

# 12165 METRO PKWY UNITS 19B-22B, Fort Myers, FL



COMMERCIAL  
PROPERTY  
SOUTHWEST FLORIDA



**Flex Condo for Sale:  
\$748,980**

## Property Highlights

- Located just off Metro Parkway, a major arterial with strong daily traffic and business exposure
- Quick access to Colonial Boulevard to the north and Daniels Parkway to the south, linking directly to US-41 and other key Thoroughfares
- Strong population and household growth trends in the surrounding area
- Surrounding properties include office, warehouse, service, and retail uses catering to a broad mix of local and regional businesses

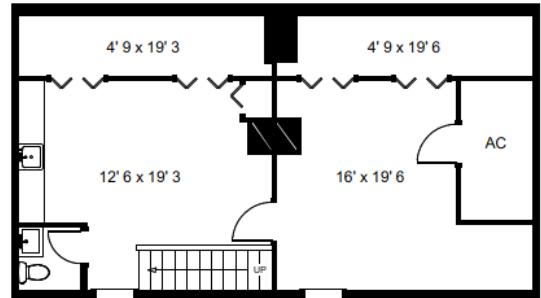
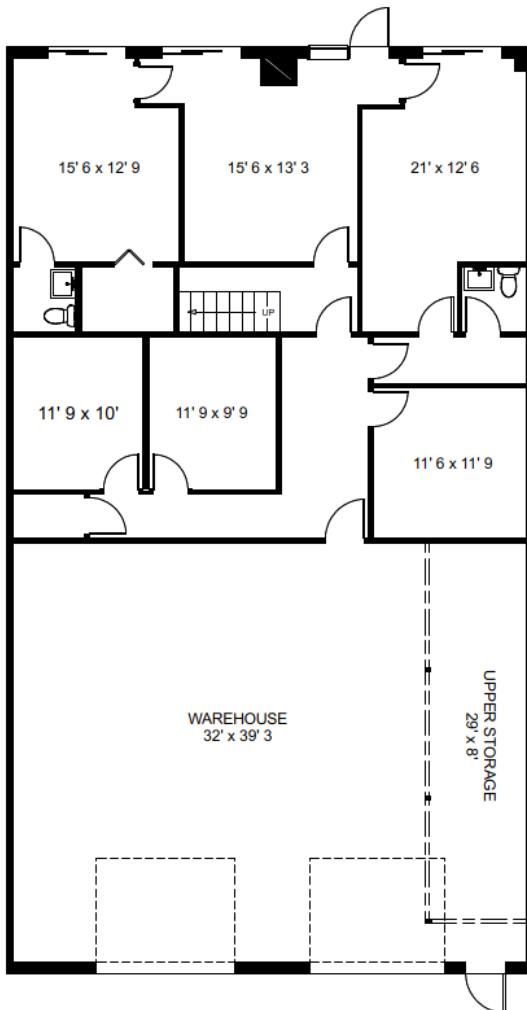
GLA	<u>± 3,942 SF</u>
PROPERTY TYPE	Flex Condo
PRICE / SF	\$190.00
YEAR BUILT	1985
PARKING RATIO	<u>± 3.32 / 1,000 SF</u>
ZONING	IL - Light Industrial
SUBMARKET	S Ft Myers / San Carlos

Better never settles

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## 12165 METRO PARKWAY SUITES 19B - 22B FORT MYERS, FL

1st Floor Offices	1504 sq. ft.
2nd Floor Offices	901 sq. ft.
Warehouse Area	1305 sq. ft.
Upper Storage	232 sq. ft.

**TOTAL USABLE AREA** 3942 sq. ft.

This floor plan is created from field measurements. The usable area calculations are based upon measurements from outside exterior walls to center of demising walls.

Prepared exclusively for Tim Farrell with Cushman & Wakefield  
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ALL INFORMATION IS DEEMED RELIABLE NOT GUARANTEED

- Fully built-out flex space with first and second floor office space
- 1,305 sf of warehouse with two roll-up doors
- Additional 230+ sf of vaulted storage
- Three private restrooms

- 7-8 offices
- Shared kitchenette on the second floor
- 2025 Annual Taxes: \$4,627.12
- Quarterly dues \$969.40
- Warehouse is climate-controlled with AC

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## CENTRAL LOCATION:

STRATEGICALLY POSITIONED JUST NORTH OF CRYSTAL DRIVE ON BUSTLING METRO PARKWAY WITH STRONG VISIBILITY AND EASY ACCESS TO COLONIAL BLVD., DANIELS PKWY., AND MAJOR SOUTH FLORIDA THOROUGHFARES.

2024 Demographics	2-Miles	5-Miles	10-Miles
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<b>Total Population</b>	26,177	148,314	497,238
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<b>Total Households</b>	11,323	67,281	212,782
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<b>Annual Population Growth 2024-2029</b>	3.7%	3.8%	3.7%
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<b>Average Household Income</b>	\$73,187	\$84,887	\$84,887
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<b>Median Age</b>	42.7	48.5	48.1
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