

CAR DEALERSHIP PROPERTY



CAR DEALERSHIP OPPORTUNITY
HIGH VISIBILITY ON COLONIAL BLVD CORRIDOR
2320 COLONIAL BLVD, FORT MYERS, FL 33907



PROPERTY DESCRIPTION

Property is an operating Fort Myers Mitsubishi dealership and consists of 2 buildings totaling 13,197 SF on 4.38 acres. Main building has a showroom and offices, customer waiting area, covered service entry drive and service department - improved in 2017 for current operations. Property has 14 bays, paved parking lot with 194 spaces and lights, tall monument sign on Colonial Blvd and 2 curb cuts.

LOCATION/ACCESS/EXPOSURE

The property is located on the south side of Colonial Boulevard opposite the Edison Mall south entrance and just west of Fowler Street. The property is immediately adjacent of the Wawa convenience store. The property has 2 curb cuts along Colonial Boulevard and very good exposure with 330' of frontage. Traffic counts are very high (54,500 AADT 2019) along Colonial Boulevard and have been increasing over the years.

OFFERING SUMMARY

Sales Price:\$4,950,000
Business is for sale separately

Lease Rate: \$29.95 psf Net

Property is offered fully furnished for an auto dealership and all furniture, fixtures and equipment shall remain. Inventory and parts are not included.

PROPERTY HIGHLIGHTS

Operating auto dealership with fantastic exposure and high traffic counts

Built in 1987, improved 2004 and 2017

C-1 Commercial Intensive zoning in City of Fort Myers

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	9,752	57,266	133,796
Total Households(HH)	4,316	23,972	57,464
Average HH Income	\$52,200	\$64,961	\$63,778







