

# FOR LEASE - Office Unit In Ironwood Business Park

## Ironwood Business Center

4300 Ford Street, Units 104 & 105, Fort Myers, FL 33916



### OFFERING SUMMARY

Available SF:

Lease Rate: N/A

CAM (Est. 2019) \$4.00 PSF

Year Built: 2004

Year Renovated: 2015

Building Size: 15,000 SF

Market: Fort Myers

### PROPERTY OVERVIEW

Condo office space conveniently located just off of Colonial Blvd. in the Ironwood Business Center. The space was recently remodeled and contains 11 private offices, two restrooms, kitchen area, separate reception and secretary areas, and a large conference room.

### PROPERTY HIGHLIGHTS

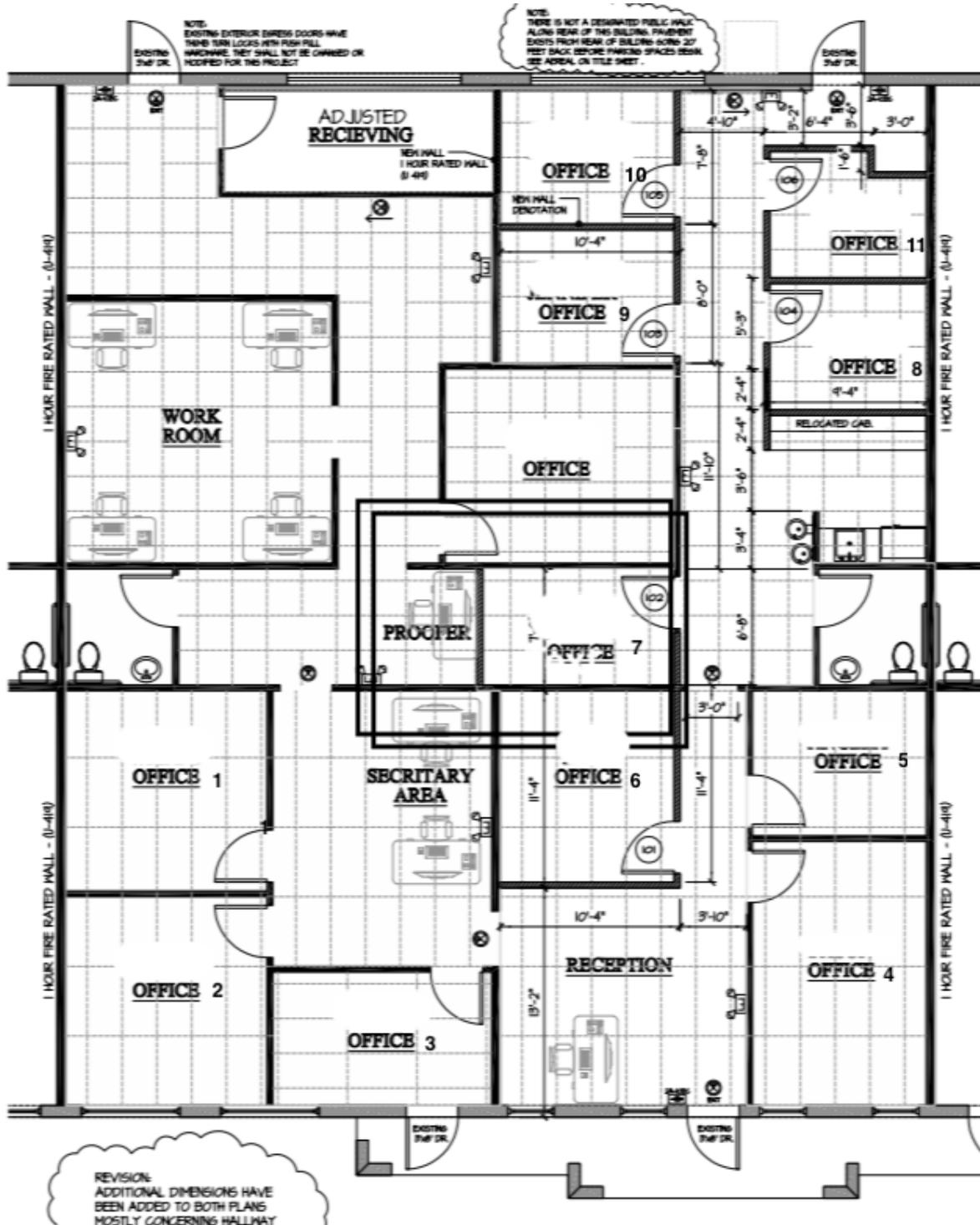
- Zoned CI/Office
- Turnkey office and former home of Florida Weekly
- Recently remodeled
- Abundant onsite parking
- Excellent location just north of Colonial Blvd. and west of Metro Parkway

