125,000± SF MANUFACTURING/INDUSTRIAL COMPLEX/FLEX

5100 TICE ST, FORT MYERS, FL 33905

TCG

TRINITY COMMERCIAL GROUP

PROPERTY SUMMARY

PROPERTY SPECIFICATIONS:

ADDRESS	5100 TICE ST. FORT MYERS, FL 33905
BUILDING	125,639 SF
ACREAGE	11.8 AC
PARKING	255±
BAYS	12
YEAR BUILT	1956
ZONING	LIGHT INDUSTRIAL

OFFERING:

OFFERING PRICE	$18,000,000
PSF	$143.21 PSF

BUILDING ALLOWS FOR MULTIPLE TENANTS

SF BREAKDOWN:

WAREHOUSE (NO AIR)	45,665 SF
WAREHOUSE (WITH AIR)	26,601 SF
OFFICE	53,373 SF

BUILDING DETAILS

FOUNDATION	Reinforced concrete slab on grade
FRAME	The majority of the building is designed with steel frame construction with other portions being concrete block
EXTERIOR WALLS	The average wall height ranges from approximately 10 feet to 22 feet.
HEATING & A/C	Approximately 70% of the buildings are under air conditioning.
FIRE SUPPRESSION	Approximately 96% of the building is equipped with fire sprinklers and the entire building is equipped with a fire alarm system.
DESIGN / FUNCTIONALITY UTILITY	Was originally designed as a multi-tenant building and therefore is equipped with separate electrical meters. The main entrance/administration offices are located on the northwest side of the building. Located on the northeast side of the building is the educational wing designed with classrooms, offices, locker rooms, kitchen, and restrooms. Located in the central and south portions of the building are air conditioned and non-air-conditioned warehouses designed with associated offices, breakrooms, and restrooms. The warehouses are equipped with a total of 15 overhead doors including 10 dock height truck wells. The building is also equipped with a security system with key pads. This is one of the larger single-tenant industrial flex buildings of this size in the northern part of Lee County.

