



For Sale

17030 Alico Commerce Court #302

Fort Myers, FL 33912



PROPERTY SUMMARY

Ideally positioned along the highly sought-after Alico Road corridor in South Fort Myers, 17030 Alico Road benefits from exceptional connectivity and proximity to some of Southwest Florida's most significant commercial, residential, and employment hubs. The property is located just east of the interchange with Interstate 75 and minutes from Southwest Florida International Airport, providing convenient regional and national access.

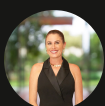
The site is surrounded by major amenities, including Gulf Coast Town Center, featuring over 100 retail stores, restaurants, entertainment venues, and national retailers, as well as nearby Florida Gulf Coast University and numerous hotels, office campuses, industrial parks, and rapidly expanding residential communities.

Its strategic location offers direct access to major transportation corridors including Alico Road (CR 840), Ben Hill Griffin Parkway, and Interstate 75, positioning the property at the center of one of Southwest Florida's fastest-growing mixed-use and logistics corridors.

PROPERTY HIGHLIGHTS

- 1,250 SF of Air-Conditioned Warehouse space
- Heavy-duty steel mezzanine adding additional room for storage
- Ample parking for employees and visitors
- High ceilings for increased storage capacity
- Modern amenities and finishes
- Surrounding units available for increased space needs
- Easy access to major transportation routes

Asking Price	\$350,000
Unit Size	1,250 SF
Market	Southwest Florida
Year Built	2008
Zoning	IPD
Power	220-Phase



