

NEW BRITTANY OFFICE BUILDING

12751 NEW BRITTANY BLVD, FORT MYERS, FL 33907

FOR LEASE

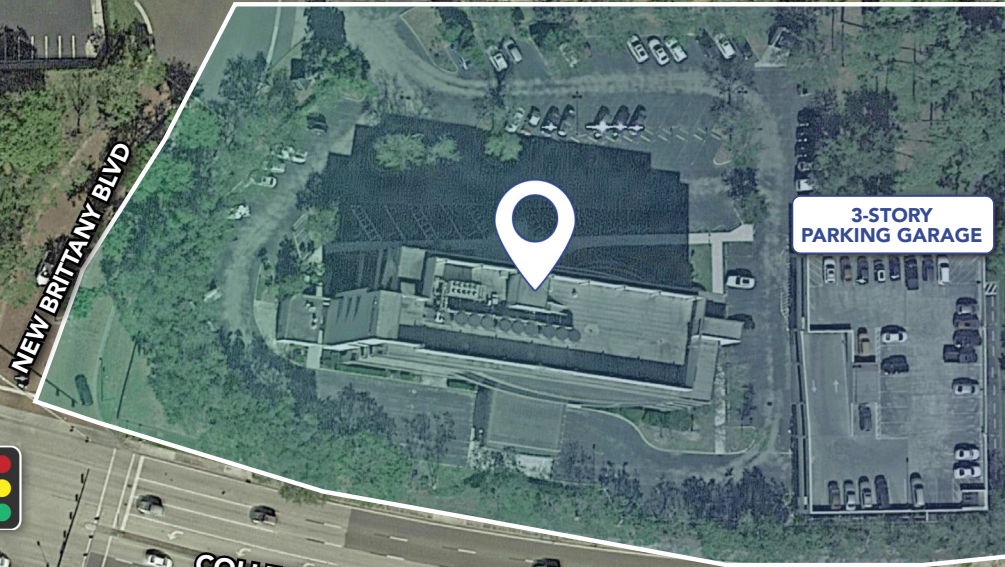
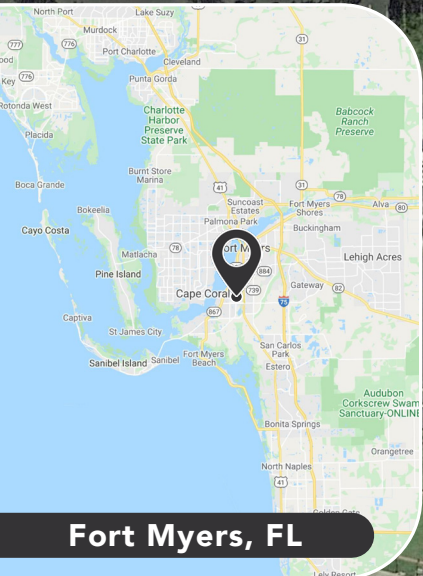


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NEW BRITTANY BLVD

3-STORY
PARKING GARAGE

COLLEGE PKWY

38,000±VPD



2026 DEMOGRAPHICS 12751 NEW BRITTANY



AVERAGE H.H INCOME

1 MILE	3 MILE	5 MILE
\$73,132	\$98,186	\$114,433



POPULATION

10,673	62,945	148,138
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EMPLOYMENT DENSITY

11,102	52,917	97,831
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PROPERTY FEATURES

LEASE RATE	\$22.00 PSF NNN
AVAILABLE	1st Floor: Suite 101: 4,676± SF 4th Floor: Suite 405: 4,675± SF 5th Floor: Suite 550: 4,897± SF ; Suite 500: 7,156± SF Combined: 12,053± SF
PARKING	237 Spaces (4/1,000 SF)
LOCATION	The subject site is located on the NEC College Pkwy & New Brittany Blvd, just west of US 41 in Fort Myers, FL.