EXTERIOR PROPERTY PHOTOS

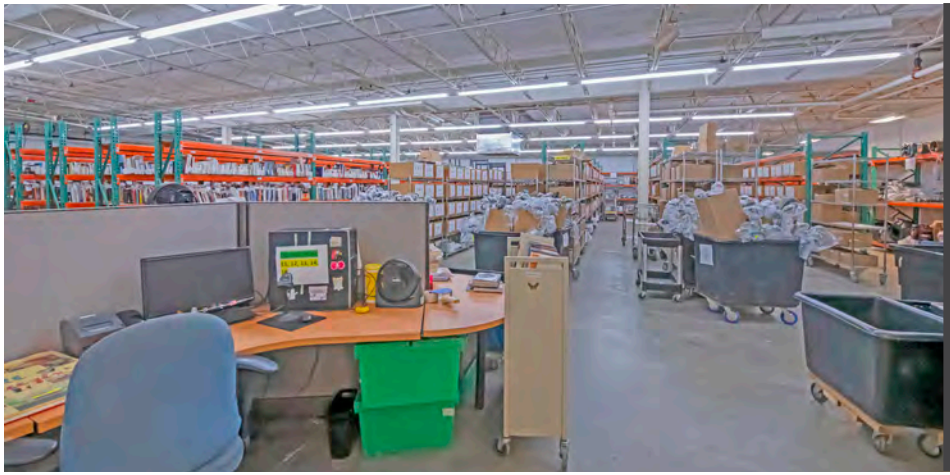
INTERIOR PROPERTY PHOTOS

LOBBY

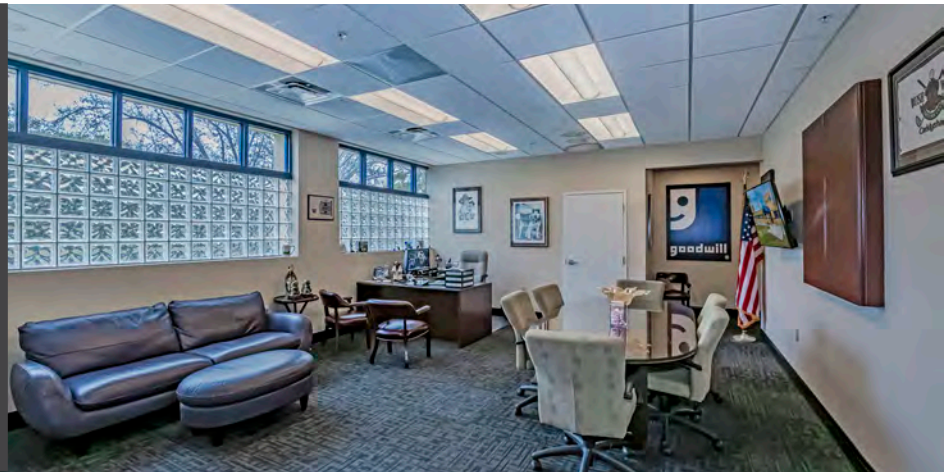
CONFERENCE ROOM

WAREHOUSE

WAREHOUSE

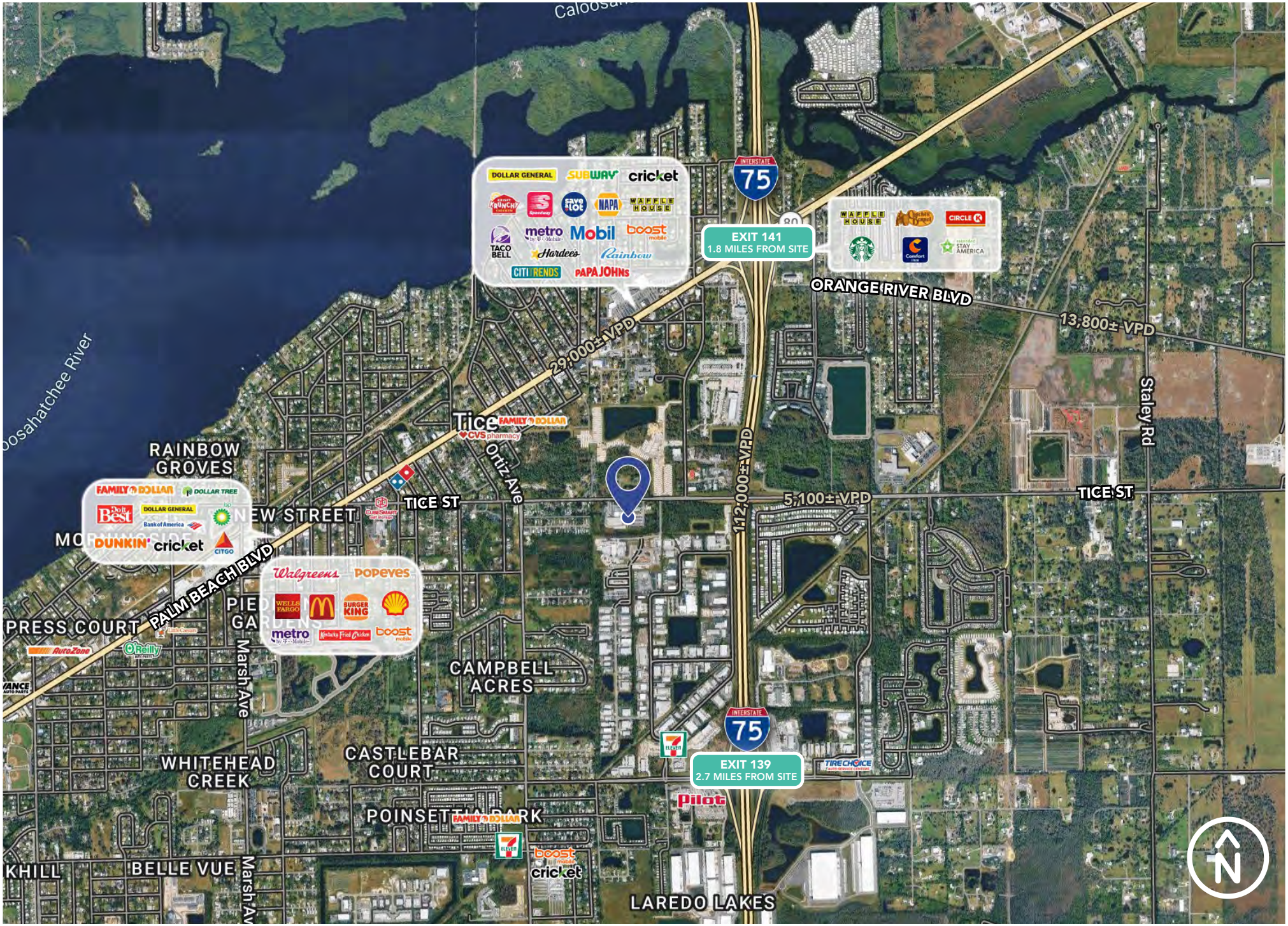


OFFICE

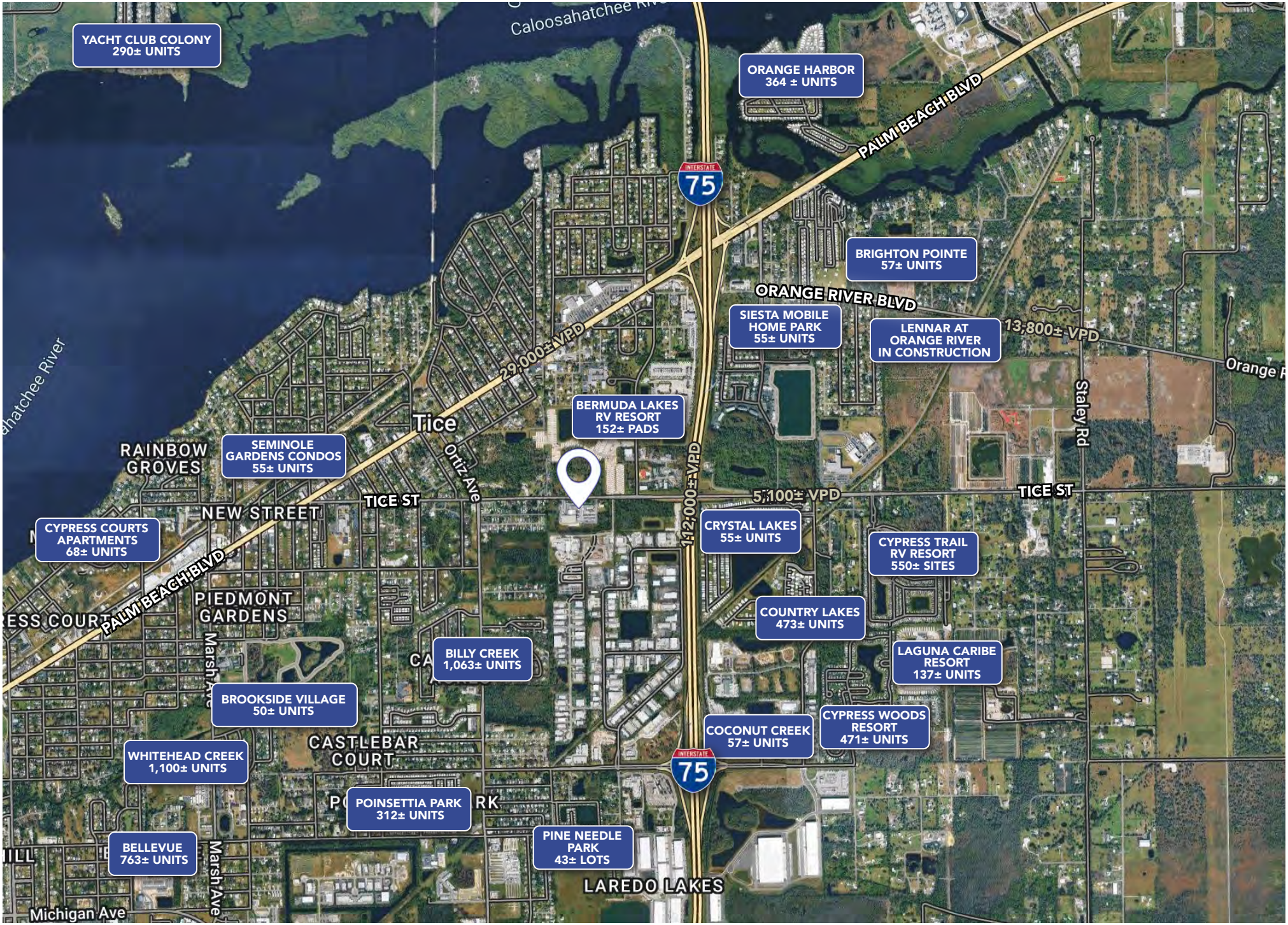


ENTRANCE/HALLWAY

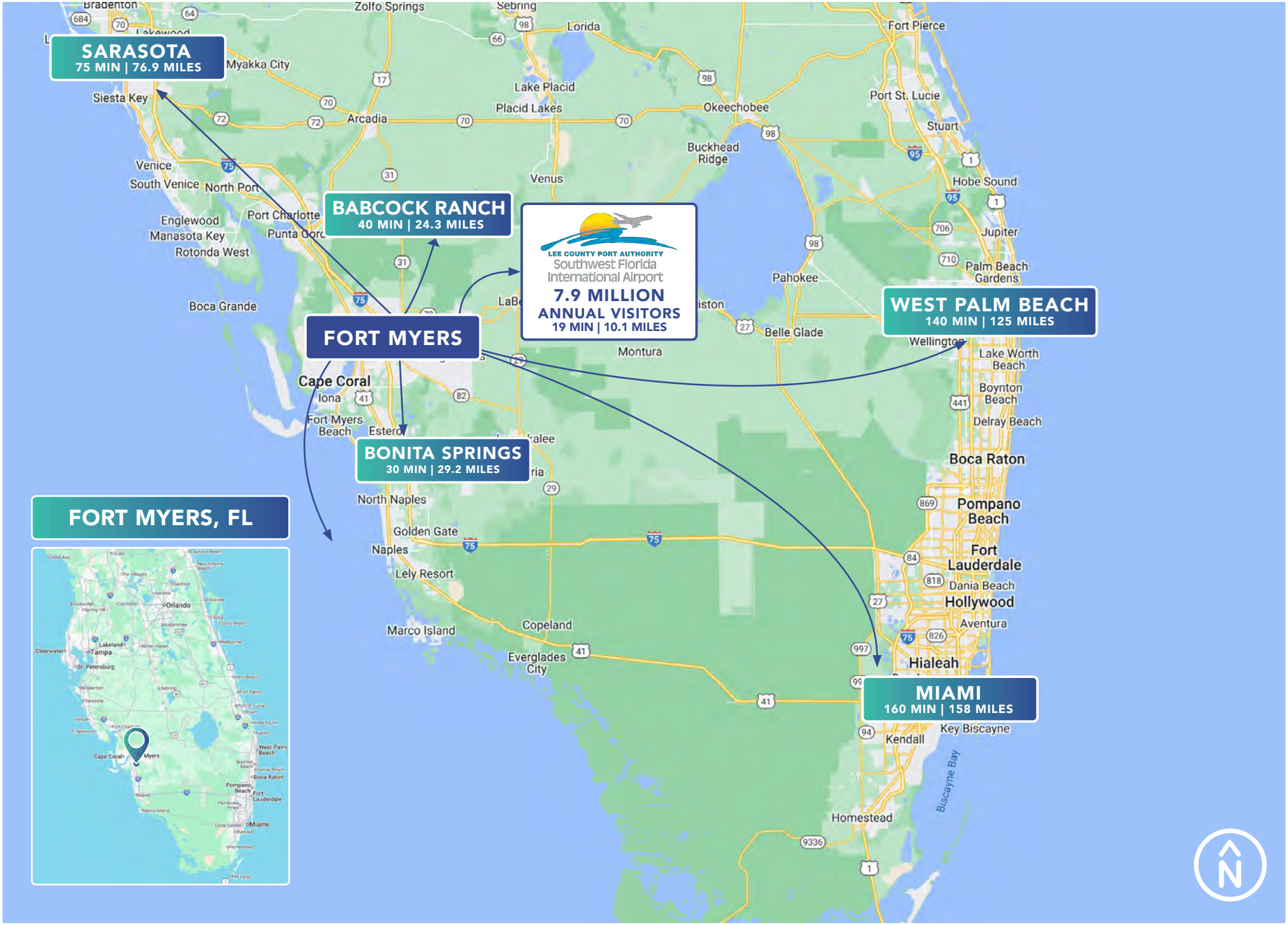
RETAIL MAP


INTERSTATE 75
EXIT 141
1.8 MILES FROM SITE
EXIT 139
2.7 MILES FROM SITE
ORANGE RIVER BLVD
29,000± VPD
13,800± VPD
12,000± VPD
5,100± VPD
Staley Rd
Ortiz Ave
Marsh Ave
TICE ST
PALM BEACH BLVD
RAINBOW GROVES
PRESS COURT
CAMPBELL ACRES
WHITEHEAD CREEK
CASTLEBAR COURT
POINSETTA PARK
LAREDO LAKES
BELLE VUE
Pilot
Tice
DOLLAR GENERAL
SUBWAY
cricket
NAPA
WAFFLE HOUSE
metro
Mobil
boost
TACO BELL
Hardees
Rainbow
CITI TRENDS
PAPA JOHNS
CIRCLE K
STAY AMERICA
FAMILY DOLLAR
DOLLAR TREE
Bob's Best
Bank of America
DUNKIN'
CITGO
Walgreens
Popeyes
WELLS FARGO
BURGER KING
Kentucky Fried Chicken
AutoZone
O'Reilly
TIRECHOICE
CVS pharmacy
N

