

# REAL ESTATE NEWS

## Real Estate

**Gates D'Alessandro & Woodyard** reported the following:

DRS Logistics, LLC & Marcos Sanchez leased 5,500 square feet of Office, Warehouse space Unit 2 at Billy Creek Commerce Center from Sox Development, Inc. Todd Holman negotiated the transaction.

Sunburn Digital Studios, Inc. leased 2,425 square feet (unit 401) at Parker Commons Blvd., Fort Myers from Trilogy KKC, LLP. Robyn Wright and Alex Wright negotiated the transaction.

MCS Marketing, LLC leased 1,050 square feet at the Oak Ridge Center from Roundman Equity Holdings, LLC. Alex Wright negotiated the transaction.

ARG-DBJ, LLC leased 954 square feet of office space at the Metro Office Center from, M.D. Developers, Inc. Robyn Wright and Alex Wright negotiated the transaction.

Daniels Parkway Self Storage, LLC purchased 3.1 acres at the northwest corner of Metro Parkway and Ben C. Pratt/Six Mile Cypress Parkway, wrapping around the Amereda Hess Gas/Convenience Store. The property was purchased from Amereda Hess Corporation for \$1,750,000. Hal Arkin, senior broker with Gates, D'Alessandro & Woodyard Commercial Realtors, brokered the transaction for the seller and buyer.

The Florida Department of Military Affairs Division of State Quartermaster leased 7,500 square feet (units 5 & 6) of office space at 2050 Commerce Ave., Immokalee from Training & Manufacturing Institute, Inc. Don Turner negotiated the transaction.

**Pepitone Properties Corp.** reported the following:

Studio RK has expanded its space into

an additional 1,723 square feet in the Mallie Montgomery Plaza at 6420 Plantation Park Ct, Fort Myers, from Holland Associates, LLP. Tom Pepitone, of Pepitone Properties Corp. negotiated the transaction.

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

Scientific Image Center Management, Inc. dba Lifestyle Lift, leased 3,377 square feet of space at 13421 Parker Commons Blvd. from PDP, LLC. Greg Bendis of The Charles Dunn Co. represented the tenant. Paul Sands and Mike Doyle of the Sands Commercial Group with VIP Commercial TCN Worldwide represented the seller and the buyer.

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

Dance Life of Florida LLC leased 4,000 square feet of retail space in Bay Crossings, located at 26251 South Tamiami Trail, Bonita Springs, from Monroe Management Co., Inc. The Retail Team of Karen Johnson-Crowther, Charlene Greenblatt, Salli Jones-Doyon, and Lindsey Schmoyer of Colliers Arnold negotiated the transaction.

Kid Zoo, LLC leased 2,500 square feet of retail space in Bay Crossings, located at 26251 South Tamiami Trail, Bonita Springs, from Monroe Management Co., Inc. The Retail Team of Karen Johnson-Crowther, Charlene Greenblatt, Salli Jones-Doyon, and Lindsey Schmoyer of Colliers Arnold negotiated the transaction.

Results Weight Loss leased 1,433 square feet of retail space in Bay Crossings, located at 26251 South Tamiami Trail, Bonita Springs, from Monroe Management Co., Inc. The Retail Team of Karen Johnson-Crowther, Charlene Greenblatt, Salli Jones-Doyon, and

Lindsey Schmoyer of Colliers Arnold negotiated the transaction.

## Construction

**Heatherwood Construction** has begun construction and site work of the corporate headquarters for Creative Events & Taylor Rental in Fort Myers. Once complete, the new facility will be the largest event rental facility in Southwest Florida. Located in the Alico Industrial Park on Supply Drive, the 60,000-square-foot facility will be used as a showroom, office and warehouse space for the rental company, which is moving from its current Metro Parkway location for more space and better access to Interstate 75. Scott Whiteleather of Heatherwood Construction is the senior project manager, and Joe Poulin is the job superintendent. Odle McGuire Shook provided architectural design services.



