



For Lease

Alico Lake Commons

17595 S Tamiami Trl, Fort Myers, FL 33908



PROPERTY SUMMARY

Alico Lakes Commons, located at 17595 South Tamiami Trail in Fort Myers, is a two-story, Class A office building constructed in 1991 with approximately 27,532 square feet of space situated along US-41 near Alico Road. The property was renovated in 2026, including a new roof and fresh exterior paint. It features an atrium-style lobby with elevator access, scenic lake views, two conference rooms, and 24-hour key-card security, with utilities and janitorial service included in rent.

PROPERTY HIGHLIGHTS

- Exterior Paint & Roof Renovation 2026
- Prime Location directly off US41
- 24/7 Access with Key Card
- Offices with Lake View Available
- Well Maintained, High-Image Building
- Exterior Building Signage & Pylon Extremely Visible from US-41

Lease Rate	\$400-750/month (Full Service)
Building Size	27,532 SF
# of Floors	2
Year Built	1991
Year Renovated	2026
Zoning	CPD



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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
■ Unit 108	112 SF	Full Service	\$750 per month
■ Unit 123	150 SF	Full Service	\$500 per month
■ Unit 209	150 SF	Full Service	\$500 per month
■ Unit 212	150 SF	Full Service	\$500 per month
■ Unit 250E	150 SF	Full Service	\$400 per month
■ Unit 250G	150 SF	Full Service	\$400 per month