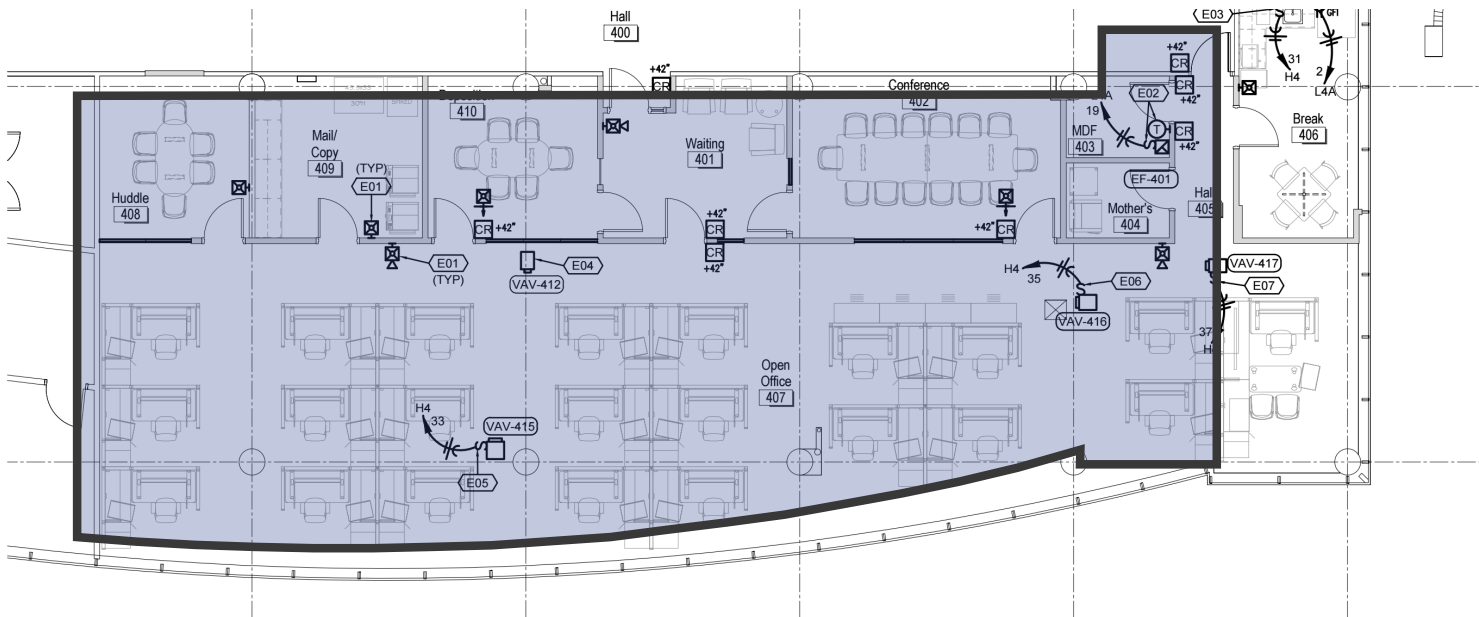
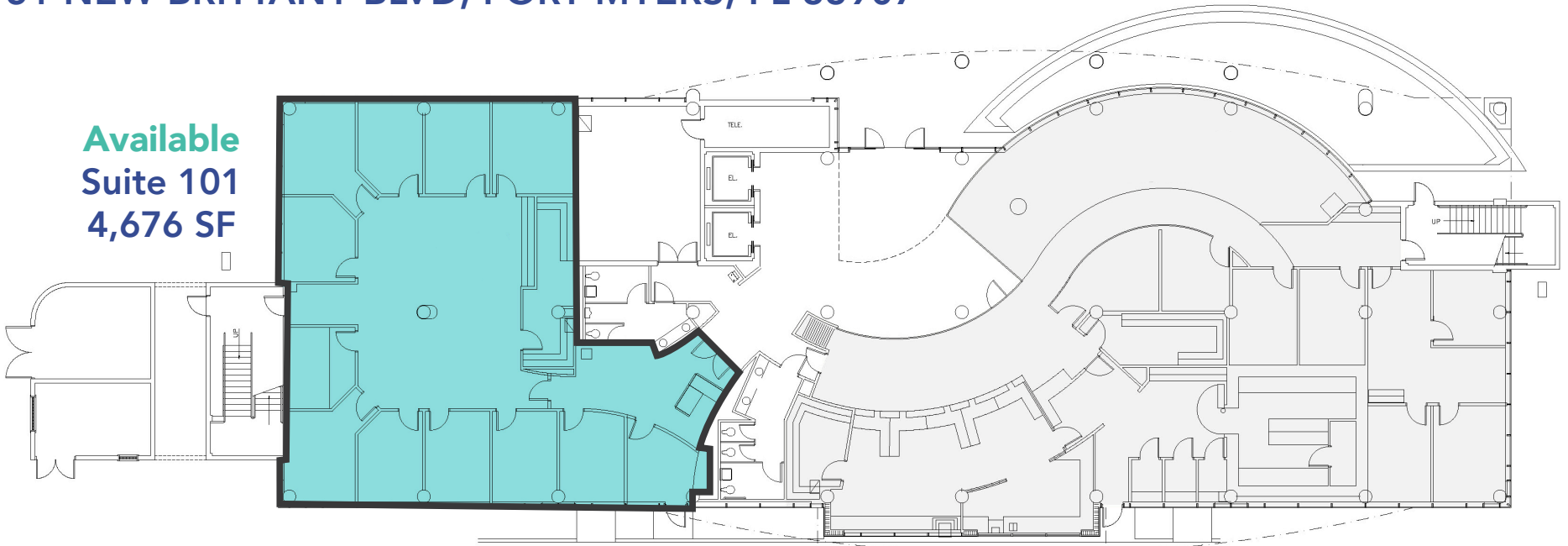
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Suite 101
4,676 SF



