

# Northside Plaza



**LOCATION:** 710 Pondella Road, North Fort Myers, FL 33903

**ZONING:** C-1A - Commercial

**SIZE:** Units 950± Sq. Ft. to 1,900± Sq. Ft.  
Total Building 12,200± Sq. Ft.

**N.O.I.:** \$83,359.70

**CAP RATE:** 9 %

**PRICE:** \$926,219.00

**COMMENTS:** Great visibility with over 273 Ft. on Pondella Road. Traffic counts of 16,600 cars per day. Located in one of the fastest growing population areas between Cape Coral and Fort Myers. Close to schools, churches, homes and multi-family units. 100% occupancy with stable tenants.

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