FOR SALE - LAKEFRONT COMMERCIAL LAND

17555 S. Tamiami Trl.
Fort Myers, FL 33908

HUGE PRICE REDUCTION

OFFERING SUMMARY

Sale Price:	$1,200,000
Lot Size:	3+/- Acres
Zoning:	CPD
Price / SF:	$13.00
Annual Avg. Daily Traffic:	50,500

PROPERTY OVERVIEW

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.

PROPERTY HIGHLIGHTS

- Price Reduced $800,000
- 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
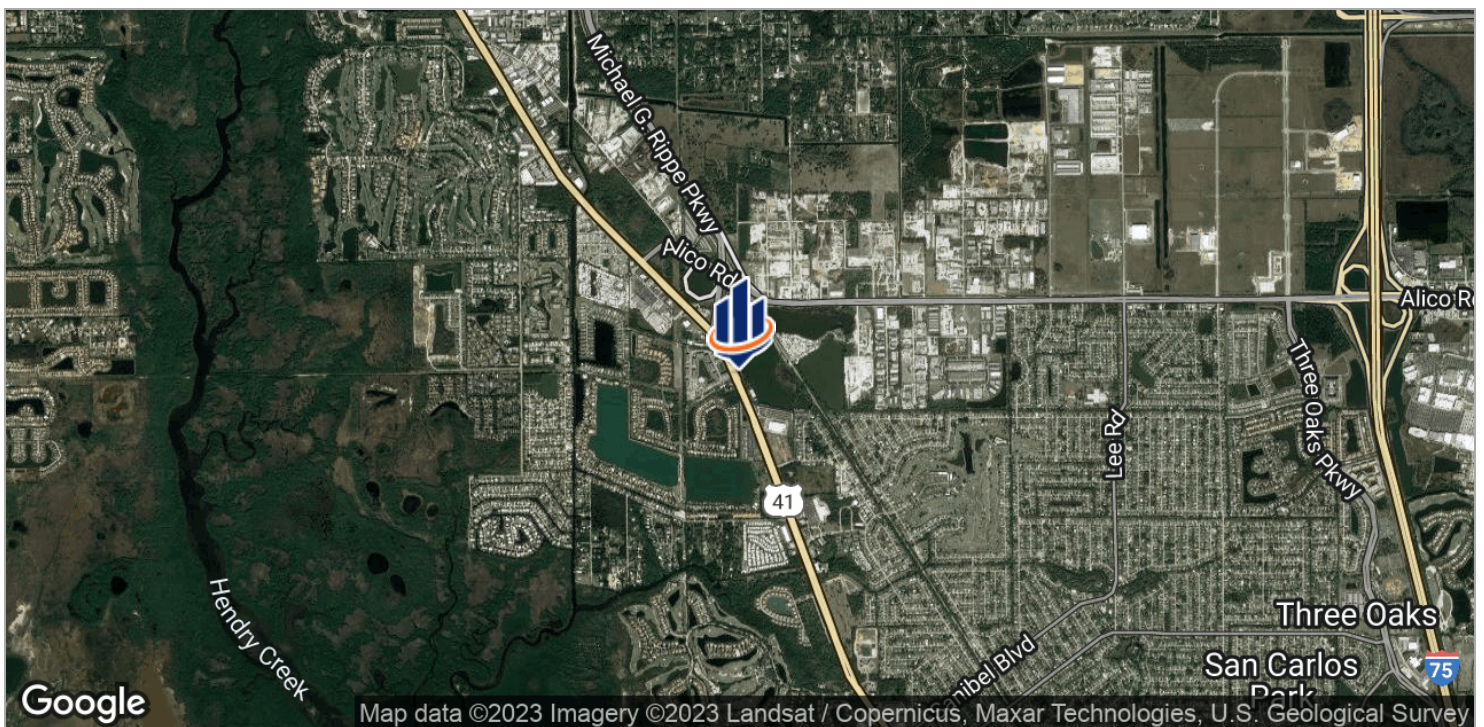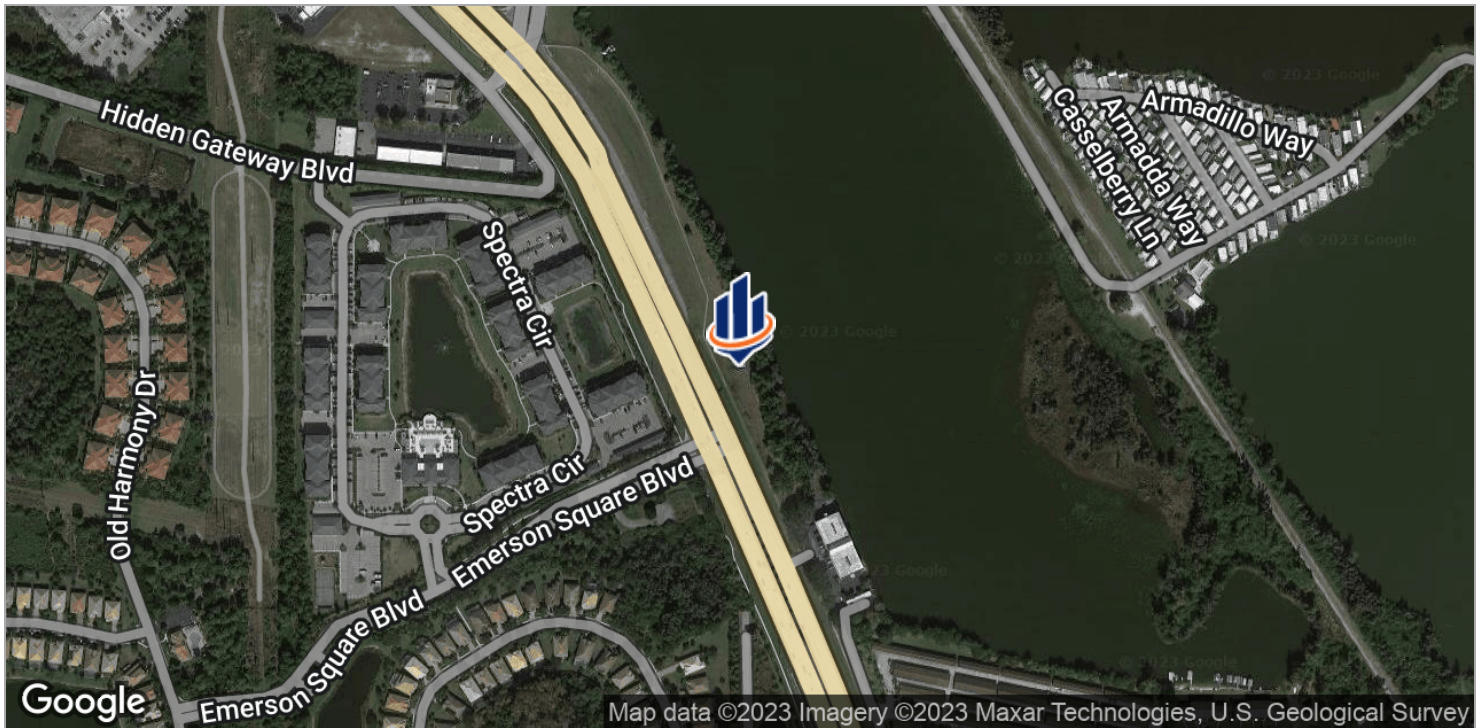- Strap Number: 07-46-25-07-00000-0010

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SVN KOVA

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SVN
KOVA

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WELLS FARGO

LEGENDS
GOLF & COUNTRY CLUB

The Forest
COUNTRY CLUB

Fiddlesticks
COUNTRY CLUB

SunTrust

ARROWHEAD
GOLF CLUB

TERRAVERDE
COUNTRY CLUB

Arby's

McDonald's

Suncoast
Credit Union

DUNKIN'
DONUTS

BB&T

WEST BAY CLUB

Estero
COUNTRY CLUB
at The Vines

San Carlos Park

Miromar Lakes

Estero

TRAFFIC COUNT

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SVN
KOVA

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POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,354	31,898	77,732
Median age	46.1	44.4	48.9
Median age [Male]	47.3	43.4	47.9
Median age [Female]	42.6	44.0	49.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,387	12,765	33,761
# of persons per HH	2.4	2.5	2.3
Average HH income	$72,764	$77,860	$77,052
Average house value	$273,023	$264,719	$282,209

* Demographic data derived from 2020 ACS - US Census

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