



7130 COLLEGE PKWY | FORT MYERS, FL

2,340 SF COMMERCIAL SPACE ON COLLEGE PKWY

FOR LEASE

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Prime First-Floor Space with Drive-Thru on College Parkway

This 2,340± SF first-floor space offers an outstanding opportunity to create a customized layout for medical, retail, or service-oriented uses in the heart of Fort Myers. Situated just west of US-41 on College Parkway, the property enjoys excellent visibility, a prominent storefront, pylon signage, and easy access for customers. Features include drive-thru capability, a covered drop-off/pick-up area, and an on-site vault/safe. **The space will be delivered in cold dark shell condition with a tenant allowance available, allowing for complete design flexibility.** Parking is available on-site, and the prime location benefits from strong area demographics, with a 2025 projected average household income of \$110,947 and a daytime population of nearly 198,000 within a five-mile radius.

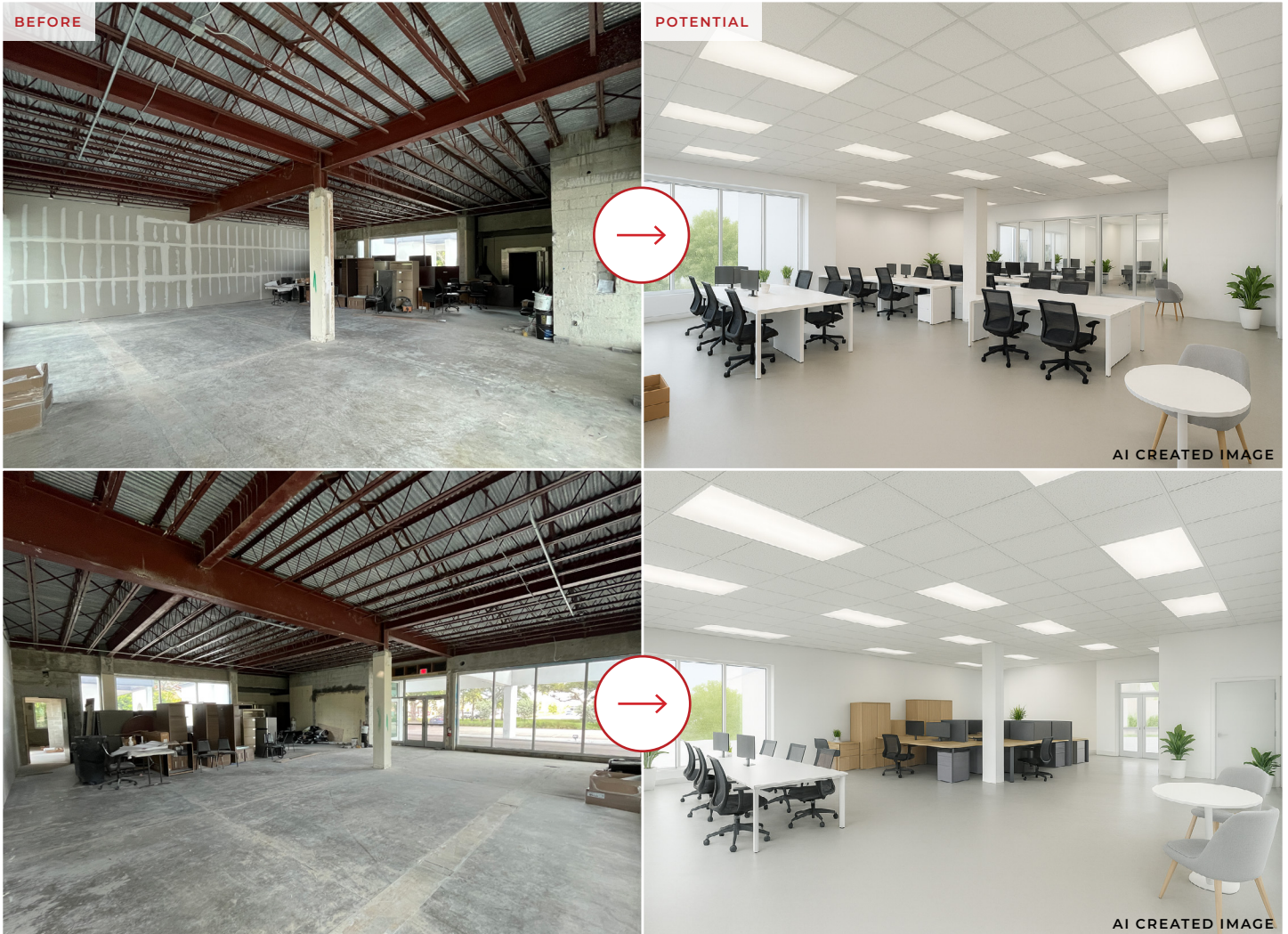
PROPERTY DETAILS

LEASE RATE	\$22.50 NNN + \$7.75 CAM/OPEX
AVAILABLE SF	2,340 SF
ZONING	C-1A
BUILDING SIZE	10,615 SF
YEAR RENOVATED	2022
PARKING RATIO	7.26 / 1,000 SF

OPPORTUNITY

BRING YOUR VISION TO LIFE!

