

EASTPOINTE PROFESSIONAL CENTER

4048 EVANS AVENUE
FORT MYERS, FL



32,557 SF



**MEDICAL/PROFESSIONAL
OFFICE FOR SALE**

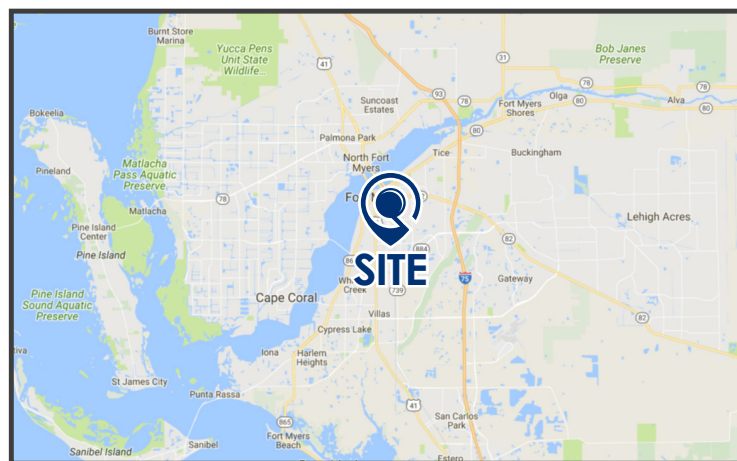


\$1,800,000

PROPERTY INFORMATION

Sale Price:	\$1,800,000
Total Size Available:	32,557 SF
Year Built / Renovated:	1982 / 2018
Zoning:	C1 (Commercial)
Fowler Street AADT:	32,500 CPD
Winkler Avenue AADT:	20,500 CPD

- This owner user/ investment property is priced well below replacement cost.
- Owner can occupy 14,883 SF.
- The building was fully renovated in 2018 with major capital improvements that were done, brand new roof(2019), 4 new AC units (2019).
- This is a perfect user building with potential upside on both rent and lease-up growth. This is a three-story building with nicely finished lobby and elevators.
- Medical impact fees paid on most units.
- Convenient location on Evans Ave next to Bruce L. Sheiner Law Firm, Lee Island Coast Surgery Center and Eye Center of Florida.
- The centralized location makes this office space convenient and desirable to a wide array of professionals. new renovations inside and out.



DEMOGRAPHICS

	<u>1-MILE</u>	<u>3-MILES</u>	<u>5-MILES</u>
Total Population	10,262	64,820	153,095
Five-Year Increase	1.6%	1.8%	1.8%
Avg Household Income	\$38,112	\$62,265	\$63,635
Total Households	4,505	27,189	66,566
Daytime Employees	18,998	62,615	110,420

(Applied Geographic Solutions 2019)

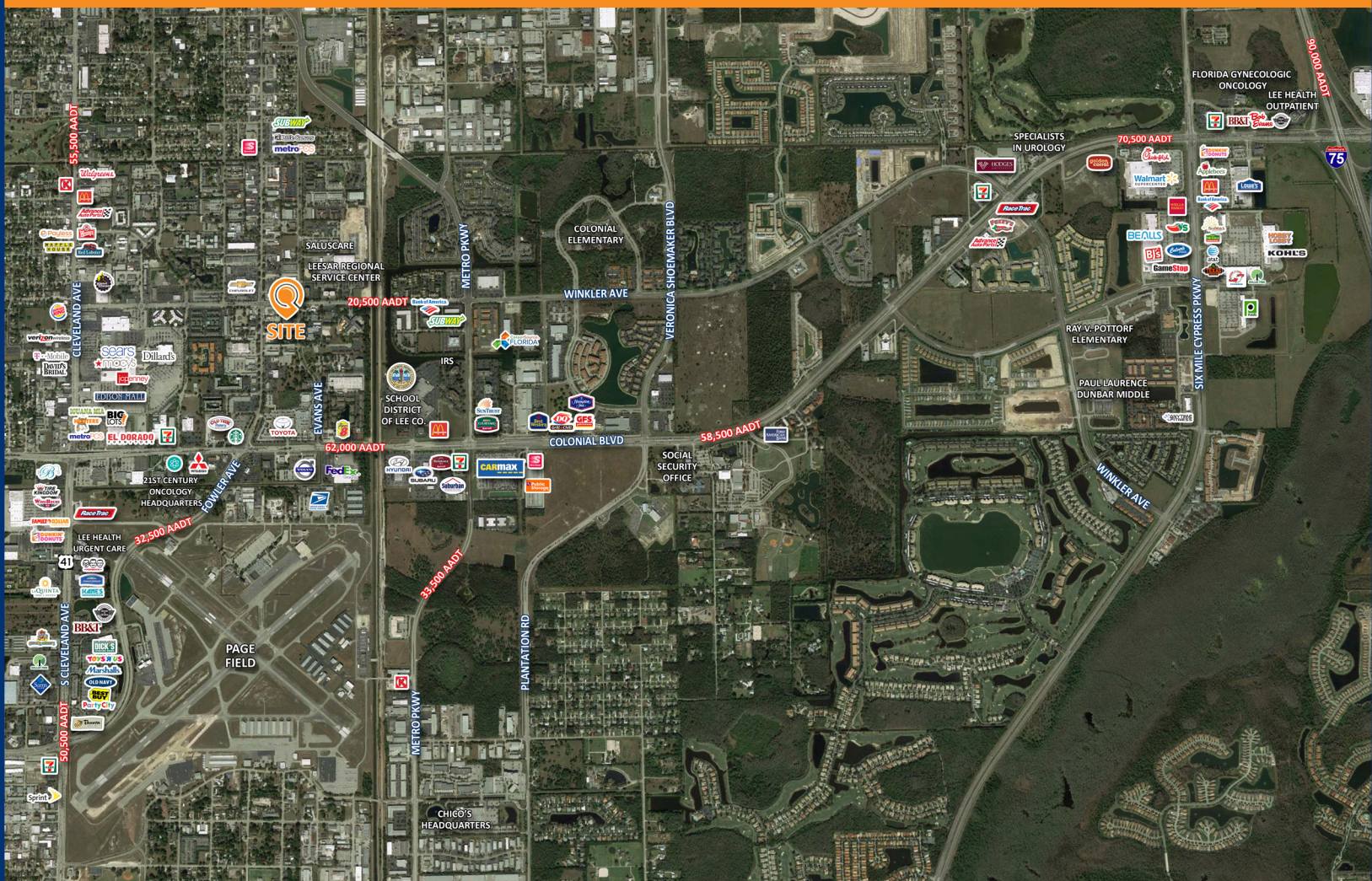
LQWEST.COM/EASTPOINTE-PROFESSIONAL

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