



# For Lease

## \$3,000 Bonus to Tenant Rep \*

6150 Diamond Centre Court #1101, Fort Myers, FL 33912



### PROPERTY SUMMARY

Conveniently located at 6150 Diamond Centre Court #1101, Fort Myers, FL, 33912, this exceptional commercial property offers move-in ready convenience and a versatile layout to suit your business needs. Boasting five well-appointed offices, an open work area, and a spacious breakroom, this space is thoughtfully designed for productivity and comfort. With the added benefit of 18 shared parking spaces, clients and employees will find ample parking for easy access. Embrace the prime location and transform this space into the ideal setting for your business to thrive.

### PROPERTY HIGHLIGHTS

- **\$3,000 Bonus to Tenant Rep with a 2 Year or More Fully Executed Lease**
- Move-In Ready
- 5 Private Offices
- Open Work Area, Large Breakroom
- Central Location

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<b>Lease Rate</b>	\$16.11PSF/yr (NNN)
<b>CAM</b>	\$11.89 PSF
<b>Available Space</b>	2,240 SF
<b>Year Built</b>	2005
<b>Zoning</b>	CPD



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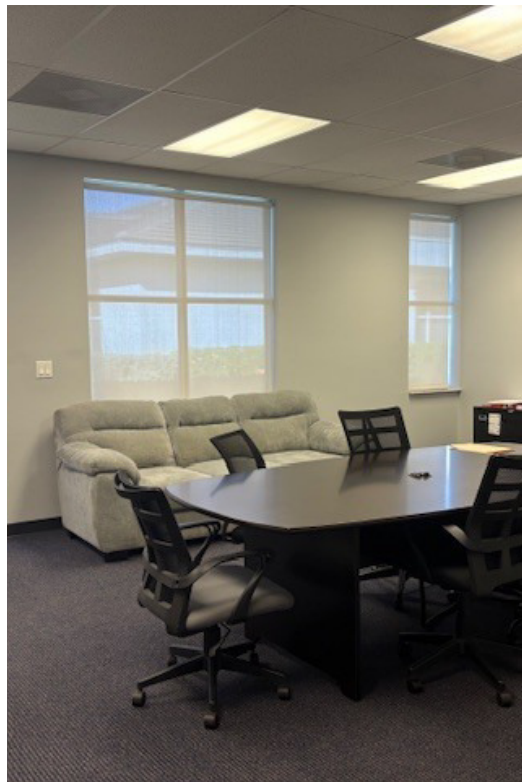




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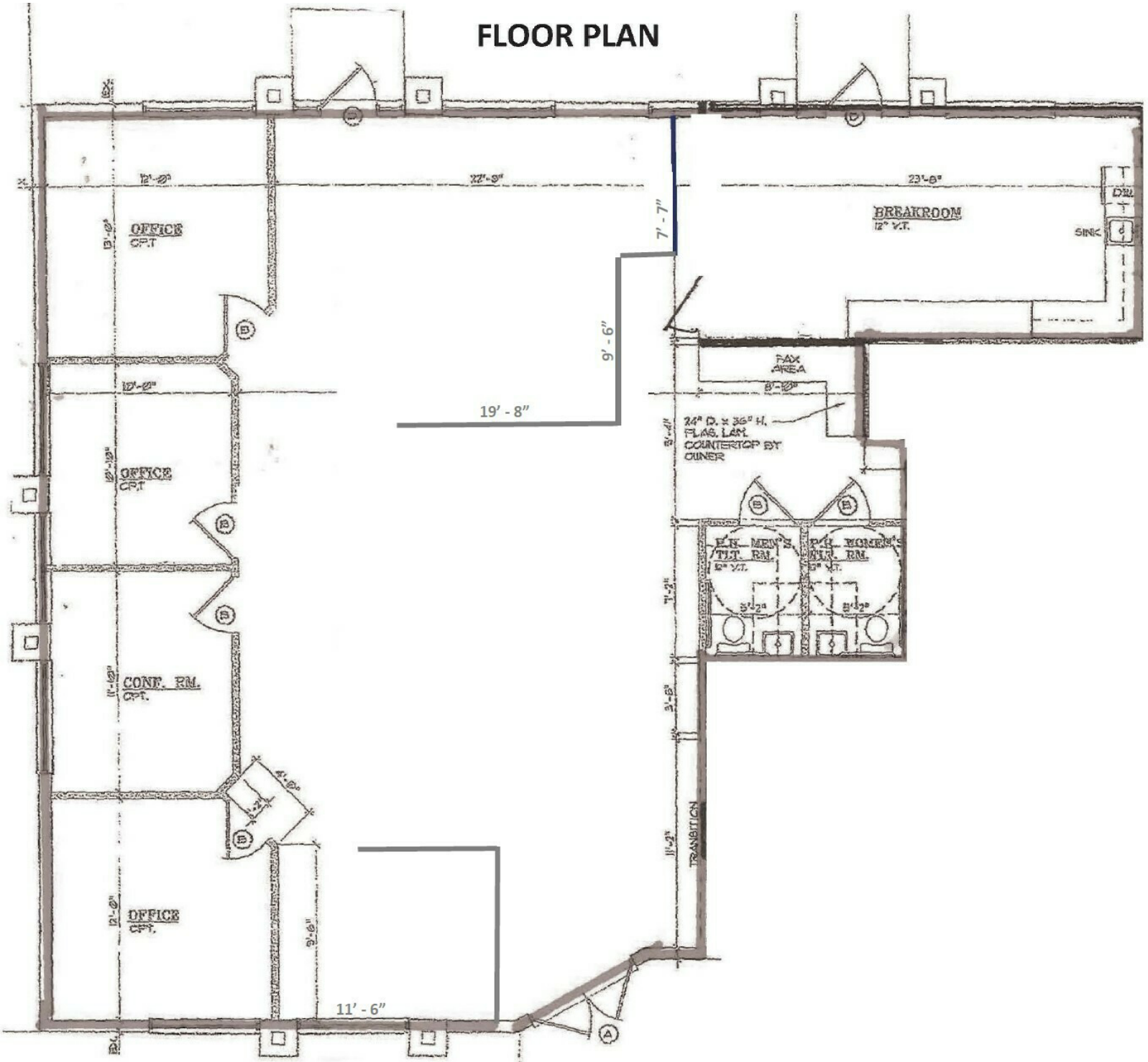
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### FLOOR PLAN



