

# MARKET NEWS

## Real Estate

**The Sands Commercial Group with VIP Commercial TCN Worldwide** announced the following transactions:

William A. Hamp III has purchased a 16,500 square-foot industrial building located at 300 Hatteras Avenue in Clermont, Florida. The Seller was CFC Clermont, LLC of Shaumburg, Illinois. The purchase price was \$1,630,000.

Paul Sands and Mike Doyle of the Sands Commercial Group with VIP Commercial TCN Worldwide represented the Buyer. The Seller was represented by Bob White of Bob White, Inc. and Les. P. Spinner, Paine/Wetzel Associates, Inc.

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

- Assembly of God - Bethlehem Ministry, Inc. has purchased 3825 McGregor Blvd. from Gulf Coast Church of Christ, in Fort Myers for \$2,495,000. Gulf Coast Church of Christ has constructed a new church building on Six Mile Cypress. Nathan Sheppard of D'Alessandro Gates Woodyard represented the buyer and Stan Stouder of CB Richard Ellis, Ft. Myers-Naples, FL represented the seller.

- LC Lee Boulevard, LLC has purchased 1.65 acres located at 800 Leonard Boulevard North, in Lehigh Acres from TAC-PPC, LLC for \$539,000. Bob Johnston, Jerry Messonnier and Derek Bornhorst, all of CB Richard Ellis, Ft. Myers-Naples, FL negotiated the transaction.

- Alpha Omega Supplies, Inc. renewed their lease for 11,700 square feet of industrial space in Metro Distribution Center located at 4051 Warehouse Road, in Fort Myers from BLS Holdings, LLC. Stan Stouder of CB Richard Ellis, Ft. Myers-Naples, FL negotiated the transaction.

- ASAP Enterprises of Sarasota, Inc. has leased 11,237 square feet of the 50,445 square-

foot industrial building located at 3048 Metro Parkway, in Fort Myers from Will Fund, LTD. Stan Stouder of CB Richard Ellis, Ft. Myers-Naples, FL brokered the transaction.

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

- Bob Lofgren of VEI Properties, LLC purchased a 1,550 square-foot office condo in Goldstar Cypress Preserve, located at 4991 Winkler Avenue, Fort Myers, from Dynasty Builders for \$390,000. The Retail Team of Karen Johnson-Crowther, Charlene Greenblatt, Salli Jones-Doyon, and Lindsey Schmoyer of Colliers Arnold negotiated the transaction.

- Five Guys Famous Burgers and Fries leased 2,400 square feet of retail space in Coral Walk, located at 1860 Pine Island Road, Suite 210, Cape Coral, from NAP Pondella LLC. The Retail Team of Karen Johnson-Crowther, Charlene Greenblatt, Salli Jones-Doyon, and Lindsey Schmoyer of Colliers Arnold represented the tenant. Ryan Joyce of North American Properties represented the landlord.

**The RE/MAX Realty Group Commercial Division** reported the following transactions:

- My Samantha, LLC purchased a 1/3 acre parcel at the southeast corner of Corkscrew Road and Happy Hollow Lane from Ruth Simmons for \$249,900. Dan Miller of the Miller Alliance at RE/MAX Realty Group Commercial Division represented the buyer, and Karen Turano of Cypress Realty Inc. represented the seller.

- Suntan Center of Southwest Florida, located at the Metropolis Plaza, 12951 Metro Parkway, Fort Myers, was sold to Suntan Center of SW Florida, LLC. The Buyer purchased the business assets and extended the lease for 1,800 sq. ft. for an additional two years. The

new owners plan to remodel and open shortly. Brad Welborn, RE/MAX Realty Group Commercial Division, negotiated the business purchase and lease extension.

## Construction

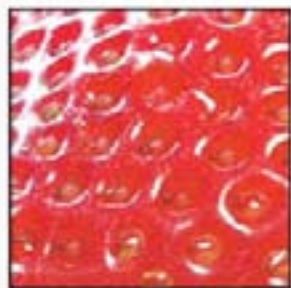
**Heatherwood Construction** has completed the Kitson & Partners planning offices in Murdock Professional Center, located at 17841 Murdock Circle in Port Charlotte. Heatherwood performed the interior build-out of an existing 3,000-square-foot building, which incorporates a unique office layout designed to function as a planning center and facilitate creative thinking. Distinctive features include large open spaces and drop lighting. Heatherwood constructed all 10 buildings at Murdock Professional Center, including Kitson & Partners' headquarters and the planning offices' shell. The builder was also chosen to perform most of the tenant improvements in the business center. Terry James of Heatherwood Construction served as senior project manager, and Pete Estrada served as job superintendent. Odle McGuire Shook provided interior design services.

