

SIGNATURE COLLEGE PARKWAY PROPERTY

9299 College Parkway | Fort Myers, FL 33919

Commercial For Sale



LQ Commercial
REAL ESTATE SERVICES

LQCRE.COM



\$8,900,000
PRICE



39,372 SF
SIZE



C1-A
ZONING

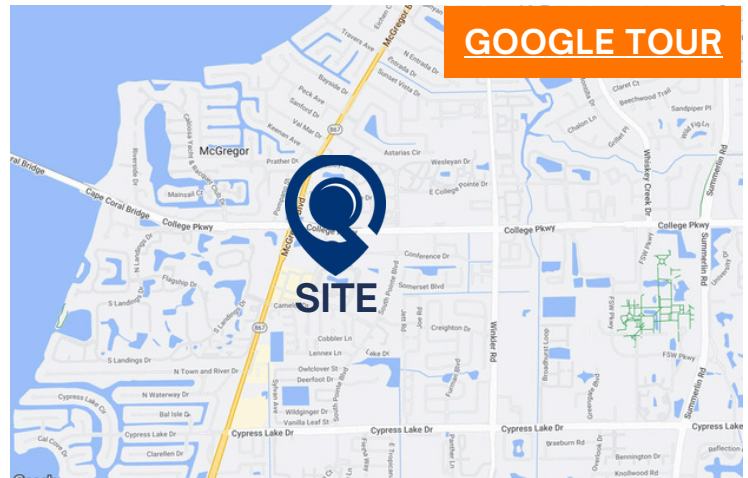


100%
OCCUPIED



1979 / 2005
BUILT / REN

- Existing back center/call center space.
- Includes 1,634 SF retail storefront.
- 4.03 acres fronting College Parkway.
- 543 parking spaces (5.75 : 1,000SF)
- Negotiable opportunity for early occupancy or redevelopment, if beneficial.
- Net Operating Income: \$801,422



[LQCRE.COM/COLLEGE-PWKY-CENTER](https://www.lqcre.com/college-pwky-center)



15-MIN POPULATION
148,506



15-MIN INCOME
\$90,564



15-MIN EMPLOYEES
88,558



3555 Kraft Rd. #260
Naples, FL 34105

[LQCRE.COM](https://www.lqcre.com)

