

MATTHEWS™



6325 PRESIDENTIAL CT

FORT MYERS, FL 33919

**Retail
Investment Opportunity**
Offering Memorandum

Table of Contents

03 Property Overview

09 Financial Overview

11 Tenant Overview

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PROPERTY OVERVIEW

6325 Presidential Ct
Fort Myers, FL



EXECUTIVE SUMMARY

6325 Presidential Ct

Fort Myers, FL 33919

±7,920 SF

Building Size

9

Total Units

The Opportunity

Matthews™ Real Estate Investment Services is pleased to exclusively offer Presidential Court Office Park, a ±7,920 SF multi-tenant office property located along a well-established commercial corridor in Fort Myers, Florida. The property presents a rare opportunity for an investor or owner-user to acquire a high-occupancy asset with immediate value-add potential driven by below-market rents, near-term lease rollover, and a single vacant suite available for lease-up.

With the majority of tenants on short-term or month-to-month leases, a new owner has the flexibility to reposition the rent roll, re-tenant on their own terms, or occupy a portion of the building while maintaining supplemental income from remaining suites. The property is currently self-managed by ownership, presenting a clear pathway to increased operational efficiency and income stability under professional management.

Presidential Court Office Park is ideally suited for an owner-user seeking a visible, accessible Fort Myers location, or a value-add investor looking to capitalize on lease rollover, rent normalization, and long-term income growth in the growing Southwest Florida market.



INVESTMENT HIGHLIGHTS

Property Highlights

Value-Add Rent Roll

- **±7,920 SF** – Multi-tenant professional office building
- Mix of professional office suites across two floors
- **Current Gross Lease Structure** – presents a significant value-add opportunity – an incoming owner can raise rents to market rates upon rollover and convert the rent roll to NNN, dramatically reducing landlord expense exposure and improving net cash flow
- Short-term / MTM structure allows for:
 - Rapid rent increases to market rates
 - Re-tenanting on an accelerated timeline
 - Partial or full owner occupancy

Tenant Mix & Lease Rollover

- **Two MTM tenants** – One Source General Contractor (1,782 SF) and Haiti Card Reader (891 SF) = 33.75% of GLA with immediate re-pricing flexibility
- **Remaining leases expire 2026–2028** – providing a near-term window to reset rents across the board
- **Current average rent of ±16.30 PSF** – meaningful spread below current Fort Myers market rates

Low Barrier to Entry

- Ideal for:
 - Owner-users and professional practitioners
 - Medical, wellness, and service-based operators
 - Private investors and 1031 exchange buyers
 - Value-add buyers targeting income growth



OWNER-USER OPPORTUNITY

A Rare Opportunity to Own Your Office While Generating Rental Income

6325 Presidential Court offers a unique opportunity for owner-users seeking to control occupancy costs, build equity, and benefit from income generated by existing tenants. Unlike traditional office investments, the property provides multiple occupancy configurations, flexible suite layouts, and short-term lease structures that allow a buyer to occupy a portion of the building while maintaining income from the remaining suites.

Ideal For:

- Medical Practices
- CPA & Accounting Firms
- Law Offices & Title Companies
- Insurance Agencies
- Therapy & Counseling Groups
- Home Healthcare Agencies
- Contractors & Service Companies
- Engineering Firms
- Wealth Management & Financial Advisors

Flexible Occupancy Options

- Occupy Suite 7B immediately while retaining rental income from existing tenants
- Combine Suites 7B & 8 for approximately 1,634 SF
- Combine Suites 4 & 6 for approximately 1,782 SF
- Combine Suites 3 & 5 for approximately 1,782 SF
- Expand occupancy over time as leases mature and suites become available

Why Own Instead of Lease?

- Build equity instead of paying rent to a landlord
- Control long-term occupancy costs
- Benefit from rental income generated by existing tenants
- Participate in future appreciation of Fort Myers commercial real estate
- Expand your business without relocating
- Potential tax advantages associated with ownership



VALUE-ADD INVESTMENT OPPORTUNITY

Significant Revenue Growth Potential Through Lease Repositioning

6325 Presidential Court presents a compelling value-add opportunity for investors seeking immediate cash flow with substantial upside potential. The property benefits from below-market rents, short-term lease structures, lease rollover opportunities, and a vacant suite that can be leased at current market rates.

Key Value Drivers

Below-Market In-Place Rents:

- Current average rental rate approximately \$16.30 PSF
- Opportunity to increase rents toward market levels upon lease rollover
- Ability to introduce annual rent escalations
- Potential conversion of gross leases to Modified Gross or NNN structures
- Opportunity to improve NOI through expense recovery

Immediate Lease-Up Opportunity

- Suite 7B (545 SF) currently vacant
- Immediate upside through lease-up without tenant displacement
- Increased occupancy and cash flow potential
- Enhanced asset valuation through stabilization

Lease Rollover & Tenant Repositioning

- Multiple leases rolling between 2025–2028
- Month-to-month tenants provide immediate flexibility
- Opportunity for tenant mix optimization
- Strategic suite consolidation opportunities
- Controlled rent growth over time