From concept to completion, this is your chance to design a space that truly reflects your brand, your workflow, and your future.



NATURAL
LIGHTING



OUTDOOR COURTYARD SPACE



DRIVE THRU
OR COVERED PARKING



GREAT SIGNAGE
ON COLLEGE PKWY



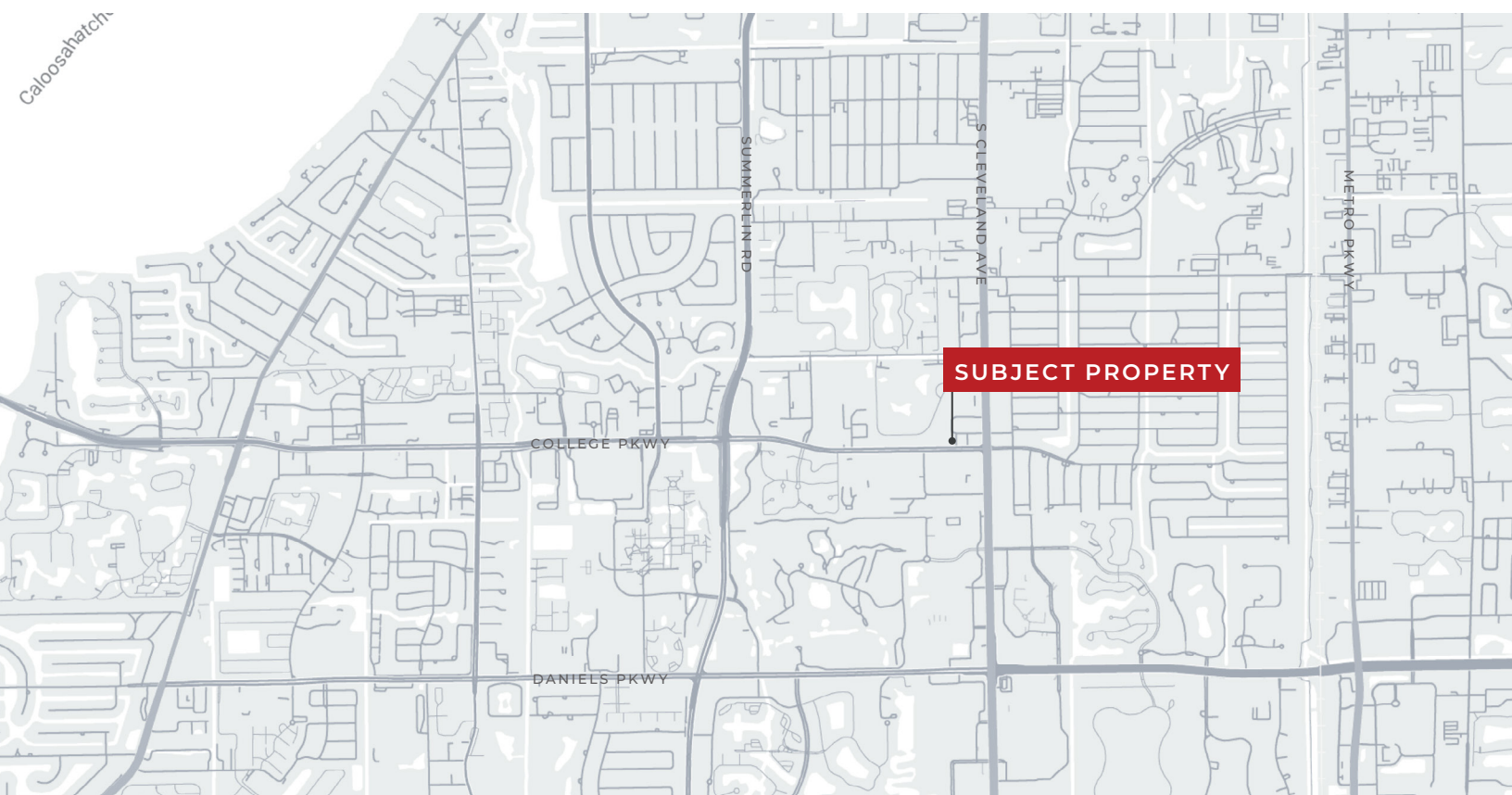
WALKING DISTANCE
TO GROCERY AND RESTAURANTS



AMPLE
PARKING

FLOORPLAN





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