



FOR SALE

For Sale | Land

# Medical/Professional Development

9135 Forum Corporate Pkwy, Fort Myers, FL 33905

**Michael Saunders & Company**



Licensed Real Estate Broker

1605 Main Street Suite 500 | Sarasota, FL |  
941.957.3730 | MSCcommercial.com

PRESENTED BY:

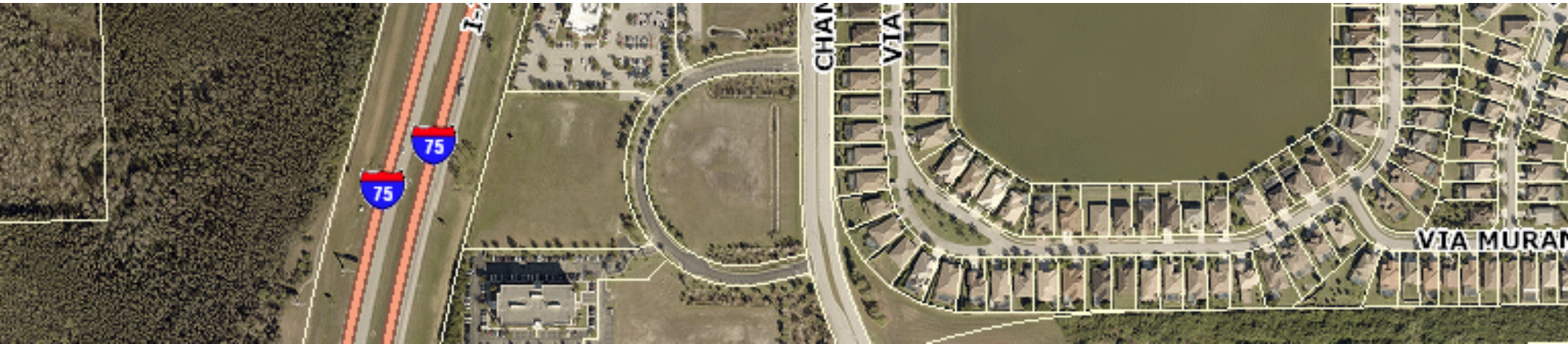
**SUSAN H. GOLDSTEIN LLC, CCIM, MBA**

Senior Commercial Advisor  
941.957.3730  
susangoldstein@michaelsaunders.com



## MEDICAL/PROFESSIONAL DEVELOPMENT LAND FOR SALE

9135 FORUM CORPORATE PKWY, FORT MYERS, FL



### OFFERING SUMMARY

|               |                  |
|---------------|------------------|
| Sale Price:   | \$1,677,060      |
| \$psf         | \$10 to \$12 psf |
| Lot Size:     | 3.85 Acres       |
| Price / Acre: | \$435,600        |
| Zoning:       | SDA              |
| Market:       | Ft. Myers        |

### PROPERTY OVERVIEW

This property can either be sold alone or alongside one other great opportunity. Promising traffic counts above 86,500, this location in Fort Myers sits next to major medical offices, education centers, and other high traffic destinations. Located next to Hyatt Place, Regional Cancer Center, Promise Healthcare, Rasmussen College, and Keiser University, this property awaits the next great commercial development to nest in a growing area.

### PROPERTY HIGHLIGHTS

- 
- Parcels have already been partially cleared
- Surrounded by Keiser University, Rasmussen College, Promise Hospital, and 184 +/- room Hyatt Place
- 86,500 +/- Car Count on I-75
- Build to Suit Potential

