

Mixed Use Overlay 7.2± Acre Commercial Corner Pine Island Road



LOCATION: Pine Island Road (State Road 78) & Business 41, North Ft Myers, FL 33903

STRAP #: 02-44-24-04-00036.0000, 02-44-24-04-00001.0000,
02-44-24-04-00002.0000 & 02-44-24-04-00036.0010

ZONING: C-2 Commercial

UTILITIES: County Water & Sewer

SIZE: 7.2± Acres

DIMENSIONS: 650'± Frontage (Pine Island Rd.)
170'± Frontage (Business 41)

PRICE: \$ 2,200,000

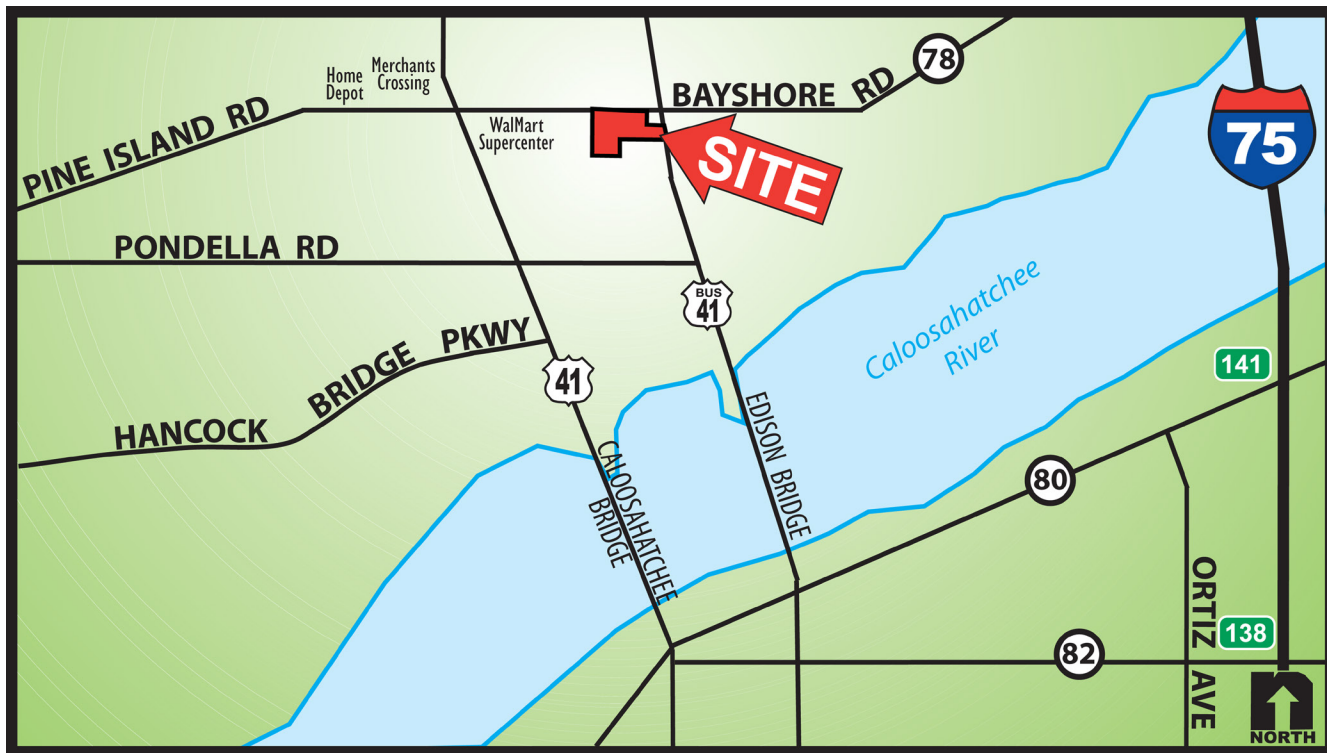
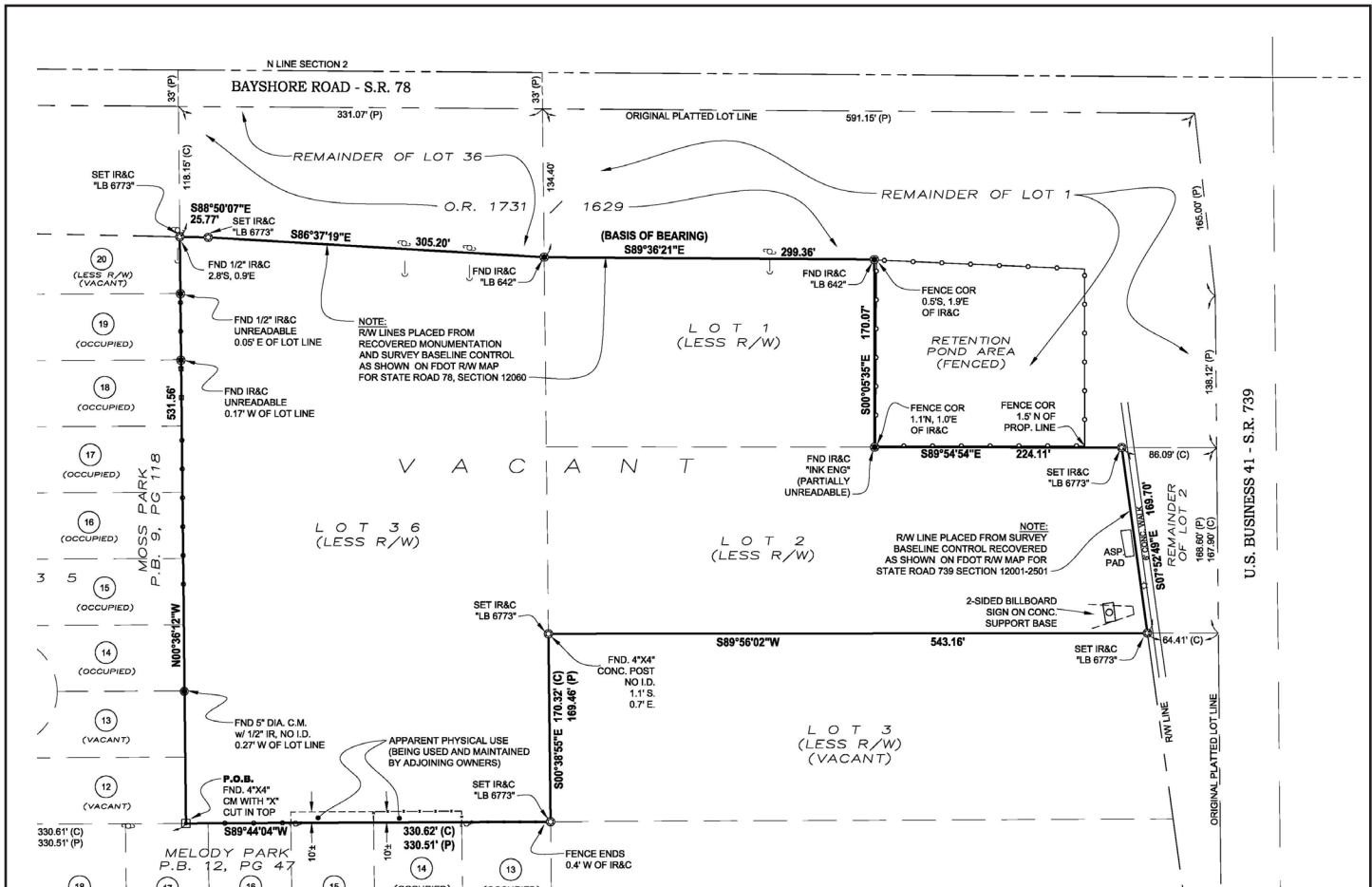
TRAFFIC COUNTS: Business 41 - 28,759
(2022 AADT) Pine Island Rd - 30,624

COMMENTS: Great corner location in fast growing North Fort Myers area. 650± Ft. Frontage on Pine Island Road and 170± Ft. Frontage on Business 41. 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.

CONTACT: TOM WOODYARD
PHONE: (239) 425-6011
E-MAIL: twoodyard@wa-cr.com

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.

Pine Island Road & Business 41, North Fort Myers, FL



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.