Corrie Gates

Director

O: 239.250.2240

corrie.gates@svn.com

FL #BK3073582



Ben Arensman

Property Management Coordinator & Associate Advisor

O: 239.219.7417

ben.arensmann@svn.com

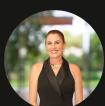




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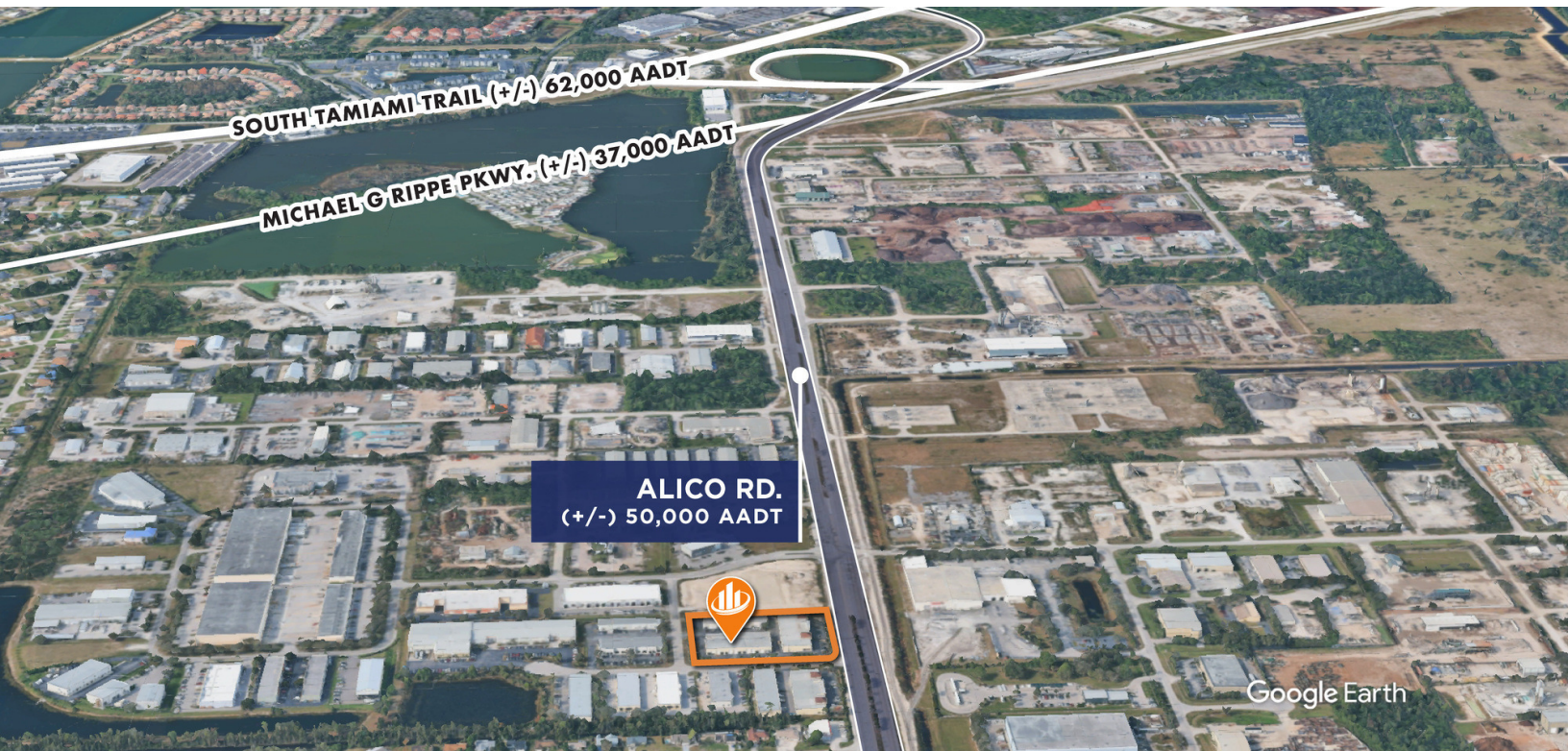
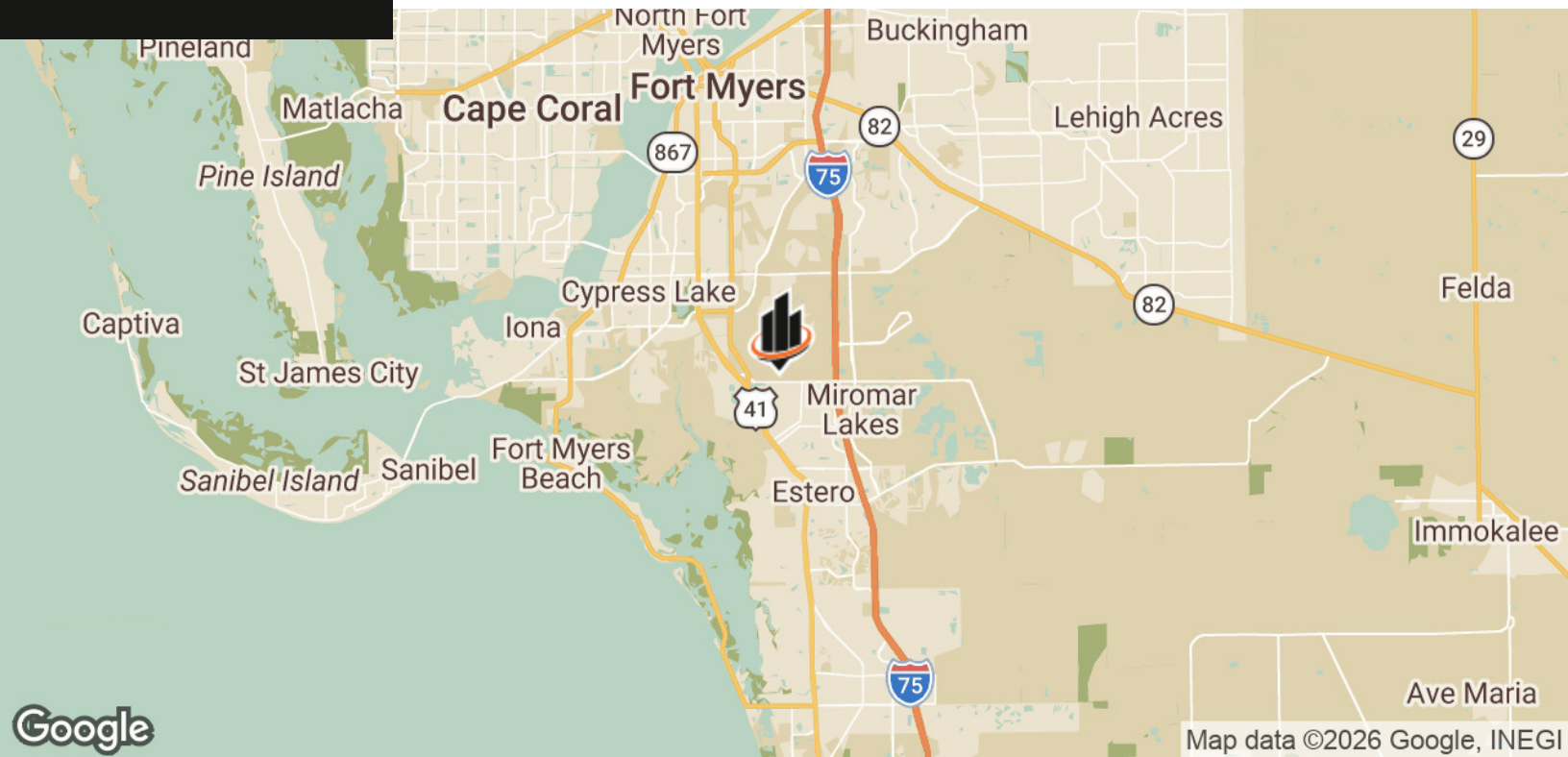