## MEDICAL/PROFESSIONAL DEVELOPMENT LAND FOR SALE

9135 FORUM CORPORATE PKWY, FORT MYERS, FL

# OF PARCELS

| 1

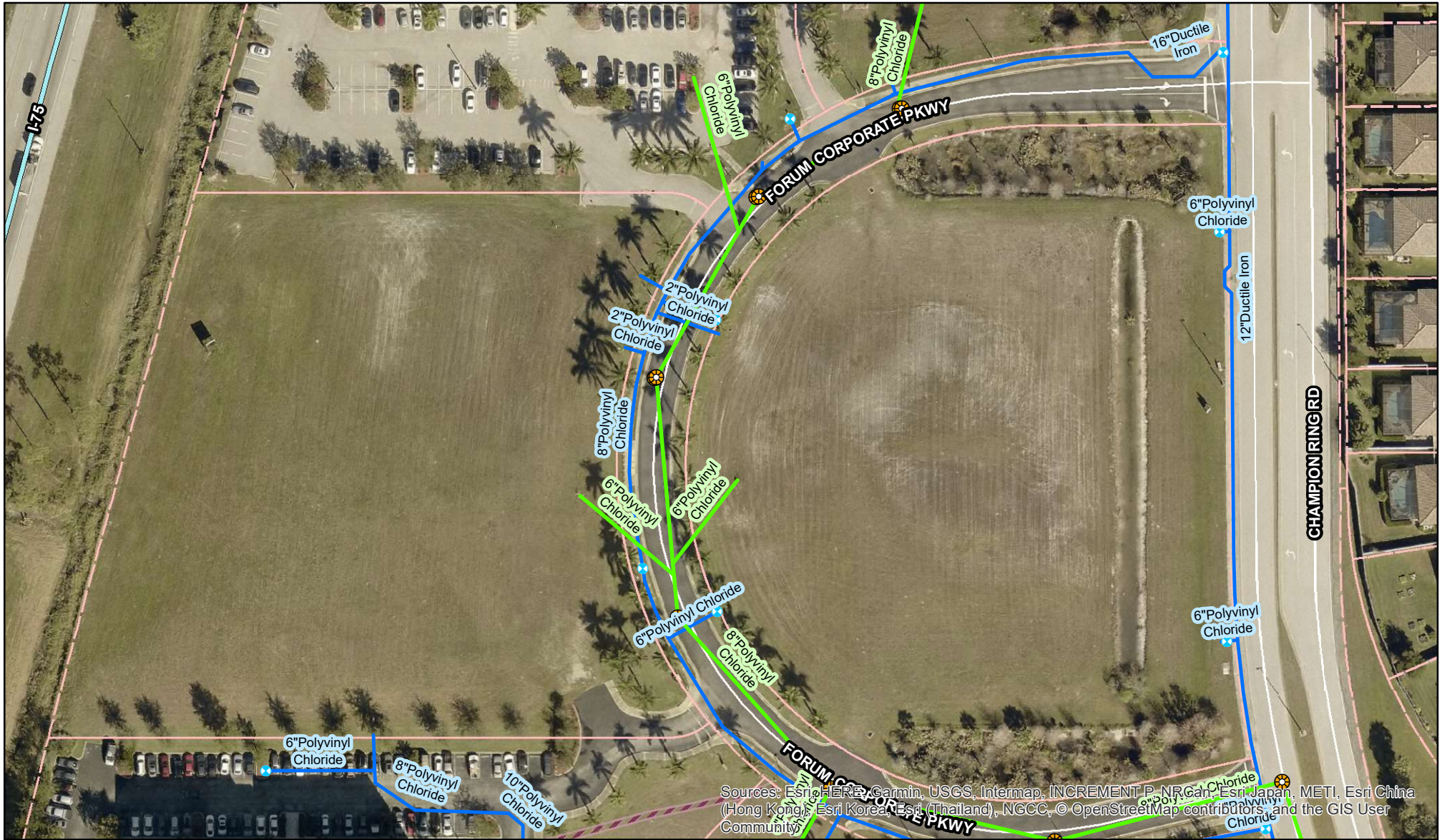
BEST USE

| Medical/Professional Office Development

| LOT # | ADDRESS                   | SIZE       | PRICE       |
|-------|---------------------------|------------|-------------|
| B     | 9135 Forum Corporate Pkwy | 3.85 Acres | \$1,677,060 |







### Legend

- Force Mains
- Sewer Gravity Mains
- Water Mains



NOT TO SCALE

Map for reference only and is not a Survey. The City of Fort Myers makes no claims or guarantees about the accuracy or currency of the information contained on this map, and expressly disclaims liability for errors and omissions.



