

Mixed Use Overlay 3.99± Ac. Commercial Pine Island Road



LOCATION: 71 & 51 Pine Island Road (State Road 78), North Ft Myers, FL 33903

STRAP #: 02-44-24-04-00036.0010; 02-44-24-04-00036.0000

ZONING: C-2 Commercial

UTILITIES: County Water & Sewer

SIZE: 3.99± Acres

FRONTAGE: 337'± Frontage (Pine Island Rd.)

PRICE: \$ 1,750,000

TRAFFIC COUNTS: Business 41 - 28,759
(2022 AADT) Pine Island Rd - 30,624

COMMENTS: Great location in fast growing North Fort Myers area. 337± ft. frontage on Pine Island Road No jurisdictional wetlands. Very desirable, high visibility parcel in Mixed Use Overlay. Approved for Commercial, Retail and Multi-family. Strong residential growth planned in all major corridors.

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The statements and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.

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