



# Service Experts

12871 METRO PARKWAY | FORT MYERS, FL 33966

**Exclusive  
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**CBRE**





# Investment Highlights

## NEW 10 YEAR ABSOLUTE NNN LEASE

Rare 10 Year Term with a 10% Increase in Year 6 that gives the Landlord Stability and contains Zero Landlord Responsibilities

## HIGHLY SOUGHT-AFTER INDUSTRIAL FOOTPRINT

12,500 SF of Industrial with 7 Grade-Level Doors on a Paved Acre Tract in a Dense Industrial Corridor of Fort Myers. Surrounded by Complimentary Industrial Service Tenants such as SiteOne, Sherwin-Williams, Ferguson and Grainger

## RAPIDLY GROWING NATIONAL TENANT

Service Experts began in 1996 and has over 100 HVAC Service & Replacement Locations across the United States and Canada making it one of North America's largest Heating and Air Conditioning Contracting Companies

## ONE OF THE FASTEST GROWING POPULATIONS IN THE UNITED STATES

Southwest Florida is experiencing an Annual Growth Rate of 1.8%, which has in turn Boosted Consumer Spending in the Area 24.5%. South Fort Myers is experiencing an Industrial Vacancy Rate of only 2.4%. These factors are all contributing to Incredible Demand and Rising Rental Rates of Industrial Properties in this Market (Source: Marketbeat Cushman & Wakefield Southwest Florida Q4, 2021)

## FLORIDA HAS NO STATE INCOME TAX



# Offering Summary

**PRICE: \$3,000,000**

**CAP RATE: 6.00%**

|                      |                             |
|----------------------|-----------------------------|
| NET OPERATING INCOME | \$180,000                   |
| YEAR BUILT           | 1986                        |
| DRIVE INS            | 7                           |
| CONSTRUCTION         | METAL                       |
| CLEAR HEIGHT         | 16'                         |
| GROSS LEASABLE AREA  | 12,500 SF                   |
| LOT SIZE             | ±1.01 AC                    |
| LEASE TERM           | 10 YEARS                    |
| LEASE COMMENCEMENT   | UPON CLOSE OF ESCROW        |
| LEASE EXPIRATION     | 2032                        |
| LEASE TYPE           | NNN                         |
| ROOF & STRUCTURE     | TENANT RESPONSIBLE          |
| INCREASES            | 10% IN YEAR 6               |
| OPTIONS              | THREE 5-YEAR W 10% INCREASE |
| GUARANTOR            | CORPORATE                   |

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# Property Aerial

**SITE**

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# Property Location

## Service Experts

12871 Metro Parkway, Fort Myers, FL

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# CBRE Surrounding Tenants





# Surrounding Tenants





# Tenant Overview

## SERVICE EXPERTS

**TYPE:** HEATING, AIR CONDITIONING  
& PLUMBING

**YEARS IN BUSINESS:** 26+

**NUMBER OF LOCATIONS:** 100+

**HEADQUARTERS:** RICHARDSON, TX

**WEBSITE:** [www.serviceexperts.com](http://www.serviceexperts.com)

Founded in 1996, Service Experts is a provider of residential and commercial HVAC service and repairs along with IAQ, plumbing, and home energy solutions in 29 states in the United States as well as three Canadian provinces. Service Experts is one of North America's largest heating and air conditioning contracting companies with 100+ locations.

The majority of Service Experts' sales come from work conducted at individual residences; commercial customers account for the rest. Customers can purchase maintenance agreements that provide services (tune-ups, cleanings, and inspections) throughout the year. Service Experts is owned by SE Holdco, LLC, one of North America's largest AC and heating repair brands.



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# Demographics

## POPULATION (2021)

|         |         |
|---------|---------|
| 1 MILE  | 7,788   |
| 3 MILES | 56,494  |
| 5 MILES | 136,346 |
| 7 MILES | 244,536 |

## HOUSEHOLDS (2021)

|         |         |
|---------|---------|
| 1 MILE  | 3,637   |
| 3 MILES | 26,288  |
| 5 MILES | 63,254  |
| 7 MILES | 108,961 |

## AVG HH INCOME (2021)

|         |          |
|---------|----------|
| 1 MILE  | \$82,587 |
| 3 MILES | \$83,782 |
| 5 MILES | \$88,299 |
| 7 MILES | \$88,279 |

## ANNUAL POPULATION GROWTH RATE (3 MILES)

|             |       |
|-------------|-------|
| 2010 - 2021 | 1.52% |
| 2021 - 2026 | 1.64% |

## TRAFFIC COUNTS (VPD - 2018)

|                 |        |
|-----------------|--------|
| METRO PARKWAY   | 25,544 |
| DANIELS PARKWAY | 54,738 |





# Why Fort Myers?

Founded after the American Civil War in 1866, Fort Myers quickly turned from a small trading post to a developing community loaded with great neighborhoods for people to live. Located in Lee County with an estimated population of 87,000 people, the beloved city of Fort Myers is popular for its beaches, fishing, and local amenities.

## #1 IN SMALL CITIES WITH THE HIGHEST GROWTH

## #1 IN HIGHEST POPULATION GROWTH

## #1 IN HIGHEST POVERTY RATE DECREASE

## #1 IN JOB AND ECONOMY RANKING

Referred to as the gateway to southwest Florida, Fort Myers is a major tourist destination and city that residents love to call home. Located in Lee County with an estimated population of 87,000 people, the beloved city of Fort Myers is popular for its beaches, fishing, and local amenities. Ranked as the “35th Best Place to Live” and the “#1 Fastest-Growing City in the United States” by U.S. News and World Report, the city is attracting thousands of new residents and visitors every day to the area.

One of the many benefits of living in Fort Myers, Florida is its affordable cost of living. With a cost of living that is 4% lower than the national average and 6% lower than the state average, living in Fort Myers is desirable for young professionals, families, and retirees alike. Named one of the fastest-growing cities in the United States, the city has seen rapid growth over the past few years.



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