

BRIDGE PLAZA FOR SALE OR LEASE

12901-961 MCGREGOR BLVD
FORT MYERS, FL 33919



PROPERTY INFORMATION

- ◆ **CENTER SALE PRICE: \$12,000,000**
- ◆ **BUILDING AREA: 76,480**
- ◆ **OUTPARCELS FROM \$522,720**
- ◆ **TWO UNITS AVAILABLE FOR LEASE**
- ◆ **ZONED: C-1A & C1**
- ◆ **OCCUPANCY: 93%**
- ◆ **TRAFFIC COUNT: 31,700 (AADT 2008)**

FOR ADDITIONAL INFORMATION and SHOWINGS:
Mary Beth Cangiano, Sales/Leasing Associate - mbcangiano@lqwest.com
Adam Palmer, Investment Specialist - adam@adampalmer.com
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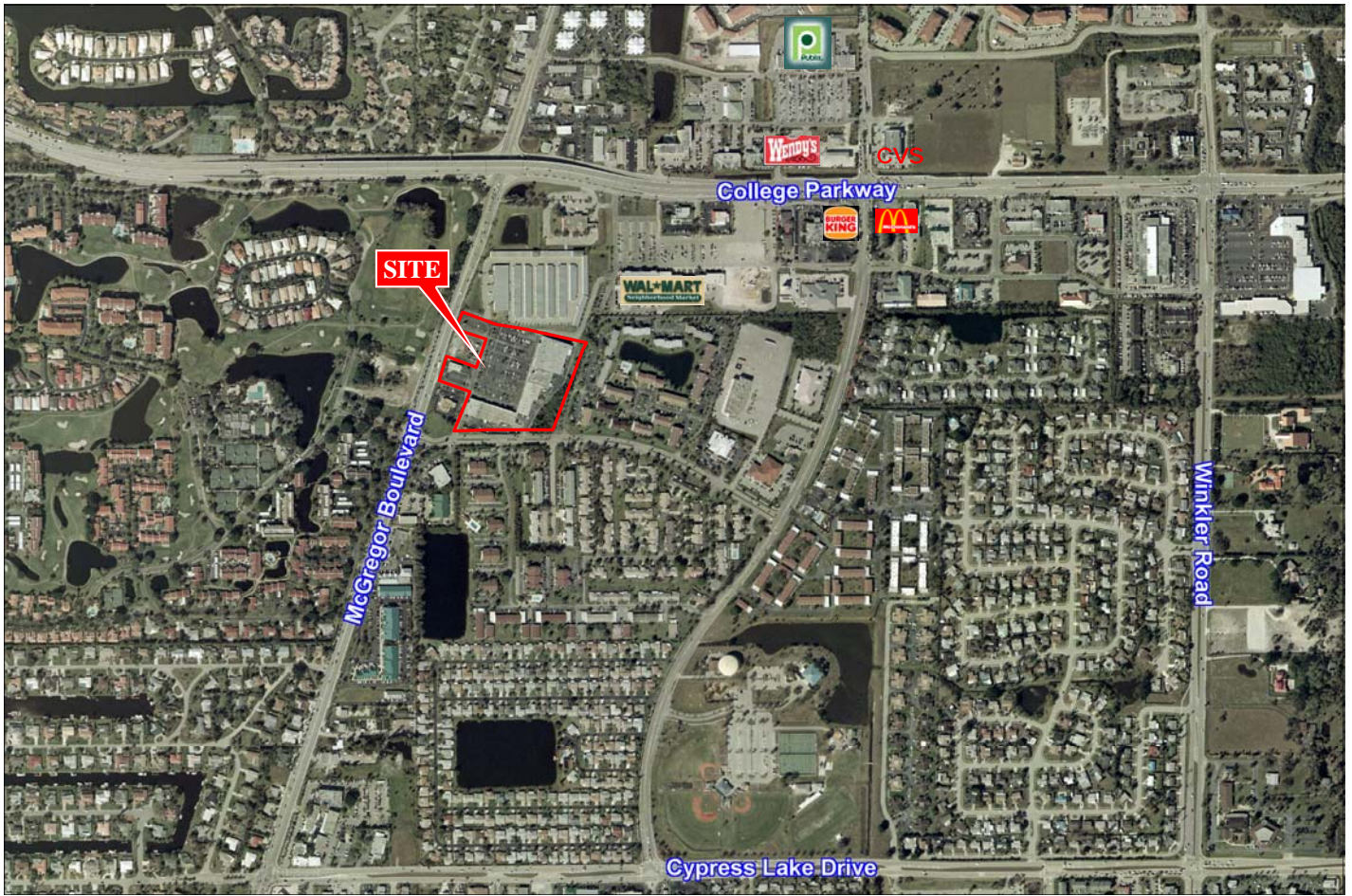
MONTHLY RENT CHART

Unit	Size	Rate	Base Rent	CAM Rate	CAM	Taxes	Total
13	1,200	\$9.00	\$900	\$3.79	\$379	\$77	\$1,356
22	2,000	\$11.00	\$1,833	\$3.79	\$632	\$148	\$2,613

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COMMENTS

Centrally located, well maintained, high traffic neighborhood center with a great mix of tenants. Tenants include Chico's (call center), Anytime Fitness, West Marine, Hunter Hearing Aids, Royal Cleaners and Café Cibo. Bridge Plaza's low rent average offers a huge upside potential with projected NOI of \$807,288 for 2009.



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