HOUSING MAP


YACHT CLUB COLONY
290± UNITS
ORANGE HARBOR
364 ± UNITS
PALM BEACH BLVD
INTERSTATE 75
BRIGHTON POINTE
57± UNITS
ORANGE RIVER BLVD
SIESTA MOBILE HOME PARK
55± UNITS
LENNAR AT ORANGE RIVER IN CONSTRUCTION
29,000± VPD
13,800± VPD
Staley Rd
BERMUDA LAKES RV RESORT
152± PADS
Tice
RAINBOW GROVES
SEMINOLE GARDENS CONDOS
55± UNITS
Ortiz Ave
TICE ST
12,000± VPD
5,100± VPD
NEW STREET
CRYSTAL LAKES
55± UNITS
CYPRESS TRAIL RV RESORT
550± SITES
CYPRESS COURTS APARTMENTS
68± UNITS
PIEDMONT GARDENS
COUNTRY LAKES
473± UNITS
BILLY CREEK
1,063± UNITS
LAGUNA CARIBE RESORT
137± UNITS
BROOKSIDE VILLAGE
50± UNITS
CASTLEBAR COURT
COCONUT CREEK
57± UNITS
CYPRESS WOODS RESORT
471± UNITS
WHITEHEAD CREEK
1,100± UNITS
POINSETTIA PARK
312± UNITS
PINE NEEDLE PARK
43± LOTS
BELLEVUE
763± UNITS
LAREDO LAKES
Michigan Ave
Marsh Ave

REGIONAL LOCATION



FORT MYERS, FLORIDA

Fort Myers, Florida serves as a key center in Southwest Florida with a history shaped by military origins, early settlement, and tourism. Founded along the Caloosahatchee River in the mid-19th century, the city evolved into a regional hub supported by transportation access, port activity, and proximity to Page Field and Southwest Florida International Airport. As the county seat of Lee County, Fort Myers continues to support government, healthcare, and professional services across the region.

Today, Fort Myers benefits from steady in-migration, a diverse population base, and ongoing public and private investment. Downtown improvements, waterfront development, and infrastructure upgrades have strengthened the urban core, while surrounding corridors support growing retail, office, medical, and industrial activity. Tourism remains a primary economic driver, complemented by year-round demand from residents and a growing workforce, supporting consistent commercial real estate activity throughout the market.

TCG

DEMOGRAPHICS

FORT MYERS, FLORIDA

5100 TICE ST	3 Miles	5 Miles	10 Miles	15 Min Drive
Population				
2025 Estimated Population	27,884	92,281	378,370	73,379
2030 Projected Population	27,100	93,393	394,112	74,548
2020 Census Population	27,977	84,392	337,850	68,441
2010 Census Population	25,734	70,432	274,779	56,012
Projected Annual Growth 2025 to 2030	-0.6%	0.2%	0.8%	0.3%
Historical Annual Growth 2020 to 2025	1.7%	4.0%	4.6%	4.4%
2025 Median Age	37.9	42.5	44.1	41.0
Households				
2025 Estimated Households	9,884	38,072	154,249	29,369
2030 Projected Households	9,707	39,106	160,680	30,383
2020 Census Households	9,724	33,777	137,596	26,242
2010 Census Households	8,789	27,284	111,304	20,642
Projected Annual Growth 2025 to 2030	-0.4%	0.5%	0.8%	0.8%
Historical Annual Growth 2010 to 2025	0.8%	2.6%	2.6%	3.5%
Income				
2025 Estimated Average Household Income	$76,908	$88,780	$103,163	$93,952
2025 Estimated Median Household Income	$63,085	$68,151	$78,572	$71,173
2025 Estimated Per Capita Income	$27,351	$36,808	$42,158	$37,824
Business				
2025 Estimated Total Businesses	1,470	5,812	24,986	4,727
2025 Estimated Total Employees	11,840	43,761	158,371	36,447
2025 Estimated Employee Population per Business	8.1	7.5	6.3	7.9
2025 Estimated Residential Population per Business	19.1	15.9	15.1	16.2

TCG

$3,000,000,000+
COMMERCIAL REAL ESTATE SALES VOLUME

Experts In The Market | Partners In Your Success

PRESENTED BY:

Eric Strom
Partner
239.334.3040
Eric.Strom@TrinityCRE.com

Stephanie Bovinett
Transaction Coordinator
239.334.3040
Stephanie.Bovinett@TrinityCRE.com

MEMBER OF: SITESOURCE RETAIL BROKER NETWORK

SOUTHWEST FL OFFICE
9450 Corkscrew Palms Cir
Suite 101
Estero, Florida 33928
P: 239.334.3040

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