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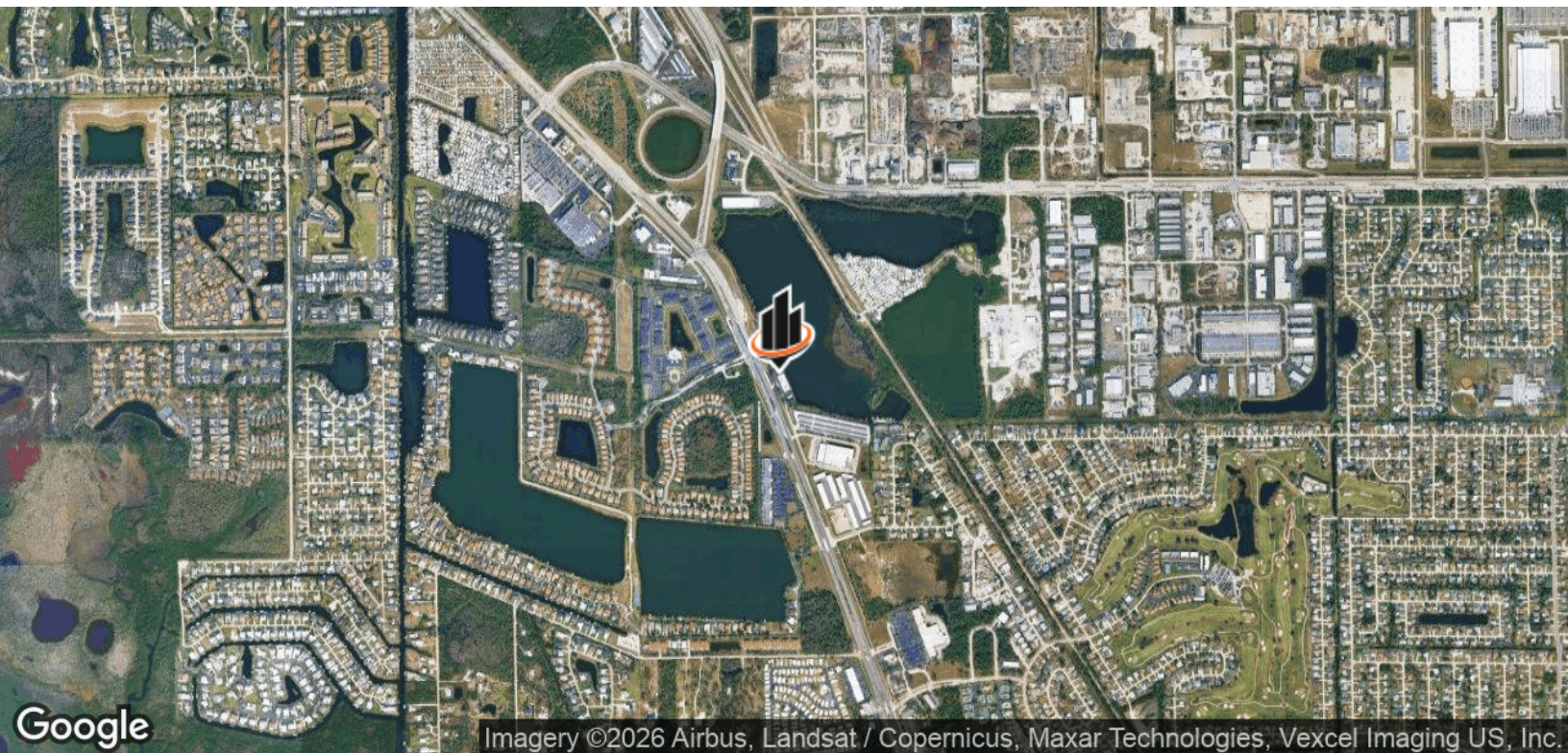
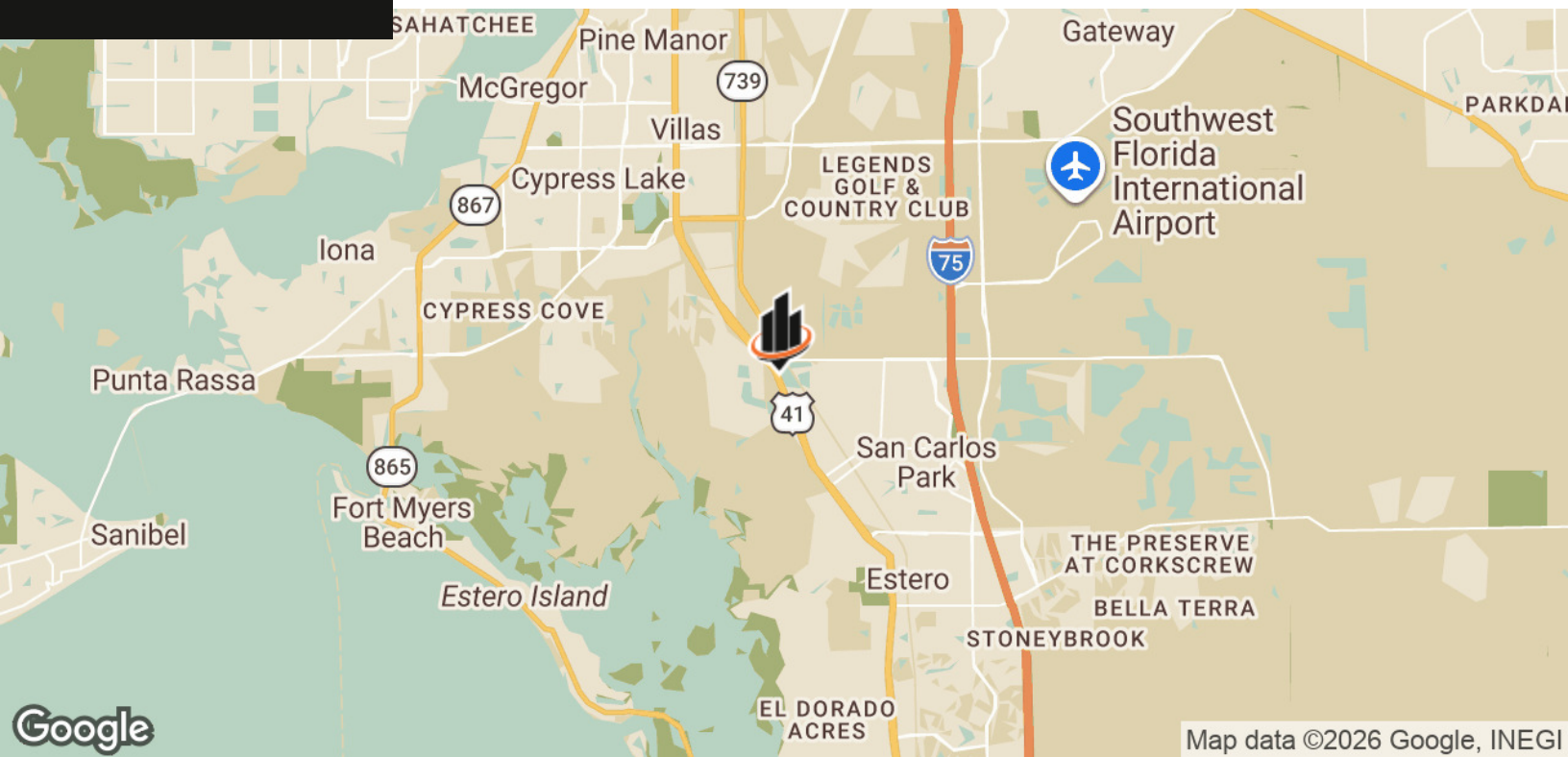




