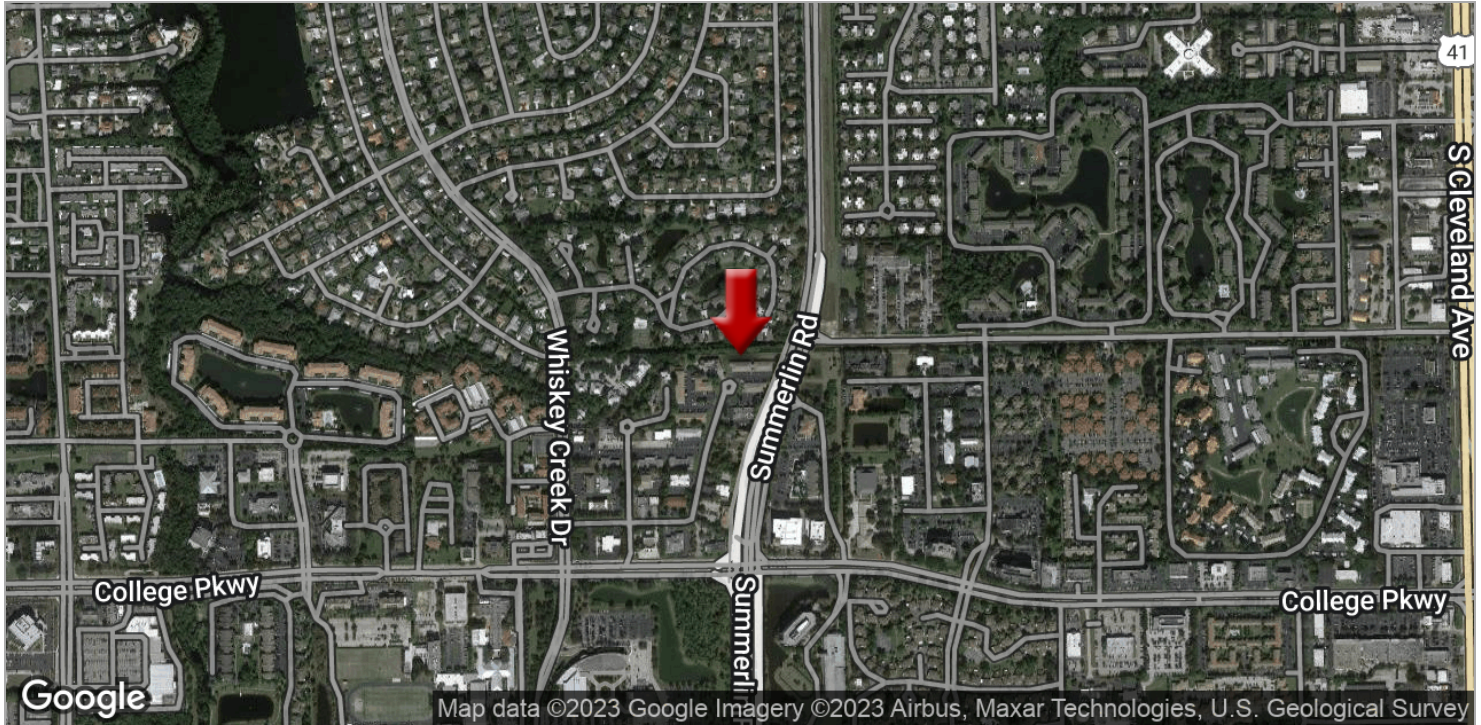
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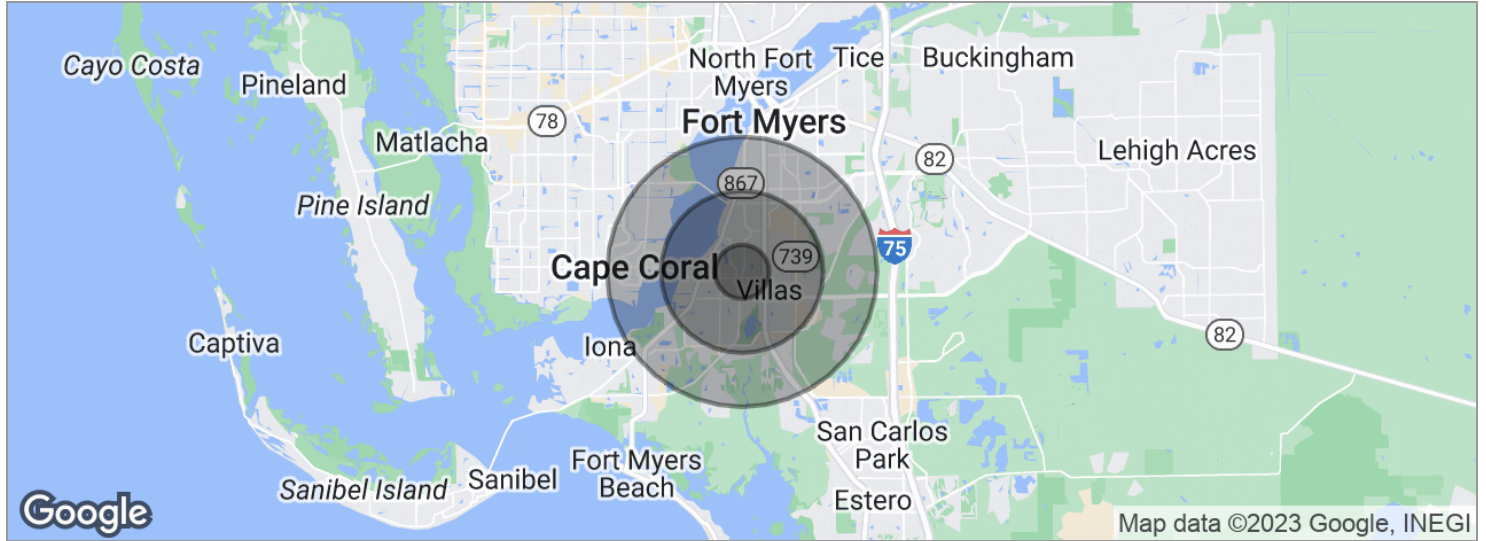
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SOUTHWEST EXECUTIVE CENTER

6202 Presidential Ct, Unit C, Fort Myers, FL 33919



POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,932	61,378	126,996
Median age	46.2	48.1	46.8
Median age (male)	43.6	46.0	45.7
Median age (Female)	47.8	49.7	47.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,539	28,804	57,573
# of persons per HH	2.2	2.1	2.2
Average HH income	\$61,144	\$69,192	\$71,647
Average house value	\$228,114	\$251,332	\$267,936

* Demographic data derived from 2020 ACS - US Census

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