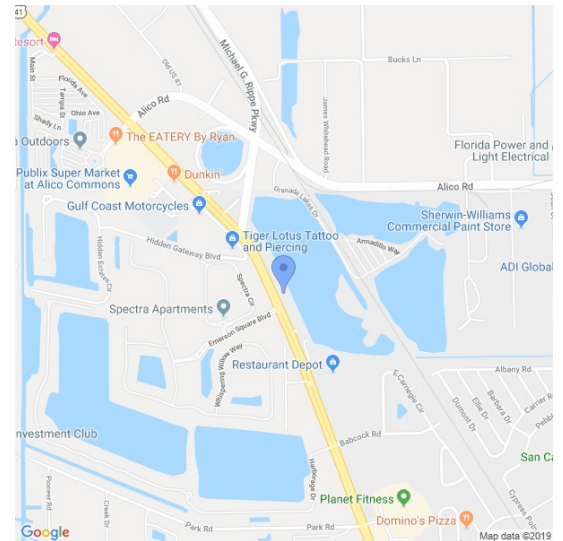




COMMERCIAL • LAND • FOR SALE



SALE PRICE \$1,200,000

ZONING CPD
LAND AREA 3 ACRES

- Overlooks a pristine 50 Acres Lake • Centrally located between Fort Myers & Bonita Springs
- Specific Uses: office/retail space • County designated as Mixed Use Overlay Zone
- One of the hottest development areas in the county • Numerous upscale communities and Country Clubs
- Close to numerous upscale communities, Country Clubs, shopping, airport, and FGCU
- Strap Number: 07-46-25-07-00000-0010 • Annual Average Daily Traffic Count (AADT): 50,500

The subject property is vacant commercial land with direct frontage on S. Tamiami Trail in the rapidly growing corridor between Fort Myers and Bonita Springs. The parcel is centrally located on S. Tamiami Trail just south of Alico Road. This is one of the hottest upscale development areas in the county. This property is just under 3 acres and is designated through Lee County to be in a Mixed Use Overlay Zone. This parcel offers a prime location for retail or office space development and allows for a 10,000 sq. ft. commercial building.

The subject property is vacant Lakefront commercial land with direct frontage on S. Tamiami Trail in the rapidly growing corridor between Fort Myers and Bonita Springs. The parcel is centrally located on S. Tamiami Trail just south of Alico Road. This is one of the hottest upscale development areas in the county. This property is just under 3 acres and is designated through Lee County to be in a Mixed Use Overlay Zone. This parcel offers a prime location for retail or office space development and allows for a 10,000 sq. ft. commercial building.



Robert O'Connor
Advisor
SVN | KOVA

SL3121695
☎ (239) 315-7093
☎ (239) 410-7183
✉ bob.oconnor@svn.com

