

\$500,000

S. TAMiami TRAIL | FORT MYERS, FL 33908

1.12± ACRES ON S. TAMiami TRAIL

FOR SALE

CONTACT

Chris Ferritto

239-310-6257

chris@mayhughcommercial.com

Chase Mayhugh, SIOR, CCIM

239-278-4945

chase@mayhughcommercial.com



MAYHUGH
COMMERCIAL ADVISORS

13099 S. Cleveland Ave. Suite 410
Fort Myers, FL 33907

MAYHUGHCOMMERCIAL.COM

This unique site offers exceptional exposure, with over 316 feet of frontage on the heavily traveled S. Tamiami Trail.

Featuring convenient access facilitated by a median cut and an impressive average daily traffic count of over 53,000 cars, this property presents a lucrative investment opportunity. Zoned CG & CPD, it allows for a variety of heavy commercial uses including retail, office/medical, and certain industrial activities. Don't miss out on the potential of this prime location!

PROPERTY DETAILS

PRICE	\$500,000 (\$14.63 PSF)
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LAND SIZE	1.13± Acres
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FRONTAGE	316±
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ZONING	CDP & CG (Lee County)
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REAL ESTATE TAXES	\$6,265.73
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STRAP #	06-46-25-00-00013.001C & 06-46-25-00-00013.0020
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DAILY TRAFFIC COUNT	53,630± Cars
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OPPORTUNITY FOR ASSEMBLAGE

Assemblage of Three Adjoining Parcels Creates Prime Opportunity

This listing offers a rare chance to create a strategic assemblage by combining three adjacent parcels, providing significant development potential. With increased lot size, expanded frontage, and versatile access points, this assemblage supports a wide range of residential, mixed-use, or commercial projects. Mayhugh Commercial Advisors also represents the adjoining parcels, streamlining the process of securing the entire assemblage. This seamless opportunity positions buyers to maximize zoning advantages and establish a standout project in a highly sought-after area.

Demographics

	1-Mile	3-Mile	5-Mile
POPULATION	4,056	30,950	106,569
HOUSEHOLDS	2,020	13,595	48,440
EMPLOYED	3,487	20,708	57,068
AVG HOUSEHOLD INCOME	\$100,971	\$95,623	\$86,716
MEDIAN AGE	60.5	52.5	52.3

ENHANCED DEVELOPMENT POTENTIAL

Combine parcels for projects like mixed-use developments or high-density residential.

ZONING & DESIGN ADVANTAGES

Optimized zoning and creative design layouts that standalone parcels cannot accommodate.

STREAMLINED ACQUISITION

With Mayhugh Commercial Advisors representing adjacent parcels, buyers enjoy a simplified process, making the assemblage acquisition hassle-free.