Adam Palmer, CCIM, SIOR
Managing Principal

D: 239.333.2507

C: 239.898.8686

apalmer@lqcre.com

SIGNATURE COLLEGE PARKWAY PROPERTY

9299 College Parkway | Fort Myers, FL 33919

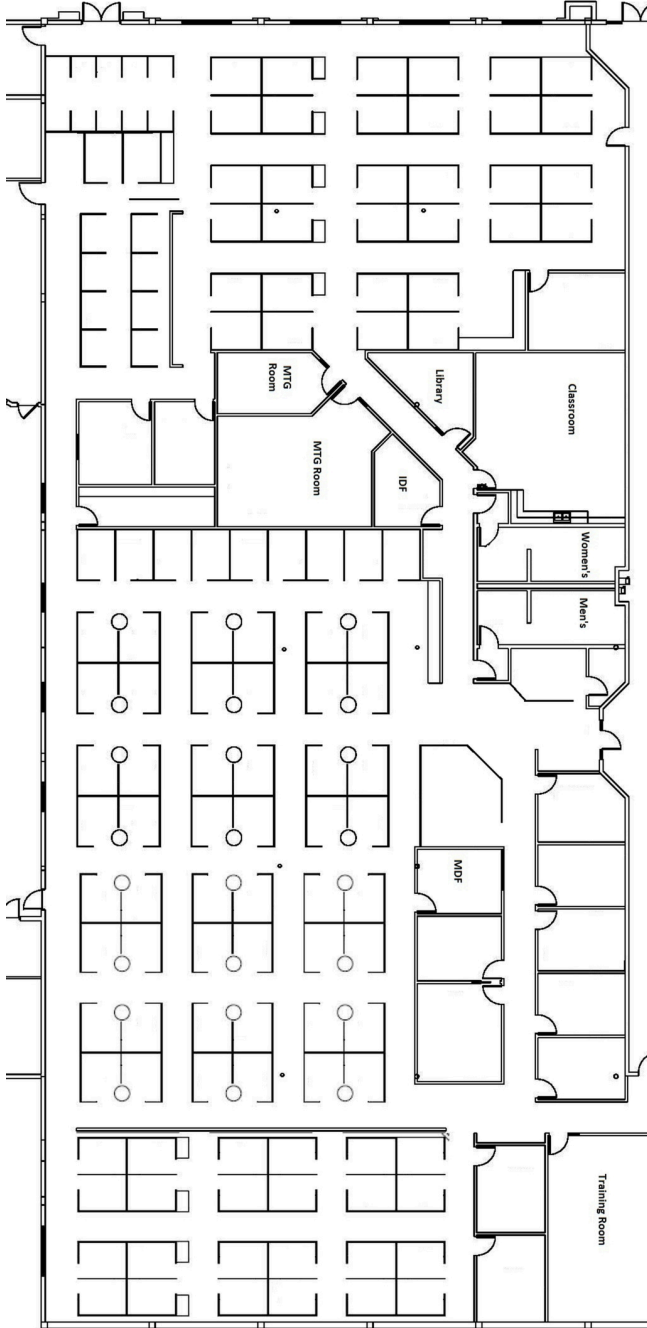
Commercial For Sale



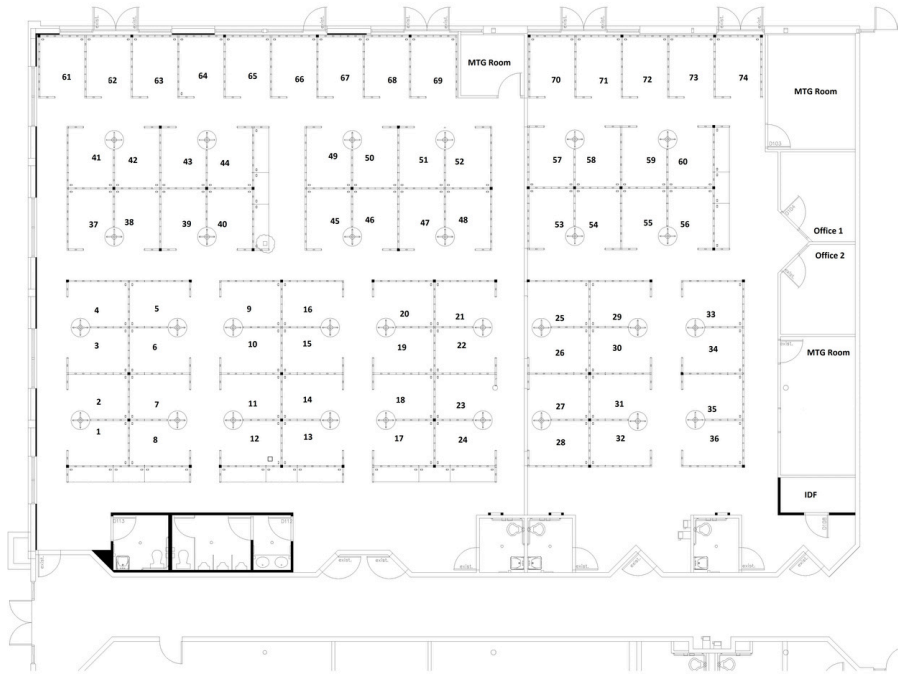
LQ Commercial
REAL ESTATE SERVICES

LQCRE.COM

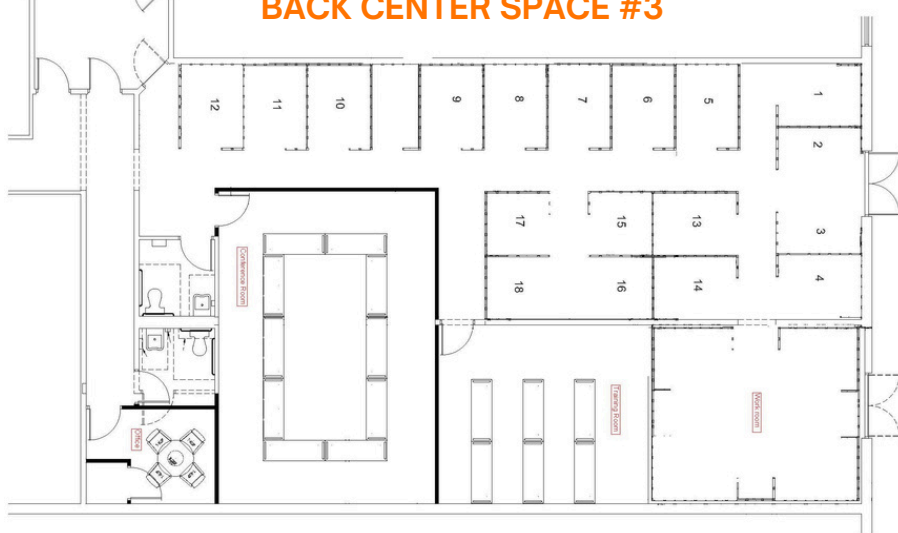
BACK CENTER SPACE #1



BACK CENTER SPACE #2



BACK CENTER SPACE #3



3555 Kraft Rd. #260
Naples, FL 34105

LQCRE.COM

Adam Palmer, CCIM, SIOR
Managing Principal

D: 239.333.2507

C: 239.898.8686

apalmer@lqcre.com

SIGNATURE COLLEGE PARKWAY PROPERTY

