



For Lease

Hancock Office Center

3443 Hancock Bridge Parkway, North Fort Myers, FL 33903



OFFERING SUMMARY

LEASE RATE: \$23 SF/yr (MG)

AVAILABLE SF: 2,108 SF

ZONING: C-1A
(Commercial)
Lee County

APN: 11-44-24-00-00017.009C

PROPERTY OVERVIEW

This office space offers a waiting area, reception desk, 2 restrooms, breakroom, work area, and private offices/conference room.

PROPERTY HIGHLIGHTS

- Hancock Bridge Parkway Frontage
- Located close to Cleveland Ave
- Plenty of Parking
- Nicely Appointed



Lisa Sands
Senior Advisor
C: 239.470.5582
lisa.sands@svn.com





LEASE INFORMATION

LEASE TYPE:	MG	LEASE TERM:	Negotiable
TOTAL SPACE:	2,108 SF	LEASE RATE:	\$23 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suites 301-302	Available	2,108 SF	Modified Gross	\$23.00 SF/yr	Office/Retail

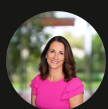
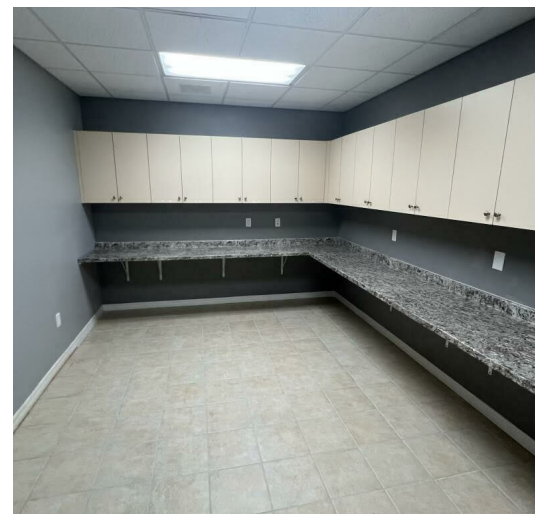
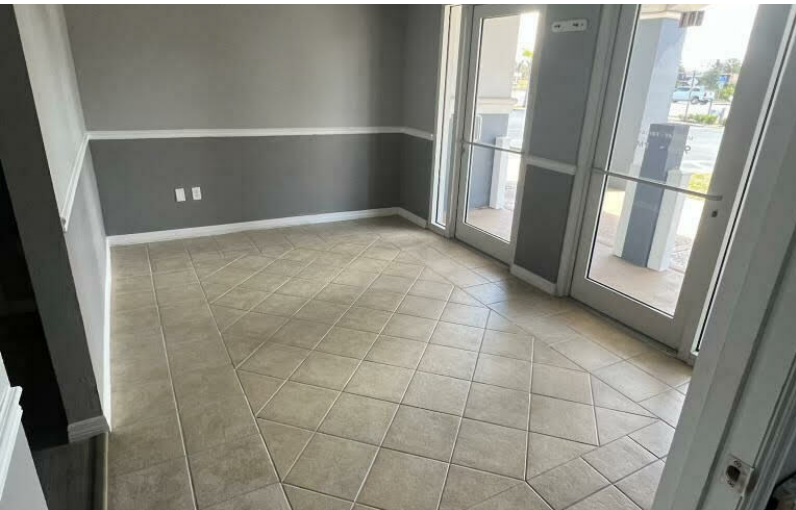




For Lease

Hancock Office Center

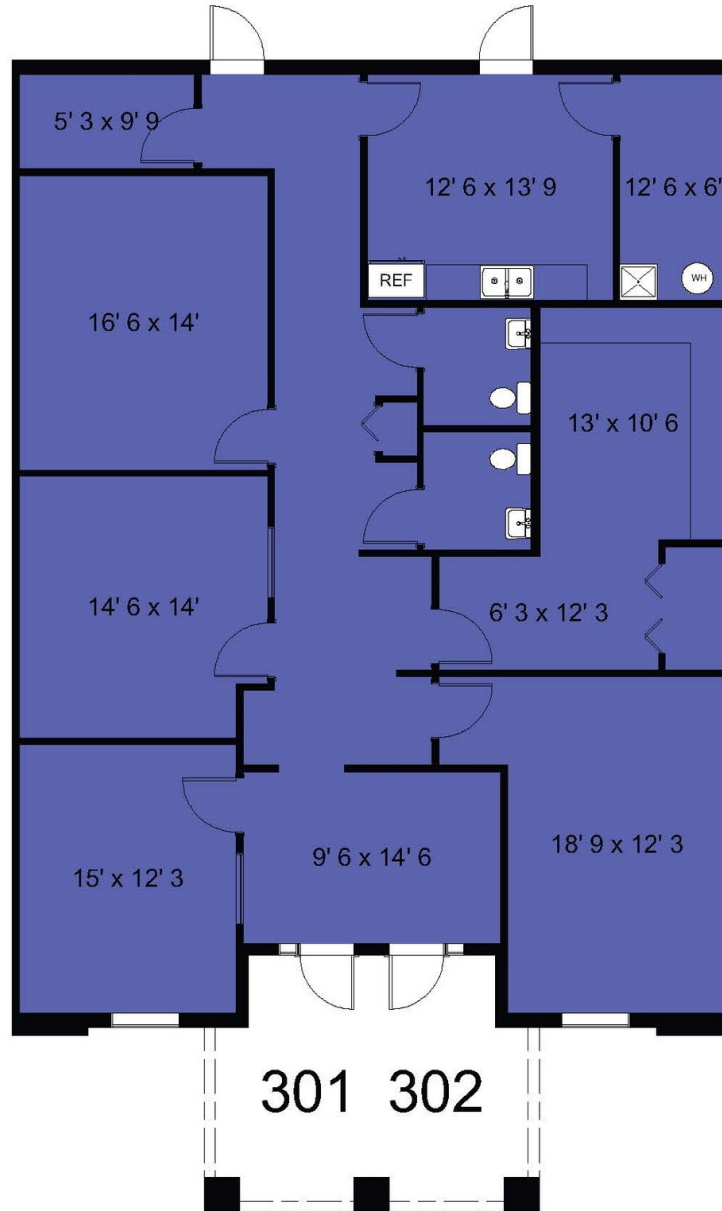
3443 Hancock Bridge Parkway, North Fort Myers, FL 33903