Investor Highlights

- Existing cash flow with upside
- Below-market rents
- Vacancy lease-up opportunity
- Short-term lease rollover
- Potential NNN conversion
- Flexible tenant mix
- Multiple value-creation strategies
- Located within the high-growth Southwest Florida market



INVESTMENT HIGHLIGHTS

Location Highlights

Fort Myers Commercial Corridor

- **Situated on Presidential Court** – within a well-established Fort Myers commercial node with strong accessibility and daytime traffic
- **Minutes from US-41 (Tamiami Trail)** – the primary commercial spine of Lee County
- **Quick access to I-75 and Colonial Blvd** – providing connectivity throughout Southwest Florida
- **Proximate to Downtown Fort Myers** – regional employers, medical institutions, and major retail destinations

Fort Myers MSA – High-Growth Market

- **Lee County MSA** – one of the fastest-growing metro markets in the southeastern United States
- **Sustained in-migration** – from retirees, remote professionals, and relocating households driving consistent demand for small professional office space
- **Healthcare employment** – anchored by Lee Health, one of the largest employers in Southwest Florida, generating adjacent professional office demand
- **No Florida state income tax** – favorable environment for small business formation and relocation

Surrounding Trade Area

- **Dense residential and commercial trade area** – surrounded by established neighborhoods and professional services clusters
- **Consistent demand for professional, medical, and service-based tenants** – core user types well-represented in the subject's existing rent roll
- **Limited new small-bay office supply** – favorable supply/demand dynamics for existing product in the Fort Myers submarket



FINANCIAL OVERVIEW

6325 Presidential Ct
Fort Myers, FL



FINANCIAL OVERVIEW

\$1,395,000
List Price

7,920
Square Feet

\$176.14
Price/SF

7.05%
Cap Rate

Property Summary

Built	1986
Building Area	±7,920 SF
Lot Size	±0.60 Acres
Zoning	CT
VPD	±35,000 (College Pkwy)



Valuation Summary

Year	2025 Actuals	\$ PSF	Growth %	Proforma (Year 1)	\$ PSF
Income					
Gross Potential Rent (Scheduled)	\$129,120	\$16.30		\$133,980	\$16.92
Less: Vacancy / Credit Loss	-	-		-	-
Effective Gross Revenue	\$129,120	\$16.30		\$133,980	\$16.92
Operating Expenses					
Property Taxes	\$12,350	\$1.56	3.00%	\$12,721	\$1.61
Property Insurance	\$4,480	\$0.57	75.00%	\$7,840	\$0.99
Water	\$1,680	\$0.21	3.00%	\$1,730	\$0.22
Trash	\$5,700	\$0.72	3.00%	\$5,871	\$0.74
Electricity	\$1,800	\$0.23	3.00%	\$1,854	\$0.23
Lawn Care	\$2,040	\$0.26	3.00%	\$2,101	\$0.27
Handyman / Maintenance Labor	\$2,400	\$0.30	5.00%	\$2,520	\$0.32
Maintenance Supplies	\$960	\$0.12	3.00%	\$989	\$0.12
Total Operating Expense	\$31,410	\$3.97		\$35,626	\$4.50
Net Operating Income (NOI)	\$97,710	\$12.34		\$98,354	\$12.42

*Proforma (Year 1) reflects a 5% rental increase assumption for properties with lease escalations occurring within the next 6 months.

RENT ROLL

Suite	Tenant	GLA (SF)	Lease		% of GLA	Annual Rent	\$ PSF/Year	Monthly Rent	Lease Type
			Start	End					
1A	ElitePulse Business Solutions LLC	545	10/6/2025	10/6/2027	6.9%	\$14,400	\$26.45	\$1,200	Gross
1B	Cape Coral Midwifery	545	3/31/2026	3/31/2028	6.9%	\$15,720	\$28.87	\$1,310	Gross
2	Carpe Diem Spa	1,089	12/1/2025	12/1/2026	13.8%	\$15,000	\$13.77	\$1,250	Gross
3&5	One Source General Contractor	1,782	MTM	MTM	22.5%	\$25,200	\$14.14	\$2,100	Gross
4	Haiti Card Reader	891	MTM	MTM	11.3%	\$13,200	\$14.81	\$1,100	Gross
6	Radiance & Precision Aesthetics LLC	891	4/15/2026	4/15/2027	11.3%	\$16,200	\$18.18	\$1,350	Gross
7A	Eckered Connects	545	9/1/2025	9/1/2028	6.9%	\$14,400	\$26.45	\$1,200	Gross
7B	Vacant	545	-	-	6.9%	-	-	-	-
8	Candy Cat Rescue	1,089	10/1/2025	10/1/2027	13.8%	\$15,000	\$13.77	\$1,250	Gross
Totals:		7,920				\$129,120	\$17.38	\$10,760	



Presidential Ct

Suite	Tenant	SF
1A	ElitePulse Business Solutions LLC	545 SF
1B	Cape Coral Midwifery	545 SF
2	Carpe Diem Spa	1,089 SF
3&5	One Source General Contractor	1,782 SF
4	Haiti Card Reader	891 SF
6	Radiance & Precision Aesthetics LLC	891 SF
7A	Eckered Connects	545 SF
7B	Vacant	545 SF
8	Candy Cat Rescue	1,089 SF



