



4 April 2009

## Woodyard & Associates, LLC Reports Transactions

Fort Myers-based Woodyard & Associates, LLC reports sales and strong leasing activity for the 2<sup>nd</sup> Quarter. All transactions are in Fort Myers unless otherwise noted.

### SALES

- **City of Fort Myers CRA:** 21,750sf of vacant land at 2745 Dr. Martin Luther King Jr. Blvd, Fort Myers, from Shawn Webb, for \$130,000.00. **(Steve Wood)**
- **Asif Choudry:** 880sf office condominium at 923 Del Prado S., #206, Cape Coral, from Fish Properties, Inc., for \$150,000. **(Alex Wright, CCIM represented the buyer)**
- **Ana Marie Castillo, LLC:** 2,468sf office/medical professional building at 602 SE 16<sup>th</sup> Place, Cape Coral, from Debra L. Gordon Revocable Trust for \$420,000. **(Tom Woodyard & Carrie Vincent)**
- **Benchmark Landshore, LLC:** 25,476sf office/warehouse at 1684 & 1685 Target Ct, Units 1-13 and 14,15, & 19, Fort Myers, from Landshore of Benchmark, LLC for \$1,284,650. **(Todd Holman represented the seller)**
- **Main Street Management Group, LLC:** 1,075sf office condo at 2739 Oak Ridge Ct., Unit 204, Fort Myers, from Michael M. Strayhorn for \$50,000.00. **(Steve Wood represented the seller)**

### LEASES

- **United States Infrastructure Corporation:** 821sf for two years at 1685 Target Ct., Unit 14, Fort Myers, from Benchmark Landshore, LLC. **(Todd Holman represented the Lessor)**
- **Allied Engineering & Testing, Inc.:** 5,867sf for an eighteen month renewal at 5500 Division Dr., Unit 2, Fort Myers, from the William P. McMahon Revocable Living Trust. **(Todd Holman)**
- **Andrew Calvetti, P.E.:** 154sf for a six month renewal at 12995 S. Cleveland Ave, PBS 2, Fort Myers, from Pinebrook Pine, LLC. **(Steve Wood)**
- **Mid-Atlantic Mortgage & Financial Services:** 518sf for a three month renewal at 12995 S. Cleveland Ave., PBS 10, Fort Myers, from Pinebrook Pine, LLC. **(Steve Wood)**
- **Lou Ann Dunfee d/b/a Family Music Time:** 900sf for three years at 12995 S. Cleveland Ave., Suite 158, Fort Myers, from Pinebrook Pine, LLC. **(Steve Wood & Todd Holman)**
- **Watersnake Motors, Inc:** 5,500sf for two years at 6380 Metro Plantation Rd, Fort Myers, from McGrory Metro Plantation, LLC. **(Todd Holman)**
- **Kevin Johnson:** 170sf for a one year renewal at 12995 S. Cleveland Ave, PBS 55, Fort Myers, from Pinebrook Pine, LLC. **(Steve Wood)**

