

# 3443 Hancock Bridge Parkway

*North Fort Myers, Florida*



## CONTACT:

**NOEL ANDRESS, CCIM – BROKER / OWNER**  
**SAGE N. ANDRESS, ALC, CCIM – BROKER ASSOCIATE**  
**(239) 283-1717 w • (239) 283-0173 fax**  
**PO Box 420 Pineland, FL 33945**  
**E-mail – [nandress@comcast.net](mailto:nandress@comcast.net)**  
**[www.sunmarkrealty.net](http://www.sunmarkrealty.net)**



## PROPERTY FEATURES:

### BUILDING INFORMATION:

- 10,000 sqft. office building on Hancock Bridge Parkway, North Fort Myers, Florida 33903.
- 1.23 acres zoned C-1A commercial. Adjoining 1.25 acre parcel information listed below.
- Completely remodeled in 2008. Clear-span construction. Green technology incorporated. Current configuration has three units built out; rest of the building is ready for build-out.
- 48+ parking spaces.
- 2008 AADT in front of building = 23,900 per Lee County.
- Strap # 11-44-24-00-00017.009C
- New landscaping and irrigation system installed 2008.
- Detailed package available.
- Up to 7,000 sqft. available for lease. \$14-15 gross lease + CAM. Terms negotiable.
- Price: \$1,600,000

### VACANT LAND INFORMATION:

- 1.25 acres zoned C-1A commercial with road frontage on Beau Drive. C-1A zoning allows most commercial and some residential uses. See land use code 34-843 for complete details.
- Strap # 11-44-24-00-00017.009A
- Cleared and ready for development.
- Excellent access to Hancock Bridge Parkway and US Hwy 41.

Combined Price: \$1,950,000