## MEDICAL/PROFESSIONAL DEVELOPMENT LAND FOR SALE

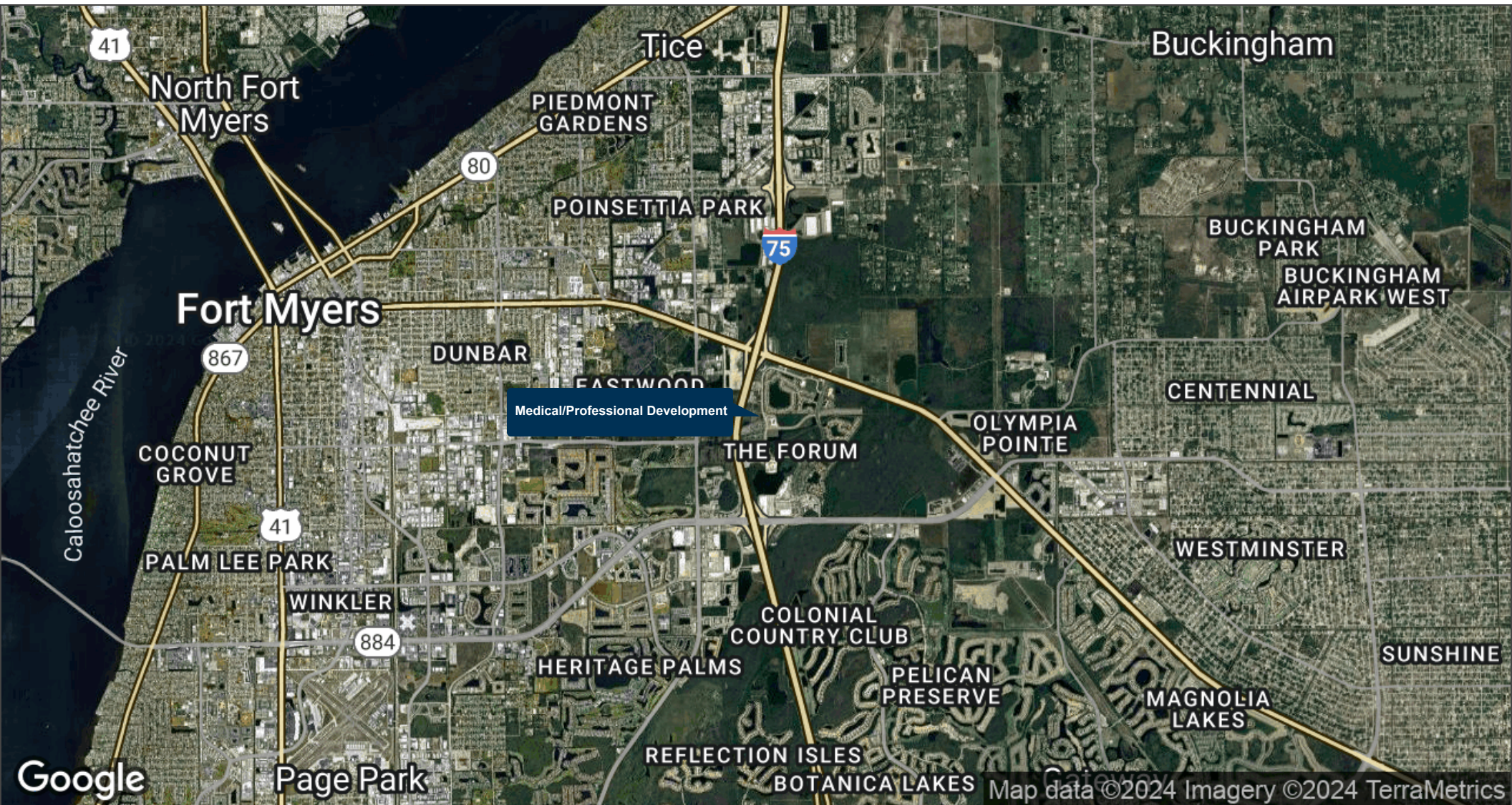
9135 FORUM CORPORATE PKWY, FORT MYERS, FL