- **CKCTB, Inc. d/b/a Comfort Keepers:** 1,225sf for a two year renewal at 12995 S. Cleveland Ave, Suites 149-150, Fort Myers, from Pinebrook Pine, LLC. **(Steve Wood & Todd Holman)**
- **Jack Delago:** 446sf for one year at 12995 S. Cleveland Ave, PBS 65, Fort Myers, from Pinebrook Pine, LLC. **(Steve Wood)**
- **Robert Jackson Roomy d/b/a Florida Coast Realty Group:** 1,610sf for two years at 12995 S. Cleveland Ave, Suite 258, Fort Myers, from Pinebrook Pine, LLC. **(Steve Wood & Todd Holman)**
- **Compass Real Estate Solutions:** 1,500sf for three years at 12995 S. Cleveland Ave, Suite 203 from Pinebrook Pine, LLC. **(Steve Wood & Todd Holman)**
- **R.M. Collins, Inc.:** 450sf for one year at 12995 S. Cleveland Ave, PBS 11, Fort Myers, from Pinebrook Pine, LLC. **(Steve Wood)**
- **Auditory Associates of Sanibel, Inc:** 1,200sf for one year renewal at 13240 N. Cleveland Ave, Unit 12, Fort Myers, from TBM Properties. **(Honora' Jacobus & Todd Holman)**
- **Shelley Capaldi d/b/a Liberty Tax Services:** 784sf for sixteen months at 12995 S. Cleveland Ave, Fort Myers, from Pinebrook Pine, LLC. **(Steve Wood & Todd Holman)**
- **Red Ink Tattoo:** 1,225sf for one year at 12951 Metro Pkwy, Unit 5, Fort Myers, from Metro Parkway Realty Associates, LLC. **(Alex Wright, CCIM represented the lessor)**
- **Law Office of J. Patrick Buckley III, P.A.:** 1,444sf for two years at 1342 Colonial Blvd, Suite H60, Fort Myers, from Jack & Virginia Shea. **(Steve Wood)**
- **Internet Services Group of Florida, LLC:** 1,166sf for two years at 12771 World Plaza Lane, Bldg 8, Suite 2, Fort Myers, from NRP Leasing. **(Steve Wood)**
- **John Ruff & Bryan Smith:** 900sf for two years at 8981 Daniesl Center Dr, Unit 205W, Fort Myers, from GSC Office, LLC. **(Steve Wood represented the lessee)**
- **Laural & Robert Crawford d/b/a Laural's Custom Upholstery and Interiors:** 1,032sf for one year at 2126 Andrea Lane, Unit 2, Fort Myers, from Four J Real Estate Holdings, LLC. **(Honora' Jacobus)**
- **Dale Perrigo d/b/a Florida Coast Realty Group:** 185sf for one year at 12995 S. Cleveland Ave, PBS 45, Fort Myers, from Pinebrook Pine, LLC. **(Steve Wood)**
- **Plaza Shoe Repair, Inc.:** 784sf for a six month renewal at 12995 S. Cleveland Ave, Suite 131, Fort Myers, from Pinebrook Pine, LLC. **(Steve Wood & Todd Holman)**
- **EZZ Financial:** 3,014sf for one year at 2133 Winkler Ave, Unit 400, Fort Myers, from Donato Pisani. **(Steve Wood)**
- **Integrity Trade Services:** 1,075sf for one year at 2739 Oak Ridge Ct, Unit 204, Fort Myers, from Michael Strayhorn. **(Steve Wood)**
- **Truck Gen & Air Services, Inc.:** 8,860sf for one year at 5770 Enterprise Pkwy, Fort Myers, from William P. McMahon Revocable Living Trust. **(Todd Holman)**
- **IMC Logistics, Inc. d/b/a LeSaint Logistics:** 1,600sf for a three month renewal at 5756 Corporation Circle, Fort Myers, from William McMahon Revocable Living Trust. **(Todd Holman)**
- **Arista Imaging of Fort Myers, LLC:** 3,000sf for a three year renewal at 12995 S. Cleveland Ave, Suite 182, Fort Myers, from Pinebrook Pine, LLC. **(Steve Wood & Todd Holman)**
- **Shadetree Holdings, Inc. d/b/a Wentworth Realty Group:** 165sf for a one year renewal at 12995 S. Cleveland Ave, PBS 57, Fort Myers, from Pinebrook Pine, LLC. **(Steve Wood)**
- **Alzheimer's Association, Inc.:** 304sf for a one year renewal at 12995 S. Cleveland Ave, PBS 60, Fort Myers, from Pinebrook Pine, LLC. **(Steve Wood)**
- **Cougar Contracting Specialties, Inc.:** 1,140sf for one year at 825 Cowboy Way, Unit 101, LaBelle, from Sox Investments, Inc. **(Tom Woodyard represented the lessor and Andrea Burson of Andrea Burson Realty, LLC represented the lessee)**

- **Cougar Contracting Specialties, Inc.:** 1,140sf for one year at 825 Cowboy Way, Unit 105, LaBelle, from Sox Investments, Inc. (**Tom Woodyard represented the lessor and Andrea Burson of Andrea Burson Realty, LLC represented the lessee**)
- **Gulf Coast Services of Lee County, Inc.:** 5,290sf for five years at 11350 Metro Pkwy, Units 101-102 & 110, Fort Myers, from Corrian Enterprises, LLC. (**Todd Holman**)
- **William Anderson d/b/a Expo Marketing, Inc.:** 1,575sf for a one year renewal at 11350 Metro Pkwy, Unit 116, Fort Myers, from Corrian Enterprises, LLC. (**Todd Holman**)
- **Advanced Mentor Pro-Voice Studios, Inc.:** 518sf for a three year renewal at 12995 S. Cleveland Ave, Suite 257, Fort Myers, from Pinebrook Pine, LLC. (**Steve Wood & Todd Holman**)

For additional information, please contact Tom Woodyard at (239) 425-6000