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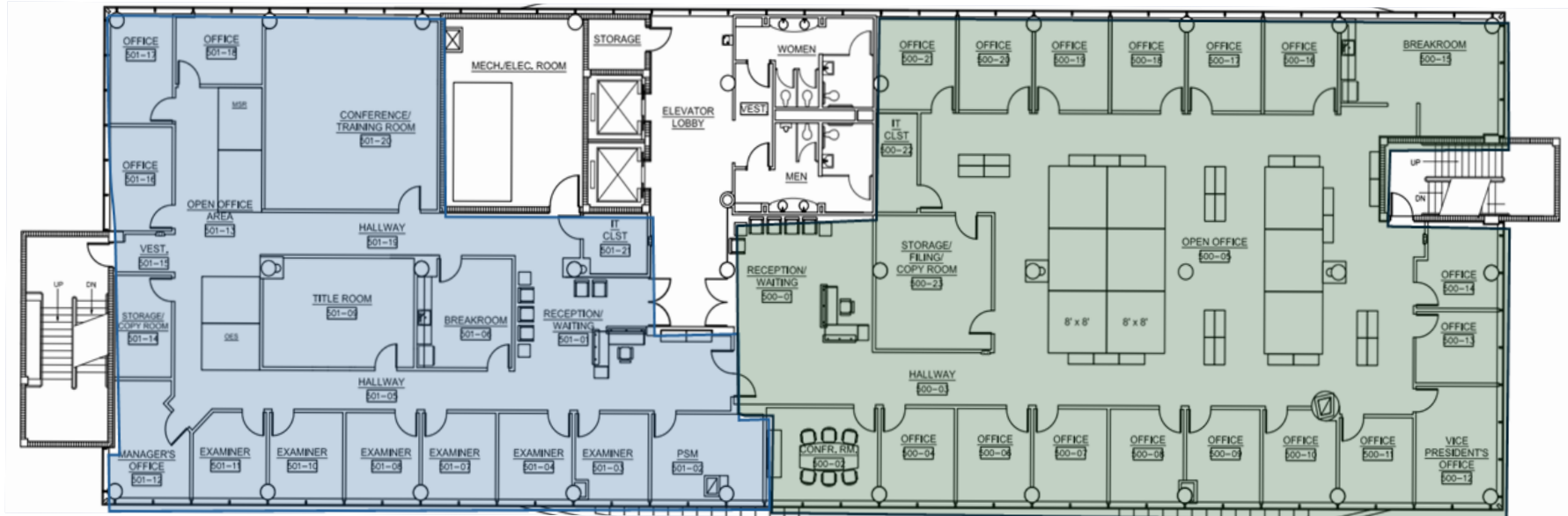
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Can be combined to
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