**Bryan J. Myers**  
Senior Advisor  
239.315.7101  
bryanjmyers@svn.com



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

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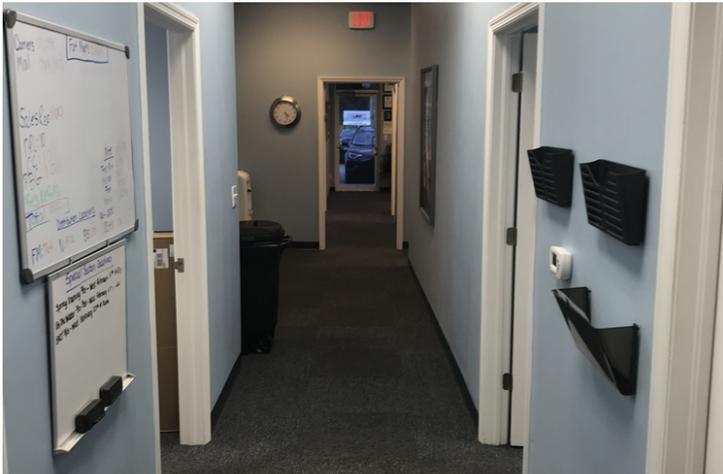


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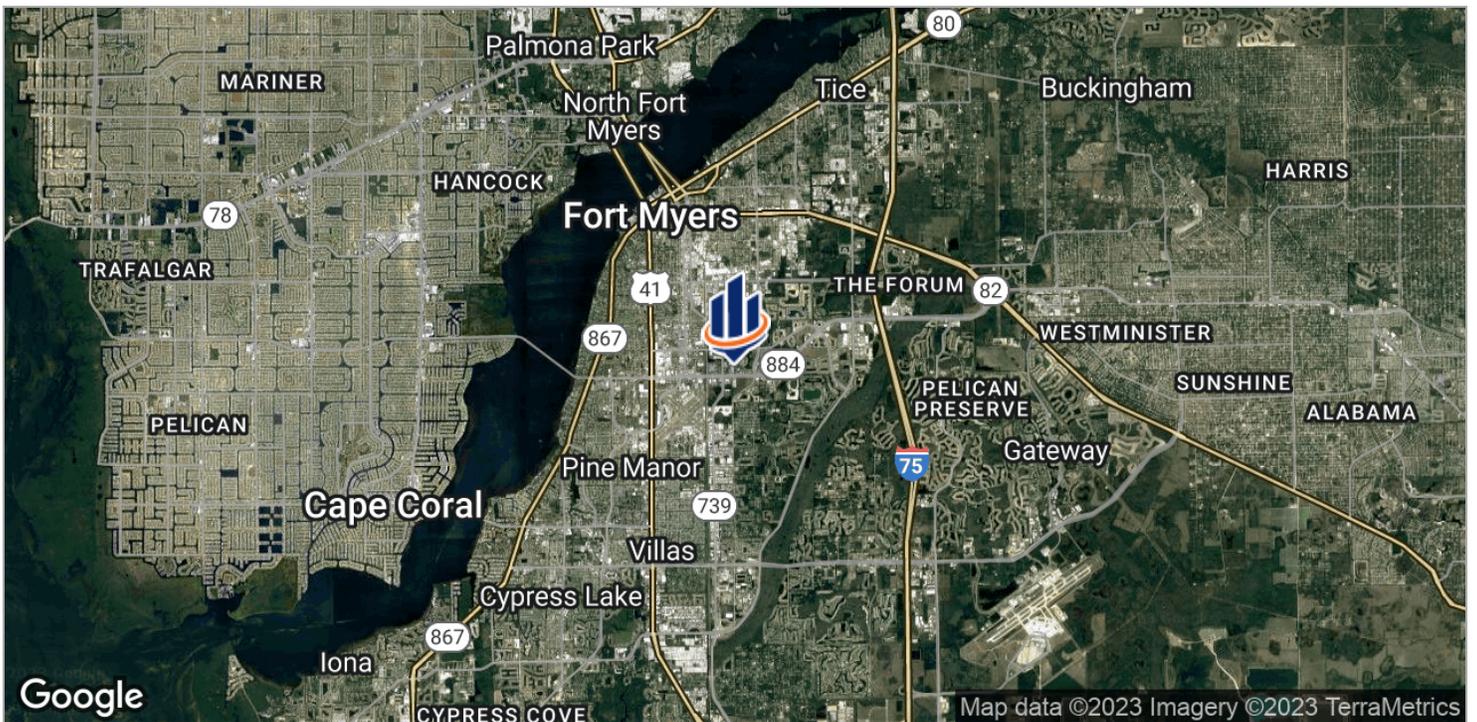


