

**For Sale or Lease
7,356± Sq. Ft.
Former Restaurant**



LOCATION: 11390 Summerlin Square Drive, Fort Myers Beach, FL 33931

ZONING: CC - Community Commercial

SIZE: 7,356± Sq. Ft.

LEASE RATE: Base \$11.75 Per Sq. Ft. NNN plus \$2.50 Per Sq. Ft. (Estimated)

LEASE TERMS: Five years at 5% annual increases

SALE PRICE: \$975,000.00

COMMENTS: Former Ballengers restaurant. Unparalleled visibility on Summerlin Road and San Carlos Boulevard in busy Summerlin Square Shopping Center. Equipment not included, excellent parking

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