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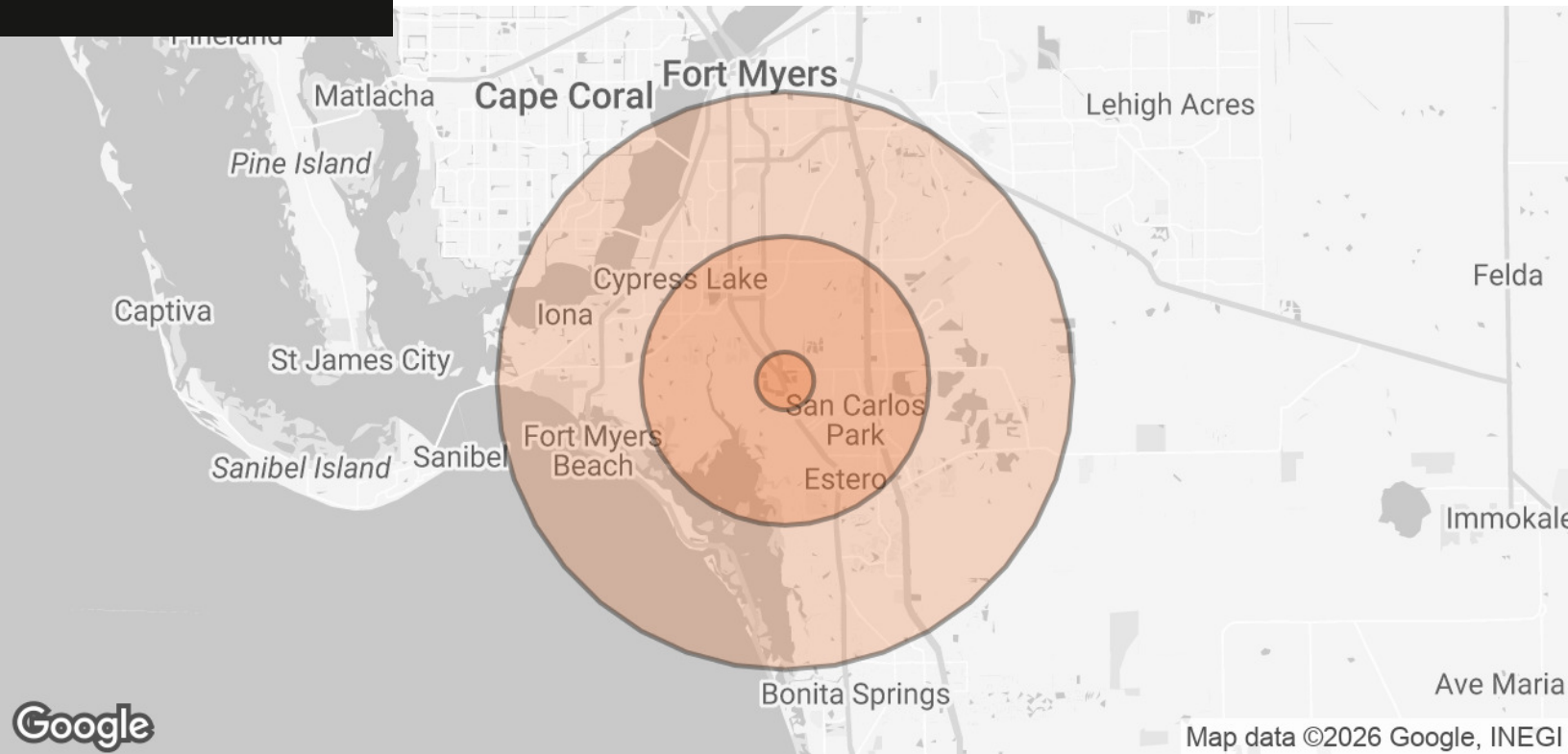




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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	3,779	85,732	291,183
AVERAGE AGE	49.2	50.8	51.8
AVERAGE AGE (MALE)	48.1	49.8	50.6
AVERAGE AGE (FEMALE)	53.1	52.5	53

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	2,389	48,985	187,265
# OF PERSONS PER HH	1.6	1.8	1.6
AVERAGE HH INCOME	\$57,237	\$69,637	\$63,614
AVERAGE HOUSE VALUE	\$250,787	\$281,937	\$300,389

2020 American Community Survey (ACS)



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