Florida SouthWestern State College
 ±15,765 Students
 ±5,000 Employees

Brookdale College Parkway
 ±143 Residents

College Plaza Shopping Center

Canterbury School
 ±795 Students

Whiskey Creek Adult Cond
 ±240 Units

College Pkwy ± 35,000 VPD

WELLS FARGO



Subject Property



Bell Tower Mall

NORDSTROM
rack TALBOTS
CYCLEBAR
ULTA BEAUTY
HAVE & MASTER
burnwood tavern

Market Square

TARGET WORLD MARKET
DSW Total Wine & MORE petco
BARNES & NOBLE Michaels

Cypress Lake Plaza

COSTCO WHOLESALE T.J. MAXX
Chick-fil-A Bob Evans RESTAURANTS STAPLES
verizon

KeyBank

Provincetown Condominium Associates
±420 Units

THE LOCKUP Self Storage

Hilton Garden Inn

MORGAN & MORGAN



Florida SouthWestern State College
±15,765 Students
±5,000 Employees

Summerlin Rd ± 50,000 VPD

College Pkwy ± 35,000 VPD

V|B VILES & BECKMAN, LLC
INJURY ATTORNEYS

THE beauty DISTRICT

LEARNING IN MOTION
PRIVATE TUTORING COMPANY
Leading the Way to Academic Success

Subject Property

MARKET OVERVIEW

6325 Presidential Ct
Fort Myers, FL



FT MYERS, FL

Market Demographics



99,918
Total Population

\$62,160
Median HH Income

36,431
of Households

49.4%
Homeownership Rate

39,946
Employed Population

32.1%
% Bachelor's Degree

40.3
Median Age

\$351,600
Median Property Value

Local Market Overview

Fort Myers serves as a regional anchor city within Southwest Florida and functions as a primary commercial, residential, and healthcare hub for Lee County and the surrounding Gulf Coast. The local economy is supported by a mix of healthcare services, tourism, construction, retail, and professional services. Southwest Florida International Airport and Port of Fort Myers (via the Caloosahatchee River) enhance regional connectivity, helping to sustain passenger traffic, trade activity, and employment across the area's core industries.

The city continues to experience sustained population growth, fueled by migration from higher-cost markets in the Northeast, Midwest, and urban parts of Florida. Fort Myers attracts both retirees and working professionals, supported by a steady influx of new housing, healthcare infrastructure, and proximity to beaches and outdoor amenities. A growing segment of college-educated residents contributes to a rising professional services base and underpins demand for residential, office, and mixed-use development, especially in accessible suburban corridors and redeveloping urban areas.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	73,874	177,550	561,430
Current Year Estimate	67,909	162,163	510,194
2020 Census	64,664	148,705	453,631
Households	3-Mile	5-Mile	10-Mile
Five-Year Projection	34,600	81,253	239,555
Current Year Estimate	31,982	74,606	218,557
2020 Census	30,903	69,455	195,945
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$87,709	\$98,050	\$96,950



Economic Drivers

Fort Myers' economy is closely tied to its waterfront location along the Caloosahatchee River and its access to the Gulf of Mexico. Charter fishing services, recreational boating, marine repair, and marina operations form the backbone of a strong local maritime economy. These activities support a steady hospitality sector, with nearby hotels, waterfront dining, and excursion services serving both seasonal visitors and full-time residents drawn to the area's boating culture and coastal amenities. This mix of tourism and marine-based commerce helps sustain employment throughout the year.

Beyond tourism, Fort Myers plays an expanding role in Southwest Florida's healthcare, construction, and professional services sectors. Offices for regional medical providers, legal and financial services, and real estate firms are located within proximity to downtown and the riverfront. This concentration of businesses contributes to weekday foot traffic and demand for restaurants, retail, and extended-stay accommodations. With its natural scenery and waterfront infrastructure, Fort Myers also attracts film and event production on a modest scale, adding incremental support to the local economy.

Attractions

Fort Myers' main attractions are anchored by its riverfront and Gulf Coast access, offering visitors a range of water-based experiences including boat tours, fishing charters, kayak rentals, and eco-cruises through Estero Bay and nearby barrier islands. The city's Downtown River District features walkable, bike-friendly streets along the Caloosahatchee River, providing access to marinas, restaurants, boutique shops, and public art installations. Centennial Park and the yacht basin add to the area's recreational and visual appeal, drawing steady foot traffic from locals and tourists.

The broader coastline provides additional opportunities for outdoor activity. Nearby Fort Myers Beach offers calm waters suitable for families and paddle sports, while Lovers Key State Park provides space for hiking, wildlife viewing, and beachfront picnics. Events like Art Walk and Music Walk in the River District, along with seasonal festivals and waterfront markets, help maintain consistent engagement throughout the year. The combination of coastal access and year-round programming makes the area a draw for both leisure and lifestyle-focused residents.

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 6325 PRESIDENTIAL CT, FORT MYERS, FL, 33919 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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