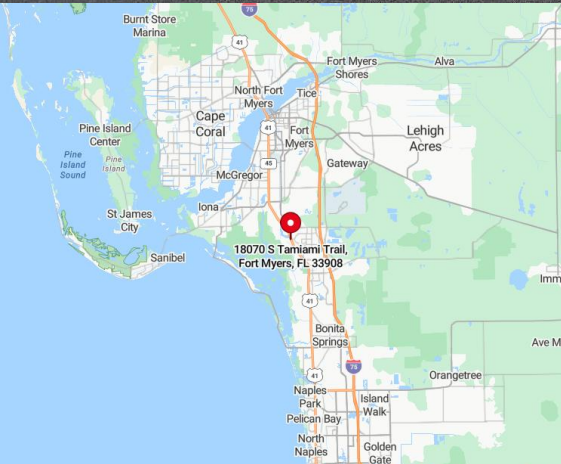




FOR LEASE – RETAIL/OFFICE SPACE

18070 S. Tamiami Trl., Suite 107
Fort Myers, FL 33908

Lease Price: \$17.00 PSF + \$5.50 CAM (NNN)

Size: 1,930± SF

Year Built: 2005

Parking: 113 spaces (58.55 Ratio)

Zoning: C1A (Commercial) Lee County.



- Monument Sign. Signalized Intersection at US 41 (Tamiami Trail) and Constitution in South Fort Myers convenient to I-75, Alico Road, Estero and Bonita Springs.
- Preserve Plaza is a mix of current medical and professional offices.
- High Ceilings, Exposed Ceiling, Emergency Lighting, WiFi Connectivity, Private Restrooms, Partitioned Offices, Central Air and Heating
- Lease rate does not include Utilities, Property Expenses or Building Services



John Wilson, LCAM
(239) 357-0805
jwilson9534@gmail.com



REMAX Realty Group
Commercial Division
7910 Summerlin Lakes Dr.
Fort Myers, FL 33907
(239) 489-0444

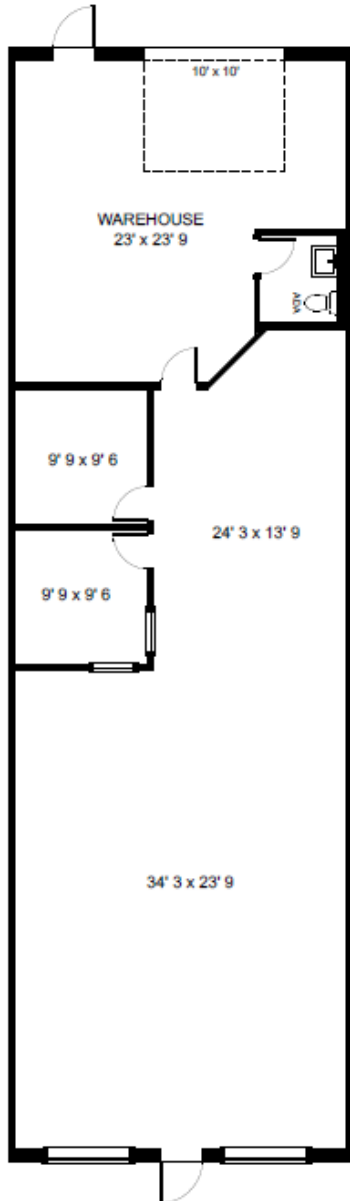


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For Lease – Retail Office
18070 S. Tamiami Trl #107

John Wilson, LCAM
(239) 357-0805



Office Area	1378 sq. ft.
Warehouse Area	543 sq. ft.

TOTAL USABLE AREA	1921 sq. ft.
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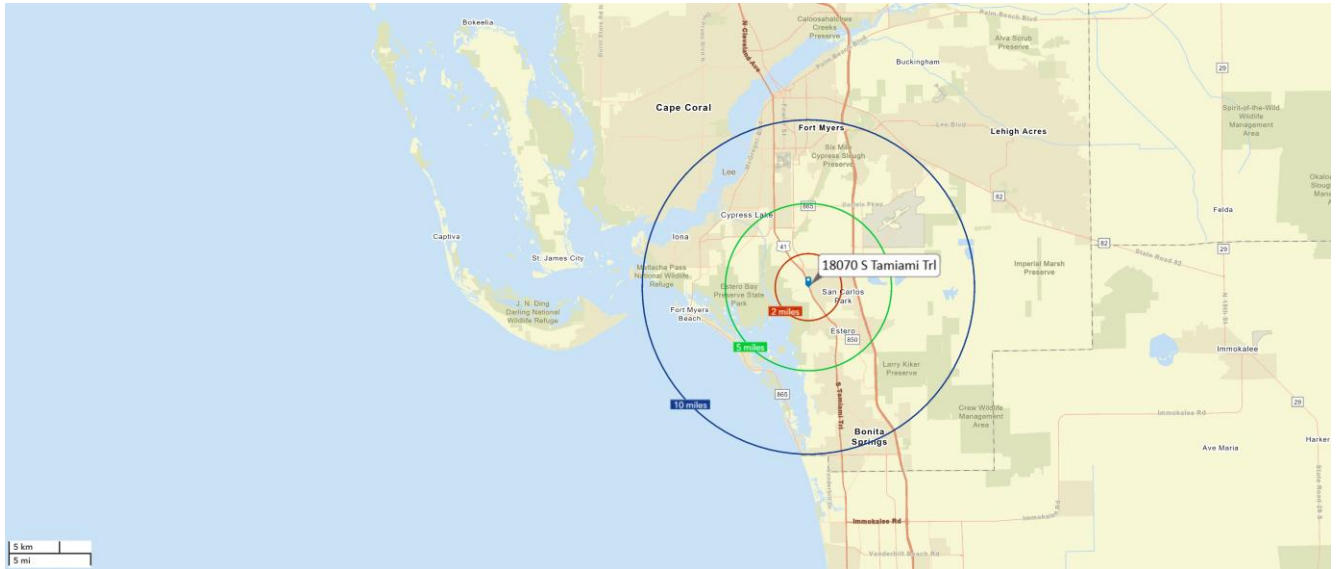
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DEMOGRAPHICS

18070 S. Tamiami Trl., Fort Myers, FL

	2 Miles	5 Miles	10 Miles
Total Population	19,620	90,176	334,930
Median Age	41	52	56
Total Households	7,978	40,180	156,033
Strap #	18-46-25-27-00000.0108		
Traffic Count	52,500 S. Tamiami Trl (2025) (From San Carlos Blvd to Babcock R)		



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