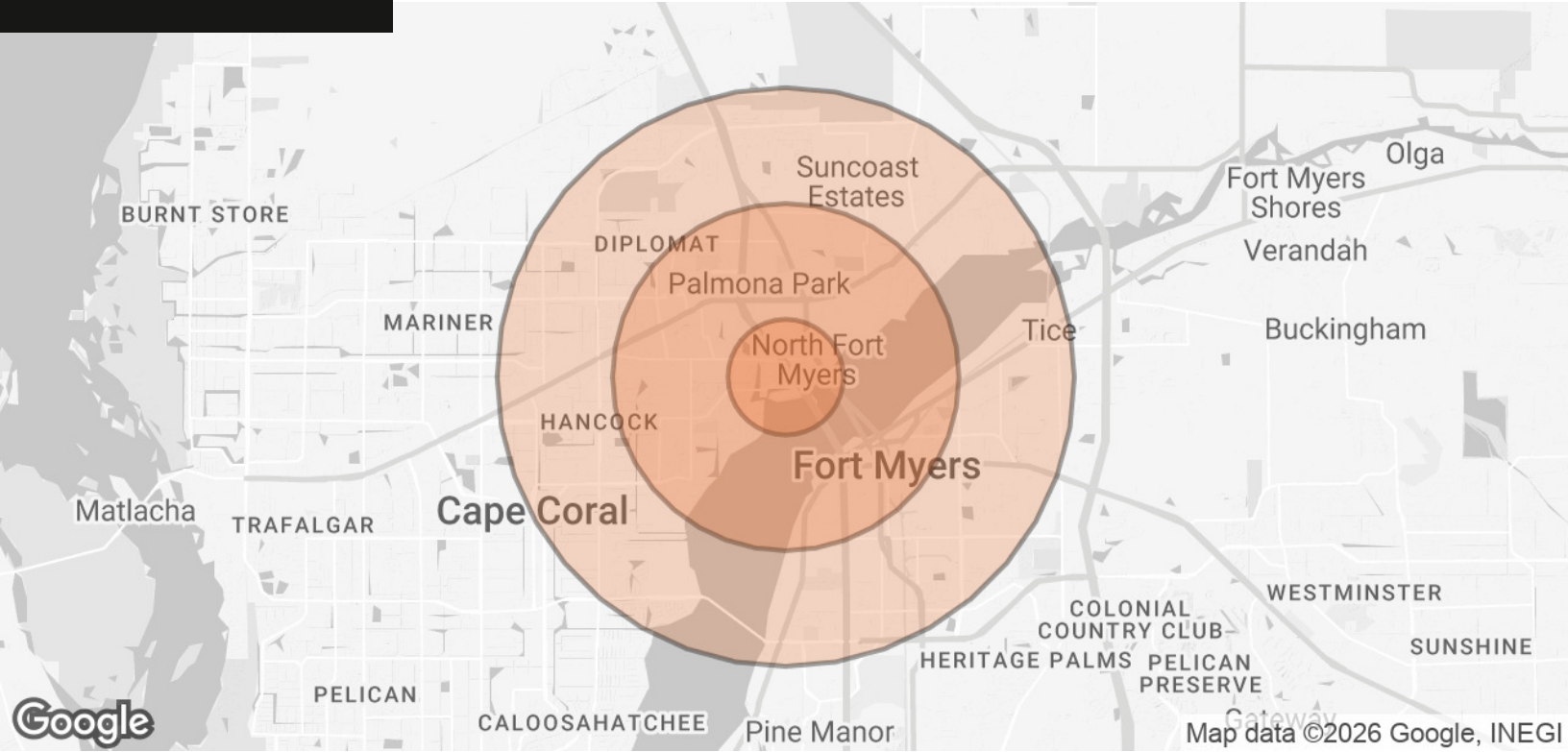
Lisa Sands
Senior Advisor
C: 239.470.5582
lisa.sands@svn.com



3443 Hancock Bridge Parkway
North Fort Myers, Florida
Floor Plan ~ Unit 301-302

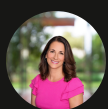


Lisa Sands
Senior Advisor
C: 239.470.5582
lisa.sands@svn.com



POPULATION	5 MILES	3 MILES	1 MILE
TOTAL POPULATION	154,229	51,754	5,095
AVERAGE AGE	44.1	47.5	55.0
AVERAGE AGE (MALE)	43.8	47.0	52.4
AVERAGE AGE (FEMALE)	44.5	48.4	56.9
HOUSEHOLDS & INCOME	5 MILES	3 MILES	1 MILE
TOTAL HOUSEHOLDS	61,342	22,588	2,568
# OF PERSONS PER HH	2.5	2.3	2.0
AVERAGE HH INCOME	\$78,503	\$75,178	\$83,933
AVERAGE HOUSE VALUE	\$261,006	\$248,440	\$272,253

2023 American Community Survey (ACS)



Lisa Sands
Senior Advisor
C: 239.470.5582
lisa.sands@svn.com