



## PROPERTY SUMMARY

Multi-building campuses of this scale are increasingly difficult to find in the rapidly growing Fort Myers market. This offering consists of a multi-building campus spanning nearly 8 acres, with eight standalone buildings that provide exceptional flexibility for a range of uses. The layout allows for separation of operations, phased occupancy, or future reconfiguration as needs evolve.

The property is well supported by on-site parking throughout the campus, with additional off-site parking located directly across the street, enhancing operational flexibility.

<b>Acres</b>	7.93	<b>Contiguous</b>	98,807SF+/-
<b>Buildings</b>	8	<b>Available</b>	Individual Buildings Or Entire Campus
<b>GLA</b>	98,807SF+/-	<b>Future Land Use</b>	Traditional Community
<b>Built</b>	1958		
<b>Zoning</b>	Rs-7		



**Matthew Tuccio**

Advisor

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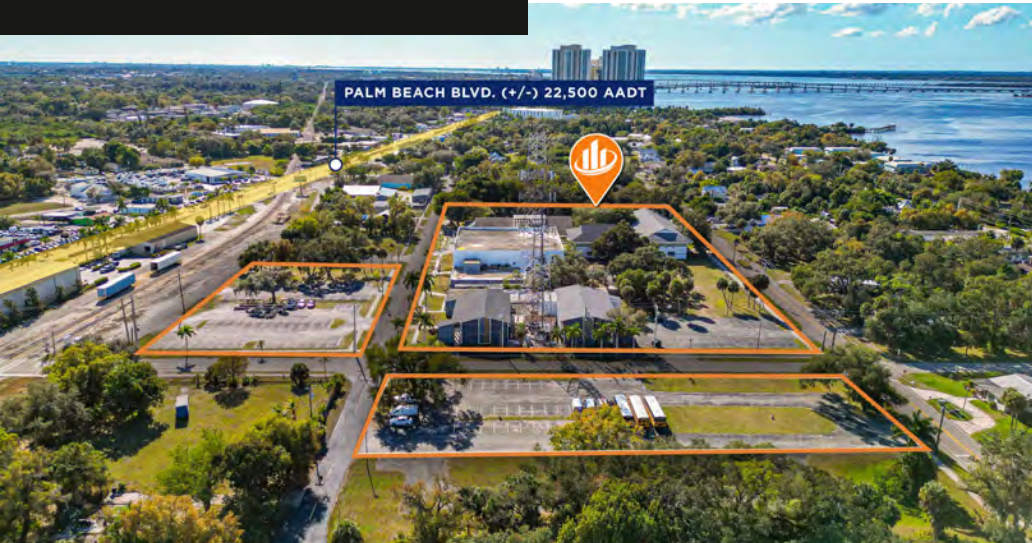
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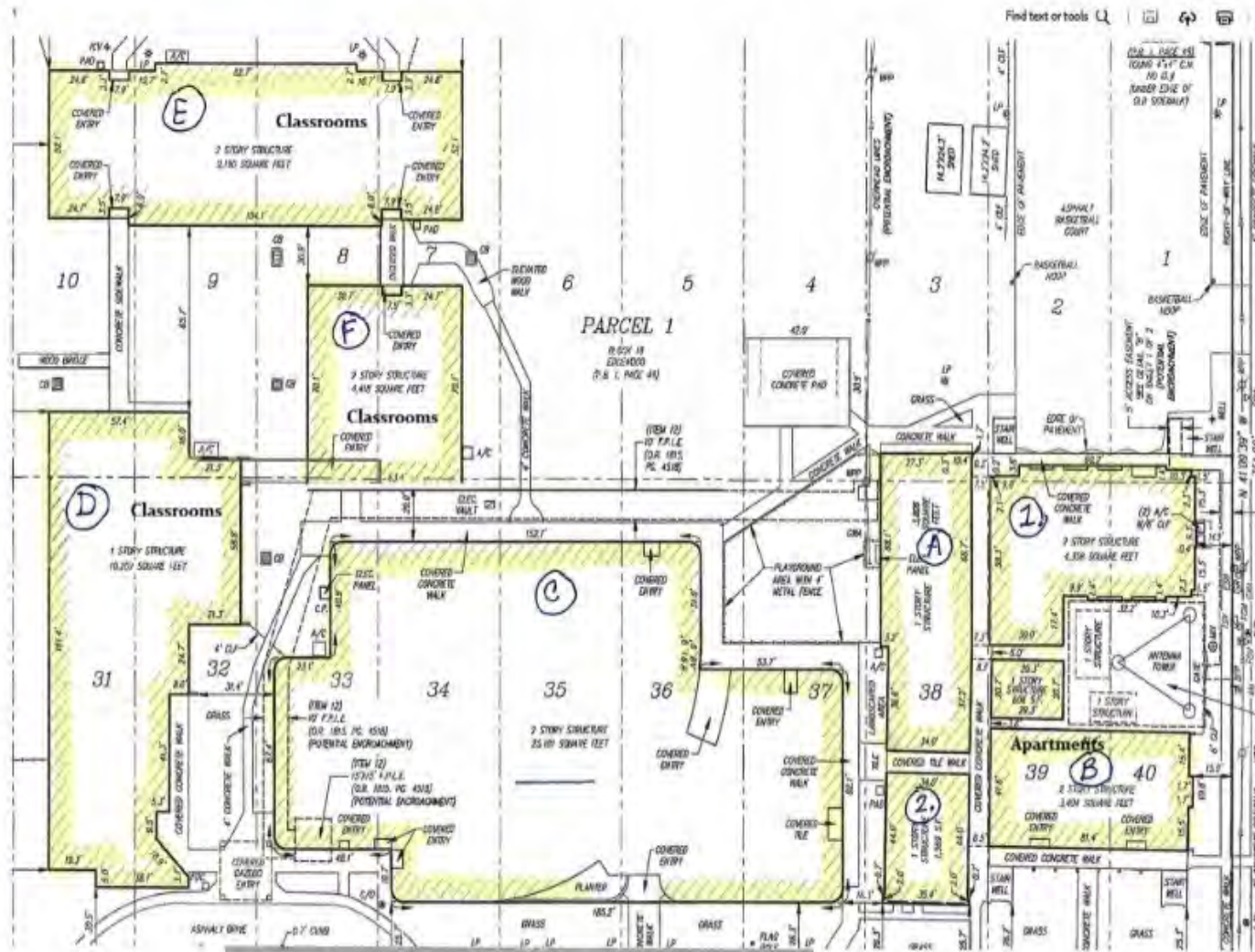
**For Lease**