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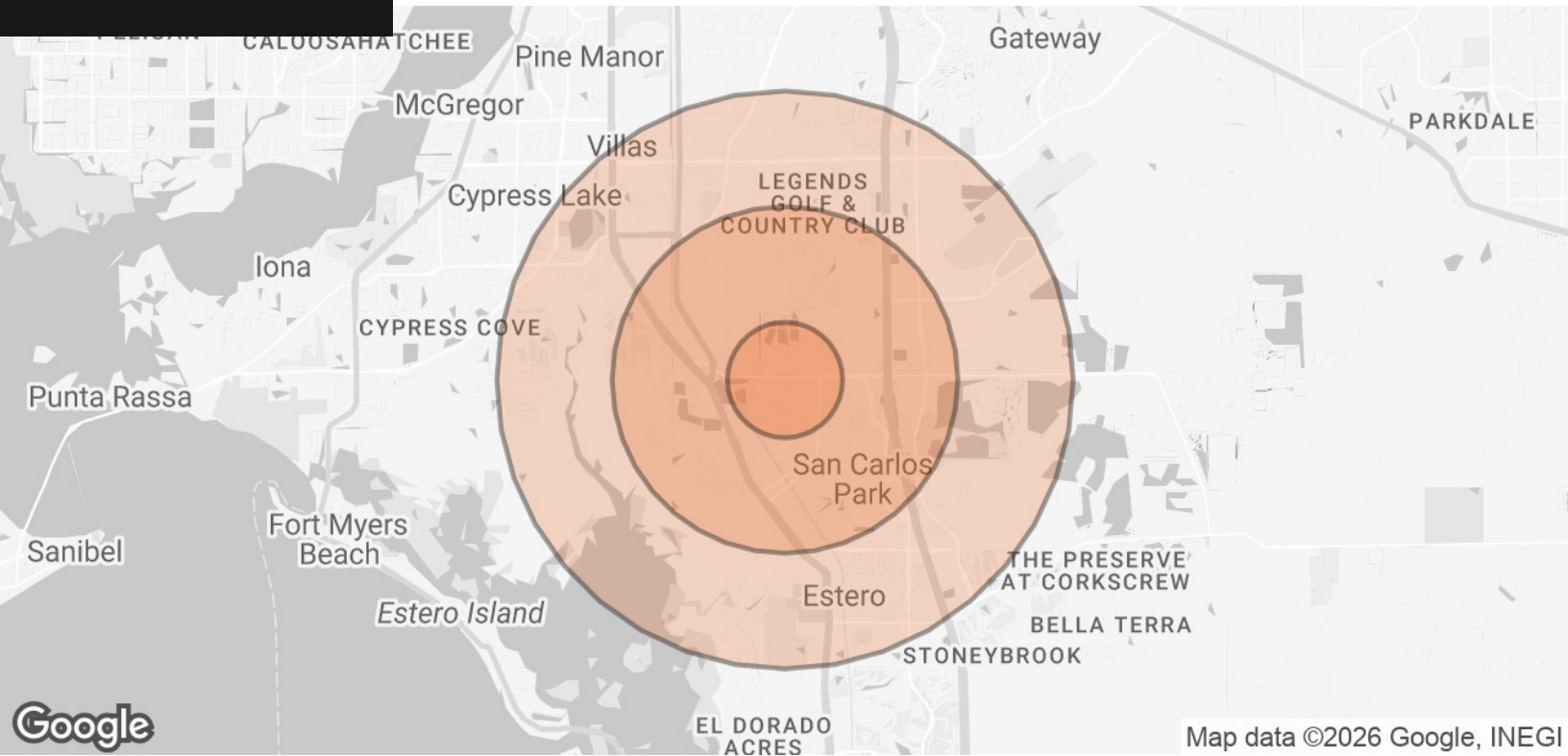




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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,393	38,177	85,360
AVERAGE AGE	39	43.9	48.8
AVERAGE AGE (MALE)	38	44.5	49.4
AVERAGE AGE (FEMALE)	40.5	43.9	48.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,019	15,239	35,980
# OF PERSONS PER HH	2.7	2.5	2.4
AVERAGE HH INCOME	\$103,839	\$114,097	\$116,563
AVERAGE HOUSE VALUE	\$355,700	\$429,618	\$418,046

2023 American Community Survey (ACS)



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