

# MARKET NEWS

## Real Estate news

**CB Richard Ellis**, Fort Myers-Naples announced the following real estate transactions:

- **MGME Bonita Springs, LLC** has purchased 12,397 square feet of office space in Via Del Rey Office Buildings located at 3780 and 3800 Via Del Rey, in Bonita Springs from Quinton Grady Revocable Trust for \$2,534,850. Scott R. Dunnuck and George B. Atkinson, both of CB Richard Ellis represented the buyer and Premier Properties of Southwest Florida represented the seller.

- **Commerce Lakes Partners, LLC** has purchased 5.25 acres in Westbury Industrial Park located at 3793 Ironbridge Boulevard, in Fort Myers from Lyndon Investments U.S.A., Inc. for \$1,186,805. Robert Johnston and Jerry Messonnier, both of CB Richard Ellis brokered the transaction.

- **TLTR, LLC** has purchased 3,086 square feet of industrial space in Veronica Business Park located at 4331 Veronica S. Shoemaker Boulevard, in Fort Myers from Veronica Business Park, LLC for \$478,330. Robert Johnston, Jerry Messonnier, and Derek Bornhorst, all of CB Richard Ellis brokered the transaction.

- **Spencer Haynes** has purchased 834 square feet of industrial space in Enterprise Design Center located at 3573 Enterprise Avenue, in Naples from FOCD, LLC for \$100,000. Doris R. Taylor, Scott R. Dunnuck, and George B. Atkinson, all of CB Richard Ellis represented the seller and Spencer E. Haynes and John R. Wood presented the buyer.

- **Pump It Up** - (Children's indoor inflatable private party franchise) has leased 10,991 square feet of industrial space in Veronica Business Park located at 4331 Veronica S. Shoemaker Boulevard, in Fort Myers from Veronica Business Park, LLC. Robert Johnston, Jerry Messonnier, and Derek Bornhorst,

all of CB Richard Ellis represented the landlord and Stephanie Miller of Select Real Estate represented the tenant.

- **Old Republic National Title Insurance Company** has leased 3,607 square feet of office space located at 14260 Metropolis Avenue, in Fort Myers from EM Holdings, LLC. Randal Mercer of CB Richard Ellis represented the landlord and Paula Buffa of GVA Advantiss represented the tenant.

- **William Thompson and Jay Gelosi** has leased 3,250 square feet of retail space in Carolwood Plaza located at 11921 Saradrienne Lane, in Bonita Springs from Hovland Real Estate. Glenda Fortune, Larry Foster, CCIM, Bill Young, and Dan O'Berski, all of CB Richard Ellis represented the tenant and Eric Moglevang of Hovland Real Estate represented the landlord.

**Colliers Arnold Commercial Real Estate Services** reported the following local transactions:

- **Wing City Grille LLC** purchased a 6,486 square-foot freestanding restaurant building, located at 21331 South Tamiami Trail, Estero, from Southwest Florida Real Estate Ventures, Inc. for \$2,750,000. Jim Garinger, CCIM of Colliers Arnold negotiated the transaction

Scott Whiteleather of Heatherwood Construction is the senior project manager, and Joseph Pollin is the job superintendent. Alliance Design Group, P.A. provided architectural design services.

**Eagle Concrete Systems** has begun concrete work on the Preferred Community Bank headquarters located at 4391 Colonial Blvd.

Eagle Concrete is coordinating all concrete and masonry systems for the building, using concrete block construction. The two-story headquarters will include 9,000 square feet of retail banking and office space. The structural concrete work is scheduled for completion in September 2007.

Architecture Inc. designed the building. Made in Rio is the general contractor. Bobby Vetri of Eagle Concrete Systems is the project executive, and Rui Moniz is project superintendent.

**America's First Home** has started construction on a new Eagle model at 3702 4th St. W. in Lehigh Acres. The Eagle model is one of the most popular floorplans and has been available to Lehigh customers for years. The company offers an Eagle model for touring in Cape Coral, but this is the first time an Eagle will be available for touring in Lehigh. The Lehigh model is expected to open this fall.

**J.L. Wallace Inc.** has begun construction on the Country Lakes Business Center, a new industrial business center located at 5701 Country Lakes Drive, Fort Myers.

The project includes the construction of two tilt-wall buildings encompassing 47,360 square feet. The buildings will offer both office and warehouse space.

Fred Barry of J.L. Wallace is serving as senior project manager. Construction is scheduled for completion January 2008. ■

## Construction news

**Heatherwood Construction** has been awarded a contract to build Palm Pavilion, an office and warehouse complex located at 16558 San Carlos Blvd. in Fort Myers. The project developer designed the complex to meet an increasing demand for commercial space.

The two-story, 40,400-square-foot building will have 14 office and warehouse suites on the first floor and 16 office suites on the second floor. Suites are approximately 1,500 square feet each.



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**RIVERBEND**



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**COLONIAL POINT**



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mvitale@mvprealty.com  
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One Car Garage  
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