**940 Tarpon St**  
Fort Myers, FL 33916



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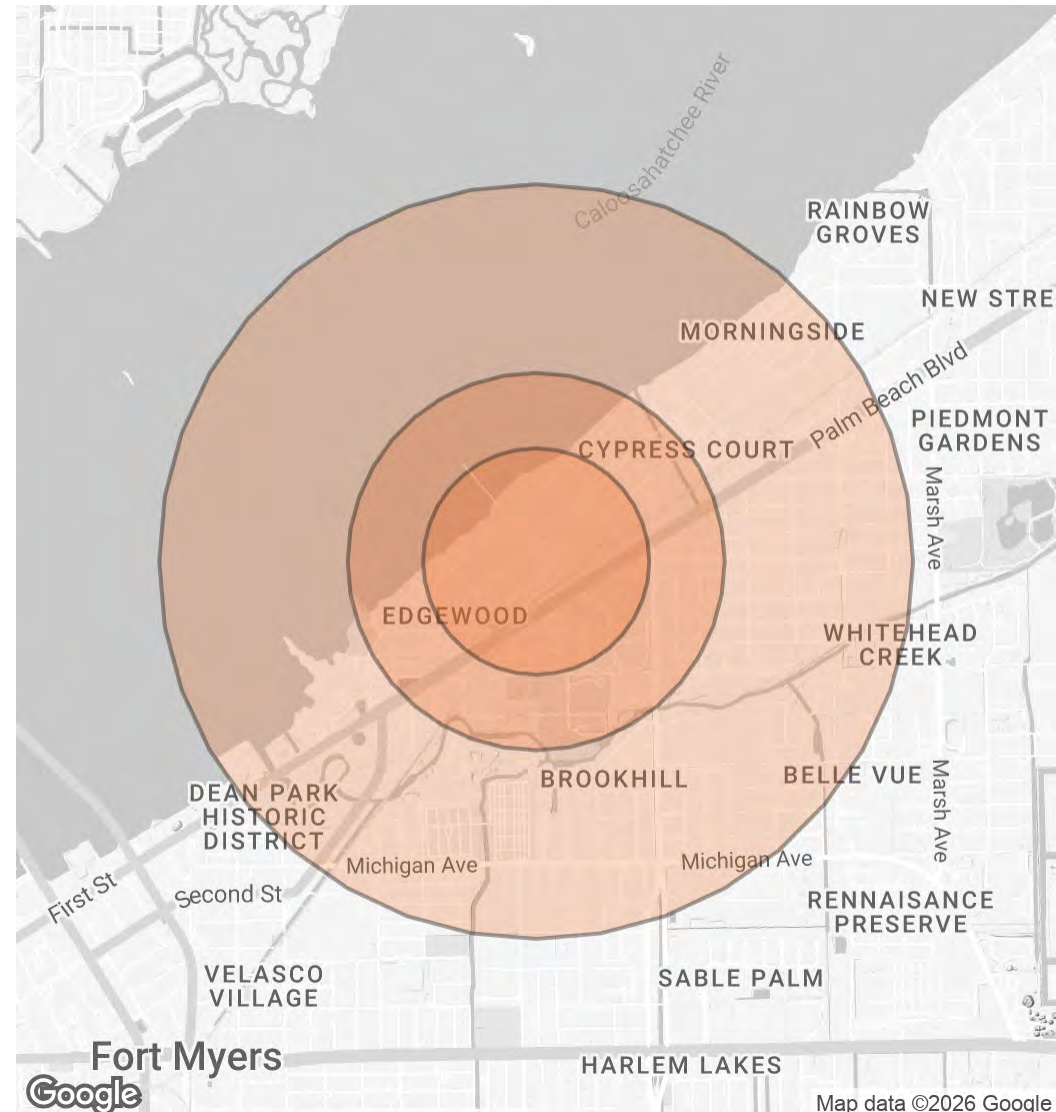
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	542	1,698	6,912
AVERAGE AGE	47	42	40
AVERAGE AGE (MALE)	47	42	39
AVERAGE AGE (FEMALE)	47	43	41
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	290	780	2,714
# OF PERSONS PER HH	1.9	2.2	2.5
AVERAGE HH INCOME	\$97,269	\$81,875	\$62,879
AVERAGE HOUSE VALUE	\$282,551	\$252,244	\$236,668

Demographics data derived from AlphaMap



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