

SALE

Net Leased Office For Sale: Estero FL

**9410 CORKSCREW PALMS CIRCLE
ENTIRE FIRST FLOOR**

Estero, FL 33928

PRESENTED BY:

TIFFANY LUONGO

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,550,000
BUILDING SIZE:	5,860 SF
PRICE / SF:	\$264.51
CAP RATE:	6.05%
NOI:	\$93,760
YEAR BUILT:	2006
ZONING:	CPD
SUBMARKET:	Estero

PROPERTY OVERVIEW

5860 SF Office For Sale

PROPERTY HIGHLIGHTS

- 100% Leased First Floor Building
- New Roof in 2021
- Entire Floor was constructed as 4 units, so space can easily be converted back to smaller offices.
- Located in the Highly Desirable Estero FL, on Corkscrew Rd.
- Part of the Corkscrew Palms Office Park

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ADDITIONAL PHOTOS

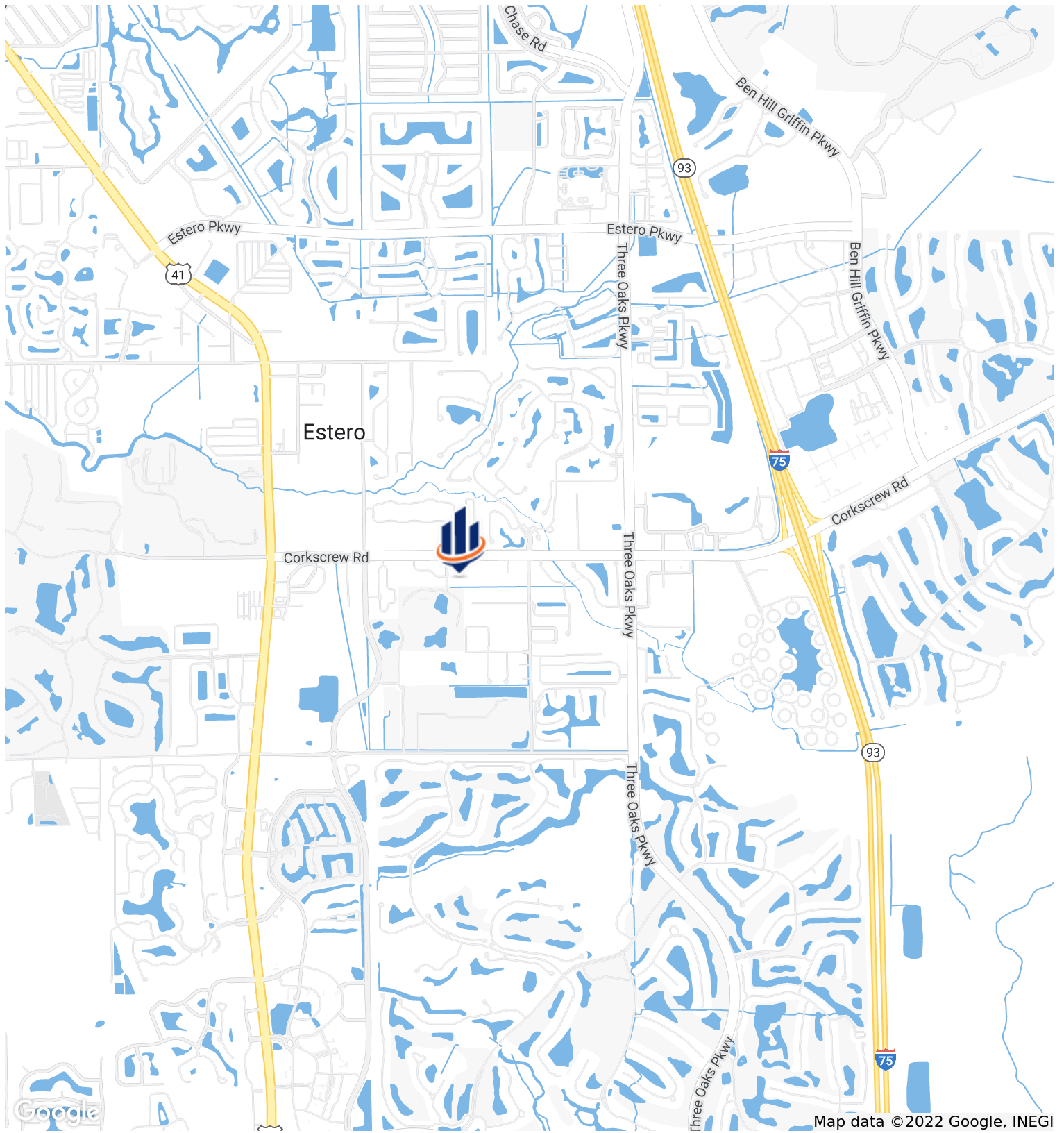


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LOCATION MAP

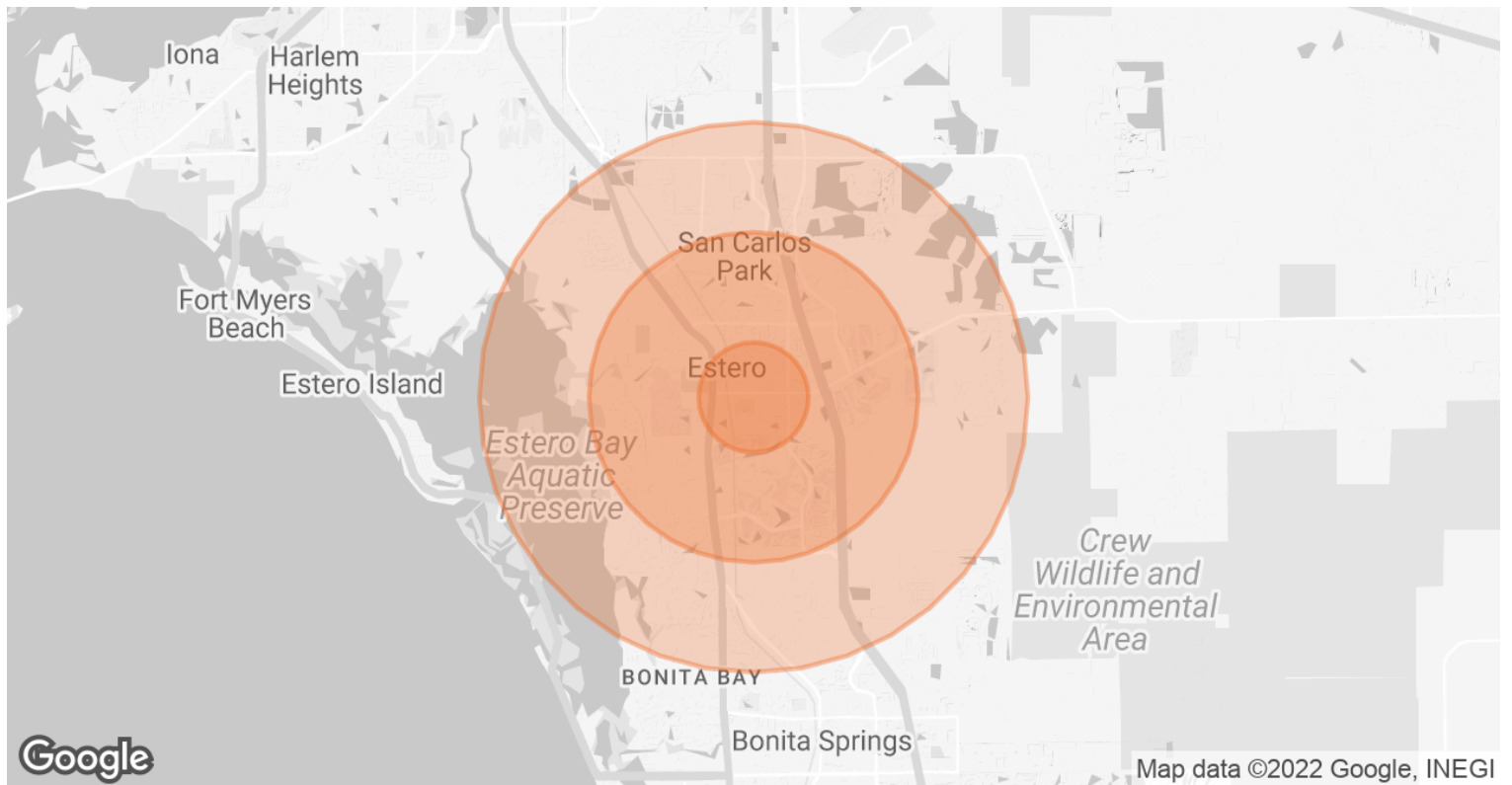


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	3,942	28,794	66,031
AVERAGE AGE	62.0	51.7	49.3
AVERAGE AGE (MALE)	61.8	51.2	48.5
AVERAGE AGE (FEMALE)	62.2	51.9	49.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,985	12,843	27,982
# OF PERSONS PER HH	2.0	2.2	2.4
AVERAGE HH INCOME	\$85,588	\$91,761	\$88,940
AVERAGE HOUSE VALUE	\$248,569	\$235,277	\$250,790

* Demographic data derived from 2010 US Census

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