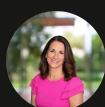
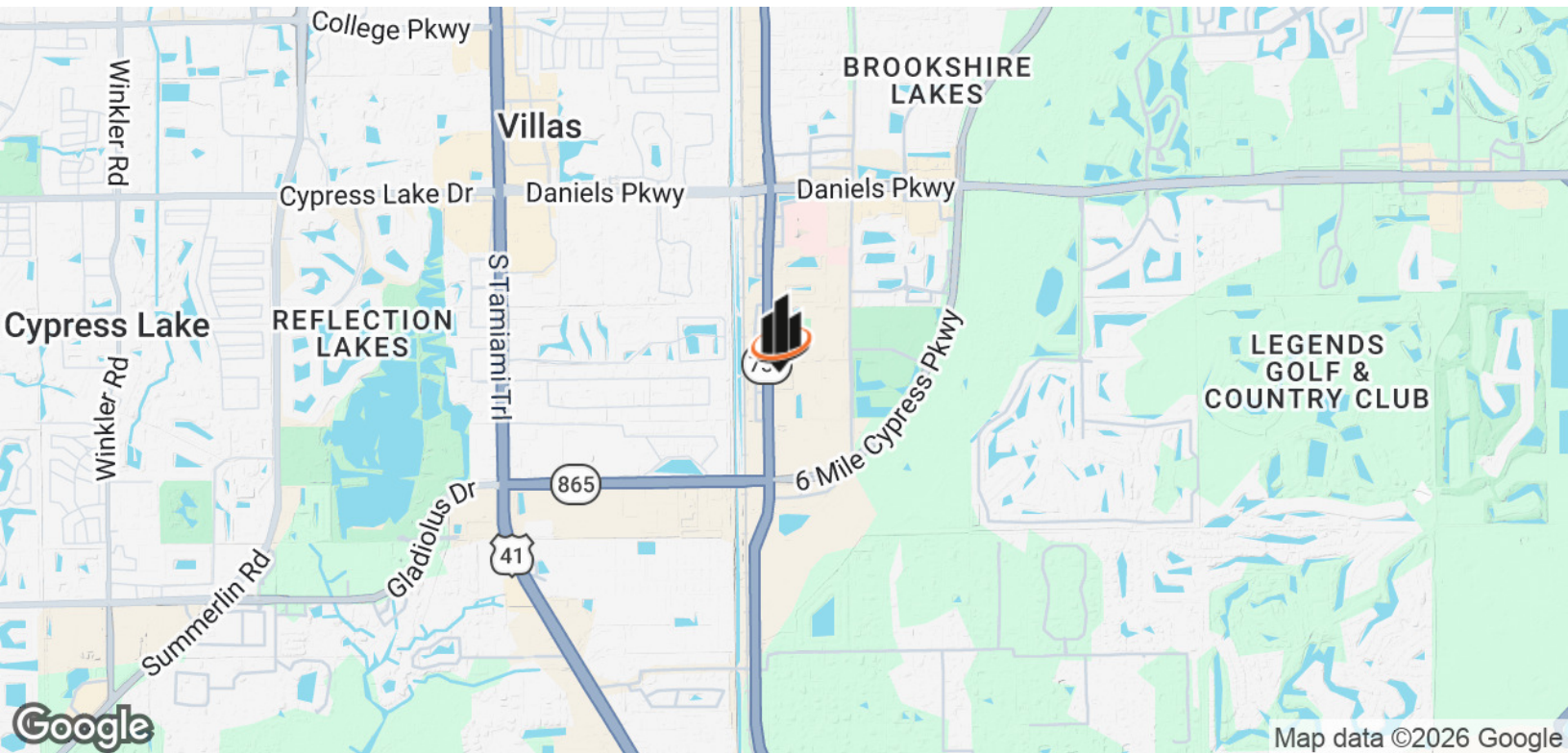
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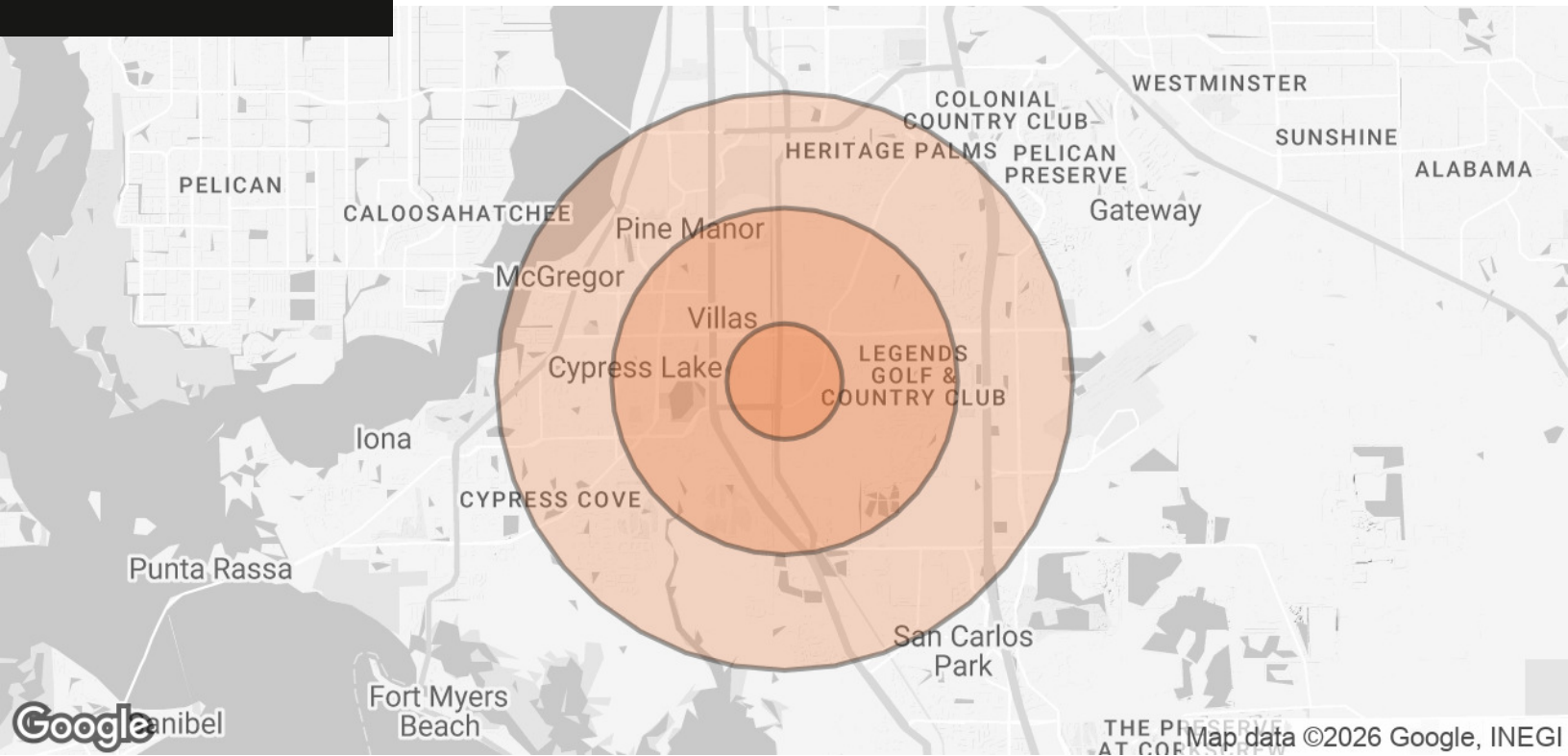
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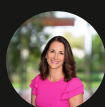
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POPULATION	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	3,008	45,541	125,568
<b>AVERAGE AGE</b>	52.6	53.6	50.6
<b>AVERAGE AGE (MALE)</b>	48.1	51.7	49.5
<b>AVERAGE AGE (FEMALE)</b>	57.2	55.4	51.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	1,472	21,830	56,909
<b># OF PERSONS PER HH</b>	2.0	2.1	2.2
<b>AVERAGE HH INCOME</b>	\$105,486	\$96,747	\$105,658
<b>AVERAGE HOUSE VALUE</b>	\$285,901	\$336,231	\$380,105

2023 American Community Survey (ACS)



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