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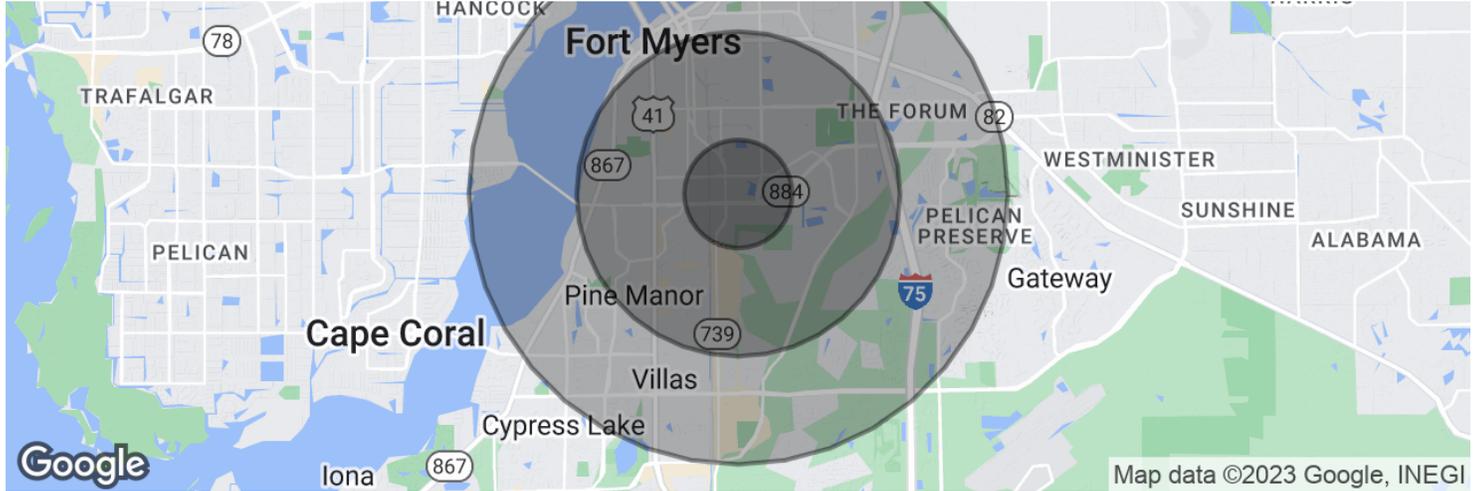


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## For Lease Ironwood Business Center | Office Space

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### POPULATION

	1 MILE	3 MILES	5 MILES
Total population	4,189	50,435	121,957
Median age	32.1	34.2	39.8
Median age (Male)	30.9	33.5	38.7
Median age (Female)	33.6	35.0	40.8

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,651	20,098	50,102
# of persons per HH	2.5	2.5	2.4
Average HH income	\$51,668	\$53,962	\$63,264
Average house value	\$233,262	\$246,267	\$248,868

\* Demographic data derived from 2020 ACS - US Census