

FOR LEASE

2,000-8,000 SF RETAIL & OFFICE/WAREHOUSE SPACE AVAILABLE W/FRONTAGE ON ALICO

17051 Jean Street • Fort Myers, Florida 33967



PROPERTY FEATURES

- Office/Retail/Warehouse on Alico Road, conveniently located between US41/Tamiami Trail & I-75.
- CG (Commercial General) zoning in Lee County, offers a wide range of allowable uses.
- Units 7-10 is furnished and is 45% office/55% warehouse
- Units 7-10, 11 & 13 have 12' x 14' overhead doors
- Eave Height 18 Feet
- Monument signage on Alico Road
- This property offers excellent daily traffic counts with @ 21,400 cars per day in 2010. The high traffic volume is directly related to the many local businesses, Florida Gulf Coast University and numerous residential communities in the surrounding areas. Also, located only minutes away is SWFL International Airport, Gulf Coast Town Center, Miromar Outlet Mall and The IDC (International Design Center).

For More Information Contact:

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UNIT (TYPE)	SF	PSF GROSS	BASE RENT	SALES TAX	MONTHLY RENT
5 (Retail)	2,350	\$7.00	\$1,370.83	\$82.24	\$1,453.07
7-10 (O/W)	8,000	\$8.00	\$5,333.33	\$319.99	\$5653.32
11 (O/W)	2,000	\$6.00	\$1,000.00	\$60.00	\$1,060.00
13 (O/W)	2,000	\$6.00	\$1,000.00	\$60.00	\$1,060.00