**Corporate headquarters for Creative Events & Taylor Rental in Fort Myers**

A groundbreaking for the \$11.5 million pediatric dental building project took place last week at the site of the project on the Edison Campus. This project is a partnership between **Collier Health Services**, the **Naples Children and Education Foundation NCEF** (founders of the Naples Winter Wine Festival), **University of Florida College of Dentistry** and **Edison College**.

The CHS Ronald McDonald Care Mobile

program has been a catalyst for much of the influx into Collier County of new investments in health care for needy children, directly attributable to findings from Care Mobile screening activities in the first/second years of the programs operation in our community. For example, a new dental clinic in East Naples (\$1.5 million) and a new Pediatric Dental Residency Program on Edison Campus (\$11.5 million). Both programs involve Naples Children and Education Foundation and the Dental Residency program also includes \$4 million from the State of Florida. To date, the Care Mobile Program has touched the lives of over 7,000 children.

Construction has begun on **Daniels Commons**, a 5-acre professional office park located at Daniels Parkway and Appaloosa Lane in Fort Myers. The office park includes four distinct one- and two-story office buildings, with occupancy expected in summer 2008. Community Engineering Services, Inc. provided civil engineering and survey services for the project. Daniels Commons will boast two one-story office buildings of approximately 11,025 square feet, with one zoned as a medical building that can be divided into smaller offices. The office park will also offer a two-story building with fully built-out, turnkey office condos as well as second-floor package options. ■



**Daniels Commons**

**RE/MAX REALTY GROUP • FT. MYERS**  
**#1 RE/MAX® COMMERCIAL DIVISION**  
**in FLORIDA 2003 through 2007 ytd**

**US-41 FRONTAGE - 9.2 ACRES, S. FT. MYERS**  
**Exceptional Retail Location!**

**PRICE DRASTICALLY REDUCED!**

**SITE 9.2 A.**

**ROUTE US41**

**THE HARBORAGE** **WINN-DIXIE MARKETPLACE**

NE corner US41 & Babcock Rd., just south of newly aligned Alico Rd. (across from The Harborage Subdivision). Zoned C-2 & C1-A - Commercial. Great corner site with full median cut access, excellent visibility and high traffic counts. Area of extensive development: Wendy's, CVS, Hess Mart, Publix, Winn Dixie Marketplace, etc. Retail & office zoning with Development Order in place (READY TO GO!) for a 10-lot subdivision. Site is dry. Engineering & contract bids for development available. Utilities at site. May be divided -- minimum of 3 acres. Offered at **\$3,987,482** (\$9.95 PSF).

**RE/MAX® REALTY GROUP**  
 7980 Summerlin Lakes Dr., #201  
 239/790-3350 • Fax 239/790-4800  
 www.michaeljrye.com • www.ftmyerscommercial.com

**Michael J. Frye, CCIM**

**Commercial Property Available**

**Subject**

- Lee Blvd. frontage approximately 470 ft.
- Zoned CS-1 ■ 71,431 Sq.ft.
- Water & Sewer
- Includes 2 homes w/ conversion potential
- 700 Taylor Ln. Lehigh Acres

**Reduced to: \$895,000**

**Subject**

- Corner of Joel & Bell
- 4.620 acres
- Potential For CPD re-zoning
- 15,251 sq.ft. of building space
- Traffic light at the corner

**Offered for: \$4,000,000**

**Subject**

- Center of Lehigh Acres
- Zoned C-2 ■ 37,810 sq.ft.
- 2,970 sq.ft. of building space
- City water & sewer
- 1250 Business Way, Lehigh Acres

**Offered for: \$725,000**

- Zoned CN-3
- 1 Acre +/- (321 feet of road frontage)
- D.O. In Place
- Busy intersection
- Near Hwy. 82 & Daniels Pkwy.

**Offered for: \$524,900**

**John McWilliams**  
 Broker  
 Cell: 239-841-0570  
 P: 239-466-9411 F: 239-225-6124  
 e-mail: john@mcwilliamsbuckley.com  
 www.McWilliamsBuckley.com

**McWilliams Buckley Associates**  
 REAL ESTATE PROFESSIONALS