

12120 METRO PKWY Fort Myers, FL 33966



**CUSHMAN &
WAKEFIELD**

COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA



FOR SALE:

\$4,400,000

Property Highlights

- Central Metro Pkwy location
- High traffic counts and visibility
- Concrete, fully sprinklered construction
- 35' clear height warehouse
- Multiple overhead doors with truck well access
- 3-phase power
- Fully air-conditioned
- Property is a vacant owner-user light industrial warehouse

GBA

± 19,372 SF

PROPERTY
TYPE

Concrete Industrial

PRICE / SF

\$227.13

YEAR BUILT

2002

PARKING
RATIO

± 1.94 / 1,000 SF

ZONING

IL - Light Industrial

SUBMARKET

S Ft Myers / San Carlos

GARY TASMAN
CEO / Principal Broker
(239) 489-3600
gtasman@cpswfl.com

SHAWN STONEBURNER
Senior Director
(239) 489-3600
sstoneburner@cpswfl.com

Better never settles

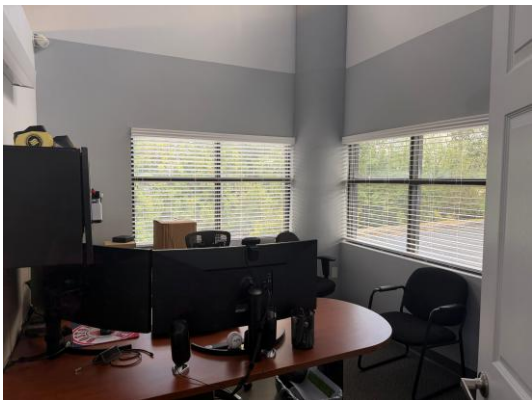
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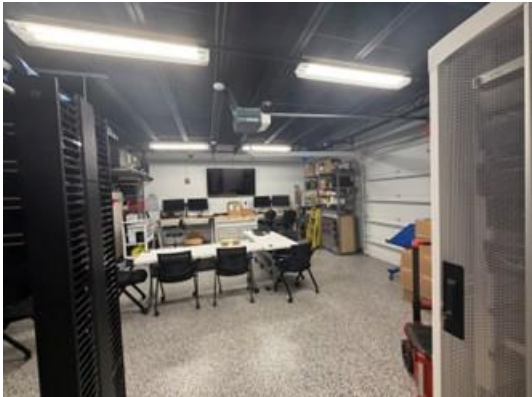
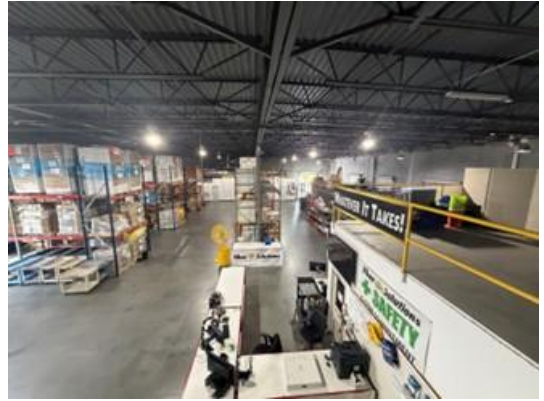
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CENTRAL LOCATION:

CENTRALLY LOCATED IN THE HEART OF FORT MYERS, OFFERING CONVENIENT ACCESS TO MAJOR THOROUGHFARES, INCLUDING US-41 AND I-75. THE PROPERTY'S PRIME LOCATION PROVIDES EXCELLENT CONNECTIVITY TO DOWNTOWN FORT MYERS, SOUTHWEST FLORIDA INTERNATIONAL AIRPORT, AND SURROUNDING BUSINESS CORRIDORS.

2024 Demographics	1-Mile	3-Miles	5-Miles
Total Population	6,485	66,371	135,552
Total Households	2,624	29,796	67,548
Annual Population Growth 2024-2029	3.5%	3.7%	3.8%
Average Household Income	\$84,675	\$81,833	\$84,753
Median Age	43.8	44.7	48.6

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