

**FOR LEASE**

**Schooner Bay Plaza**

3404 Hancock Bridge Parkway, North Fort Myers FL



**Location:** 3404 Hancock Bridge Pkwy

**Size:** From 790 - 1,181 Sq. Ft. (25,765 SF Available)

**Parking:** 1 space per 211 Sq. Ft.

**Introductory Lease Rates:** **From \$16 /SF plus CAM - 1<sup>st</sup> Floor \***  
**\$17 / SF plus CAM - 2<sup>nd</sup> Floor**  
\* Conditions apply

**Comments:** Building permit in hand - Impact Fees paid, 2 story design, terrific access, great visibility on Hancock, signage on high traffic corridor, excellent parking.

**PRESENTED BY:**  
**Millard Brown**  
RE/MAX Realty Group  
7910 Summerlin Lakes Dr.  
Fort Myers, Florida 33907  
Office (239) 437-5034  
Fax: (239) 437-1641  
millard@ftmyers.com

Strap # 11-44-24-00-00017.005A			
Zoning: C-1A, suitable for a wide range of retail / business			
Demographics 1, 3, 5 miles			
	1-Mile	3-Miles	5-Miles
Total Population 2007	4,754	51,260	136,951
Median HH Income 2007	\$39,708	\$36,832	\$37,973
(AADT 2007)	Hancock 23,200	US41	51,900

**The Miller Alliance**  
RE/MAX Realty Group  
**7910 Summerlin Lakes Dr**  
**Fort Myers, Florida 33907**  
**T 239.689.4900 • F 239.689.4901**

Additional details or a complete package are available at [www.milleralliance.com](http://www.milleralliance.com)

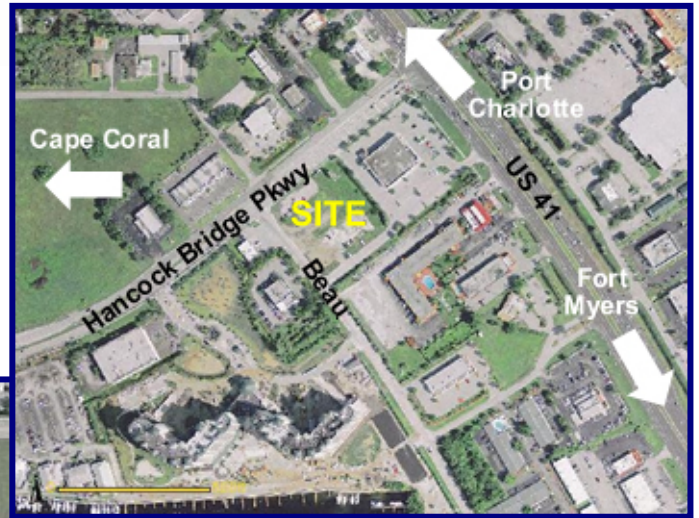
Although obtained from sources deemed reliable, this information is not warranted and should be verified by any interested party. All dimensions and amounts are approximate. Subject to prior sale, lease, withdrawal and price change without notice.

# The Miller Alliance

Commercial/Investment/Development



Each office independently owned



The Miller Alliance  
 RE/MAX Realty Group  
 7910 Summerlin Lakes Dr  
 Fort Myers, Florida 33907  
 T 239.689.4900 • F 239.689.4901

Additional details or a complete package are available at [www.milleralliance.com](http://www.milleralliance.com)

Although obtained from sources deemed reliable, this information is not warranted and should be verified by any interested party.  
 All dimensions and amounts are approximate. Subject to prior sale, lease, withdrawal and price change without notice.

