

FOR SALE or LEASE (will divide)
24,000 SF (+/-) S Tamiami Trail



Location: 16240 S Tamiami Trail, Fort Myers, FL
 Size: 24,000 +/- SF on 2.63 Acres of land

Price: \$2,950,000 or LEASE
Call for details

- 24,000 +/- SF, \$15.25 / SF NET
 - 14,500 +/- SF Showroom / Office, \$16.00 / SF NET
 - 17,050 +/- SF (7,750 +/- SF warehouse) \$15.50 /SF NET
 - 7,250 +/- SF Showroom / Office, \$16.50 / SF NET
 - 12,200 +/- SF (2,049 +/- SF office, 2,850 +/- SF warehouse) \$15.50 /SF NET
 - 12,200 +/- SF (4,860 +/- SF warehouse, 7,340 +/- SF Showroom) \$15.50 / SF NET
- (Current taxes & insurance are \$2.62 SF)

Comments: Fenced yard, tilt up concrete, 2 overhead doors (1 - grade level, 1 - truckwell), fire sprinkled

Strap #01-46-24-00-00004.2010			
Zoning: C-1			
Demographics 1, 3, 5 miles			
	1-Mile	3-Miles	5-Miles
Total Population 2008	4,420	31,355	112,956
Median HH Income 2008	\$54,570	\$53,072	\$53,162
(AADT 2007) 57,200 N of Island Park Rd			

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Complete details available at
WWW.MILLERALLIANCE.COM

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