9299 College Parkway | Fort Myers, FL 33919

Commercial For Sale



LQ Commercial
REAL ESTATE SERVICES

LOCRE.COM



LQ Commercial
REAL ESTATE SERVICES

3555 Kraft Rd. #260
Naples, FL 34105

LOCRE.COM

Adam Palmer, CCIM, SIOR
Managing Principal

D: 239.333.2507

C: 239.898.8686

apalmer@lqcre.com

SIGNATURE COLLEGE PARKWAY PROPERTY

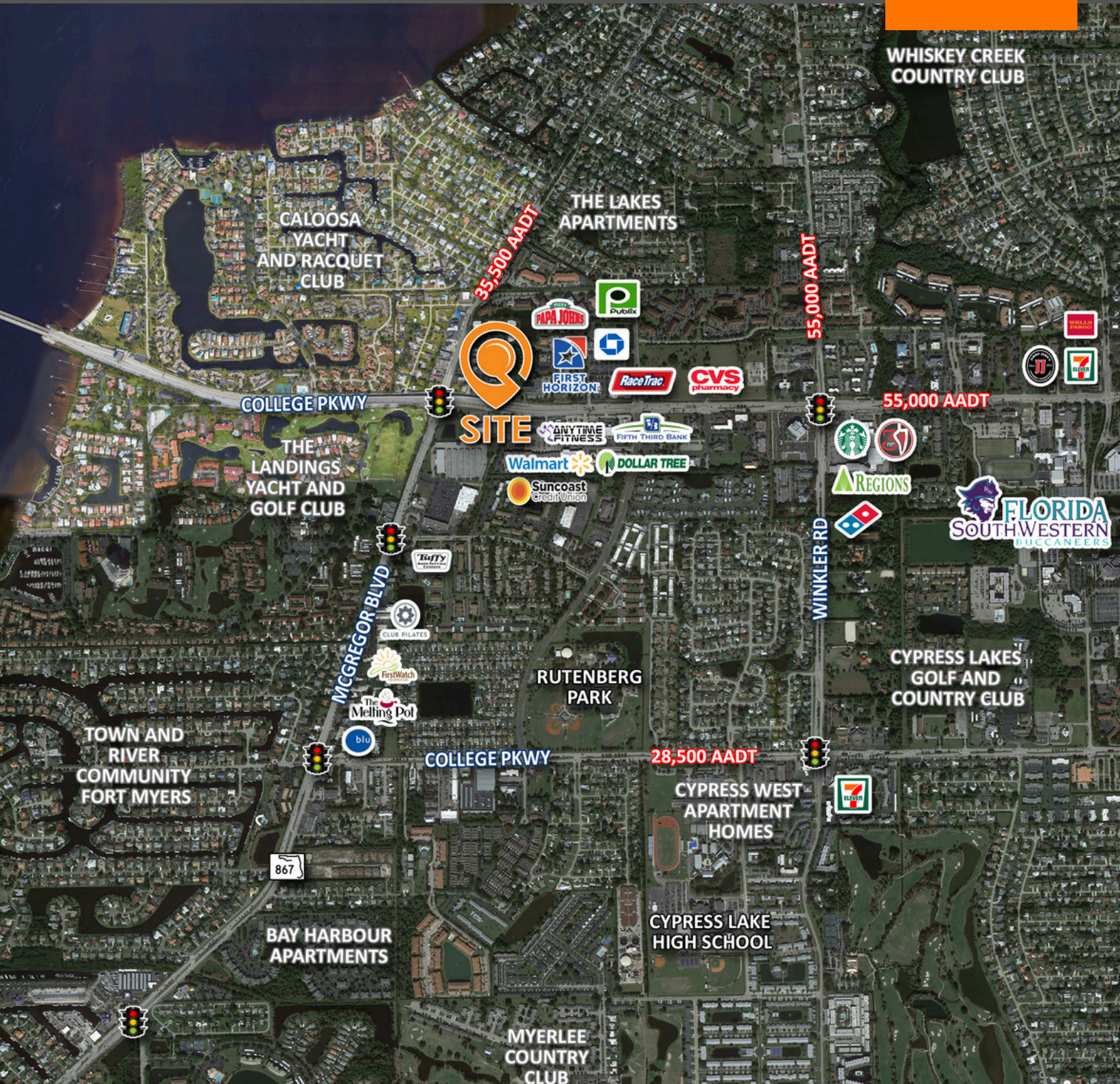
9299 College Parkway | Fort Myers, FL 33919

Commercial For Sale



LQ Commercial
REAL ESTATE SERVICES

LQCRE.COM



3555 Kraft Rd. #260
Naples, FL 34105

LQCRE.COM

Adam Palmer, CCIM, SIOR
Managing Principal

D: 239.333.2507

C: 239.898.8686

apalmer@lqcre.com