



# 12511 WORLD PLAZA LN

SALE PRICE | \$700,250



**CUSHMAN &  
WAKEFIELD**

COMMERCIAL  
PROPERTY  
SOUTHWEST FLORIDA

FOR SALE

# 12511 WORLD PLAZA LN

SALE PRICE | \$700,250

## Property Overview



**\$700,250**  
SALE PRICE



**2,801 SF**  
BLDG SIZE



**1997**  
YEAR BUILT



**6.07/1,000 SF**  
PARKING RATIO

- ▶ Newly repainted and 1 of 2 HVAC systems replaced
- ▶ POA Fees: \$4,367 quarterly
- ▶ Perfect for professional or medical office use
- ▶ Prominent corner within the World Plaza complex positioned at the Brantley Rd entrance offering greater visibility and ease of access
- ▶ Central location with proximity to major thoroughfares – US 41, Summerlin Blvd & College Pkwy
- ▶ Ample parking advantageous for both medical and professional users who require significant client parking
- ▶ The submarket is known for its concentration of professional services and medical offices making it an attractive and familiar destination for prospective buyers



2024 Demographics	1-Mile	3-Miles	5-Miles
Total Population	12,834	68,650	158,500
Total Households	5,936	32,276	73,034
Annual Population Growth 2024-2029	3.5%	3.5%	3.7%

### GARY TASMAN

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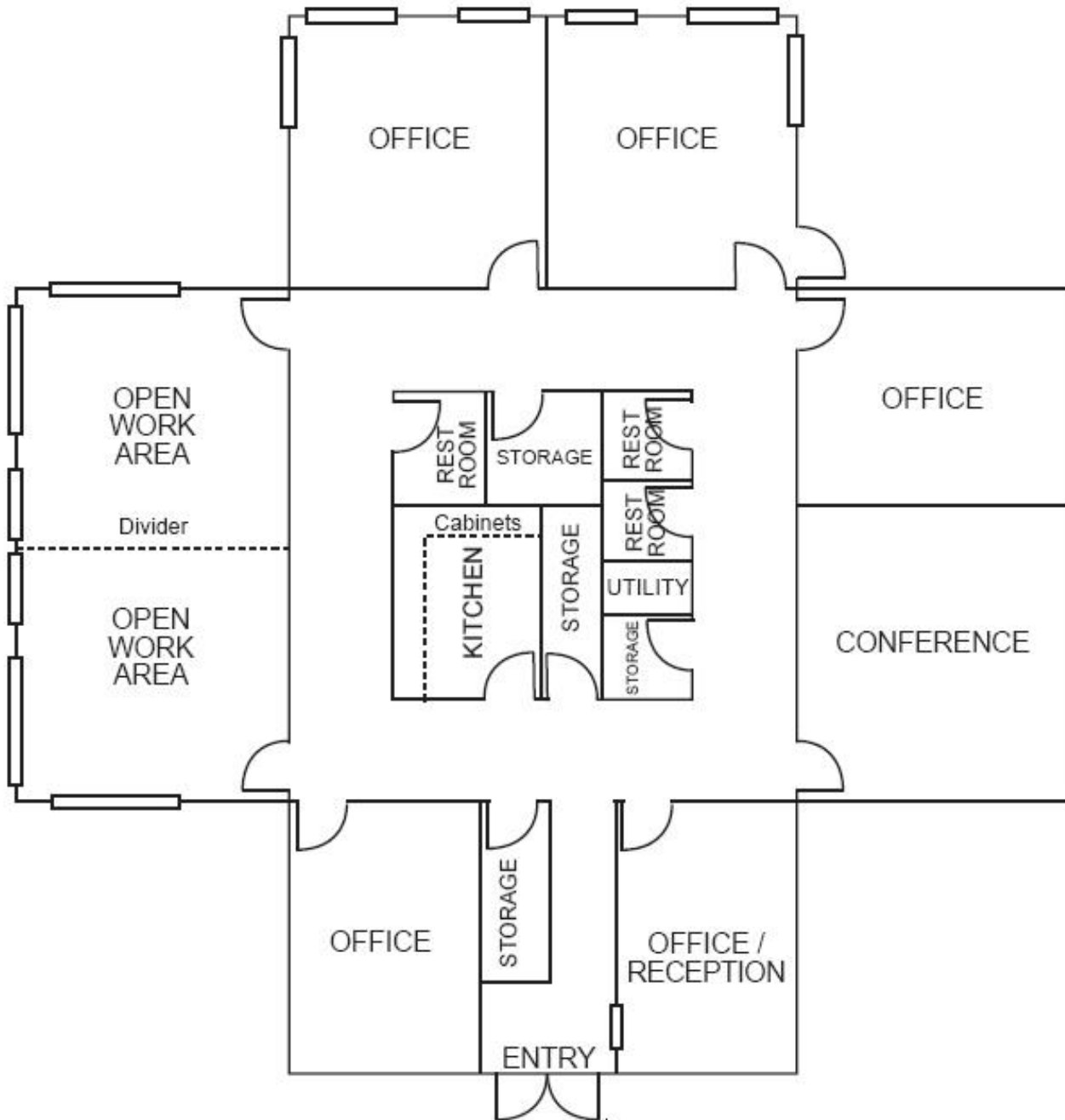
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# FLOORPLAN



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# LOCATION



158,500  
2024 POPULATION



3.7%  
POPULATION GROWTH



\$84,497  
AVG HH INCOME

**WITHIN 5-MILE RADIUS**

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