Fort Myers-based **J.L. Wallace Inc.** has completed construction of a guardhouse, entry wall features and fountains at Heritage Bay, a new Lennar golf community in Naples. The guardhouse features a double portico drive-through, and incorporates an "Old World aesthetics" theme using specially designed cement tiles and cultured stones. The two entry wall monuments advance the "Old World" theme. The entry fountain and the fountain in the middle of Heritage Bay Boulevard are striking additions to the community atmosphere. Fred Barry of J.L. Wallace served as senior project manager, and Robbyn Spears was project manager assistant. Michael Seifert served as job superintendent. ■



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 <p><b>McGREGOR</b> Don't miss this fantastic opportunity. This charming 3 bedroom/2 bath home on almost 1 acre of McGregor property has much to offer. The lots may be subdivided. The backyard is completely fenced and has a screened in patio, deck and plenty of room for a pool. Wood floors, remodeled master bath and a great Ft. Myers location make this home a must see. <b>\$599,900</b></p>	 <p><b>GULF HARBOUR</b> The exquisite penthouse homes at Harbour Landings offer 3 spacious bedrooms, 2 1/2 baths, a breakfast nook with elegant bay window and a large family retreat. This beautifully appointed home is complete with crown molding, enclosed lanai. Offered at <b>\$749,000</b></p>
 <p><b>BROOKSHIRE</b> Well maintained 3 bedroom, 2 bath home on the lake with Western exposure. Split bedrooms and spacious great room that lead to a large patio. Enjoy the remarkable sunsets that Southwest Florida is famous for while relaxing lakeside in the lovely neighborhood. Offered at <b>\$269,900</b></p>	 <p><b>PASEO</b> Mediterranean inspired San Remo model with pool and spa. Tile throughout except the bedrooms, upgraded maple cabinetry and granite counters. Enjoy relaxing evenings poolside in the fabulous home with tranquil preserve setting. Offered at <b>\$570,000</b></p>
 <p><b>WATERFRONT</b> Gorgeous view of river without the boat traffic. Enjoy sunrises, sunsets, cool breezes, &amp; a great view, @ this gulf access home, near the intercoastal waterway. Rutenberg home is on wide, deep canal and is 1st home from the river. Offered at <b>\$539,900</b></p>	 <p><b>ROOKERY POINTE</b> Beautifully appointed Montgomery V model with pool and spa. Enjoy lovely lake views poolside on the extended lanai and pool deck. Interior features of the home included, wood floors, beautiful built-ins, stainless steel appliances, jetted master bath tub, crown molding. Offered at <b>\$599,000</b></p>

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<p><b>SAILBOAT ACCESS POOL HOME</b></p>  <p>Fantastic price on this 2/2/Den/Pool home on sailboat access canal. Homes in area are transitioning, with many being torn down and/or seriously remodeled. Currently leased, tenant can stay or go, depending on your needs. <b>\$310,000</b></p>	<p><b>RIVERBEND</b></p>  <p>Be transformed by this 2910 sq. ft. new construction home in Marsh Point. Enjoy the feel of old Florida, with all the amenities we are accustomed to in today's lifestyle, only minutes away from the River District, shopping and many other area attractions. <b>\$529,000</b></p>
<p><b>COLONIAL POINT</b></p>  <p>Great location near Sanibel, Captiva &amp; Ft. Myers Beaches. Gated community Colonial Pointe was built during 2003-2005, so new building codes were in place at time of construction. This 2,002 sq. ft. home has a northern exposure lake view and a huge mansard screen lanai (over 1,000 sq. ft.) enclosing the large pool &amp; raised spa. <b>\$362,500</b></p>	<p><b>SPRINGS OF SAN CARLOS</b></p>  <p>Darling 1BR/1BA turn key condo in the Springs of San Carlos a small, quaint community in S Ft. Myers. Community pool, clubhouse, fitness center, volleyball and tennis courts. Great location, close to Florida Gulf Coast University, the airport, great shopping and area beaches. <b>\$109,000</b></p>



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