**MEDICAL/PROFESSIONAL DEVELOPMENT  
LAND FOR SALE**

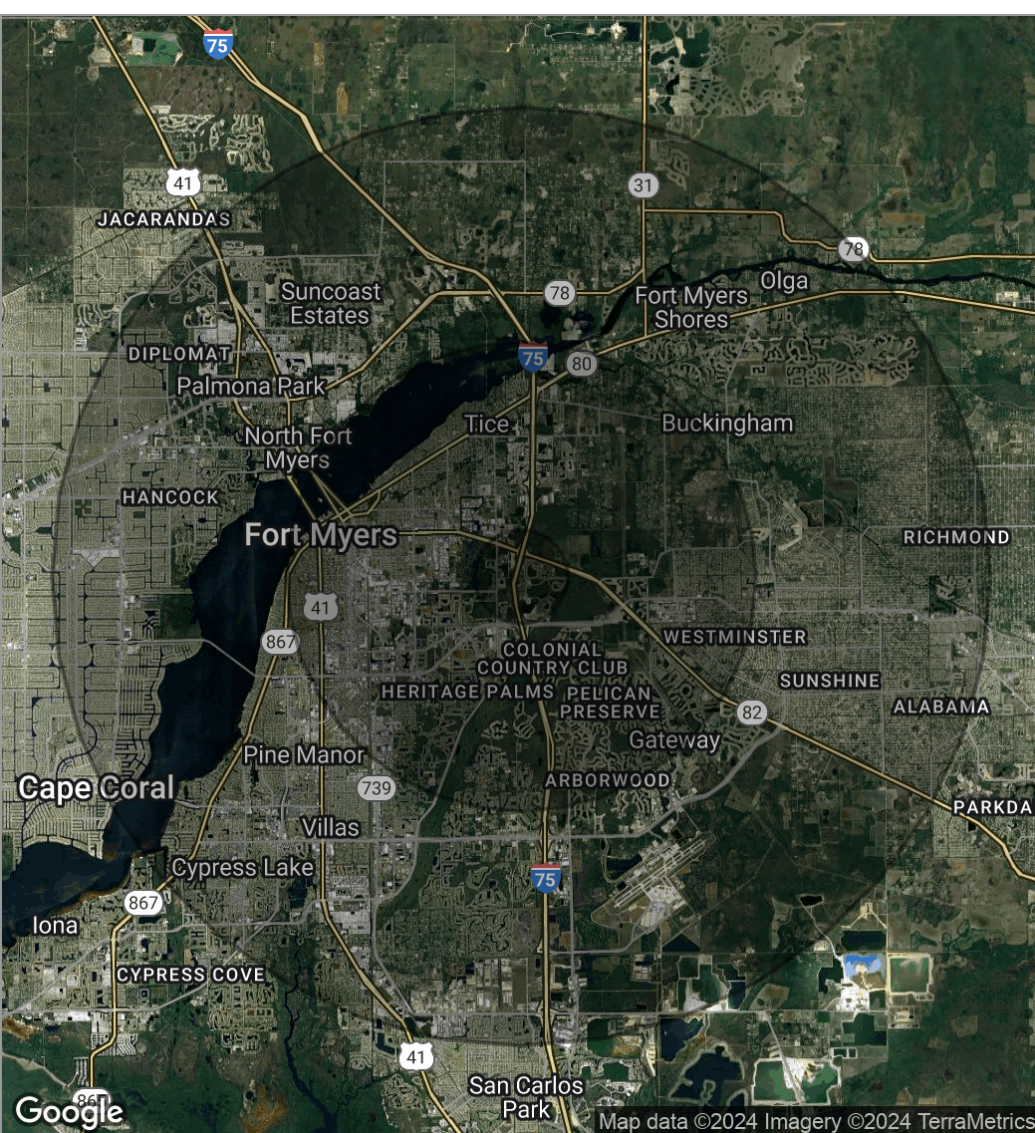
9135 FORUM CORPORATE PKWY, FORT MYERS, FL





## MEDICAL/PROFESSIONAL DEVELOPMENT LAND FOR SALE

9135 FORUM CORPORATE PKWY, FORT MYERS, FL



| POPULATION          | 1 MILE    | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total population    | 2,427     | 87,804    | 296,945   |
| Median age          | 27.9      | 35.1      | 41.6      |
| Median age (male)   | 28.3      | 34.2      | 40.5      |
| Median age (Female) | 27.7      | 35.9      | 42.3      |
| HOUSEHOLDS & INCOME | 1 MILE    | 5 MILES   | 10 MILES  |
| Total households    | 866       | 31,898    | 117,866   |
| # of persons per HH | 2.8       | 2.8       | 2.5       |
| Average HH income   | \$51,948  | \$55,893  | \$63,325  |
| Average house value | \$202,434 | \$224,833 | \$251,399 |

\* Demographic data derived from 2020 ACS - US Census





## MEDICAL/PROFESSIONAL DEVELOPMENT LAND FOR SALE

9135 FORUM CORPORATE PKWY, FORT MYERS, FL

### SUSAN H. GOLDSTEIN LLC, CCIM, MBA

Senior Commercial Advisor



1605 Main Street , Suite 500  
Sarasota, FL 34236  
T 941.957.3730  
C 941.350.9747  
susangoldstein@michaelsaunders.com  
FL #3125850

### PROFESSIONAL BACKGROUND

Susan Goldstein has repeatedly earned the position of MS&C's Top Producing Commercial Agent. She focuses on sales and leasing in the Sarasota and Manatee County marketplace. Susan provides superior service to her clients.

Balancing an understanding of client needs and objectives with dynamics of the market, the financial realities of all parties, and a willingness to work hard to get the job done contribute to Susan's success. Susan has been involved in a multitude of transactions with clients ranging from national corporations to local businesses and developers. Susan is considered an important player in the vibrant commercial real estate arena.

With an MBA from Columbia University, strong marketing experience with companies such as American Express and Proctor & Gamble, along with the CCIM Designation, the highest level of Commercial Realtor educational achievement, Susan ensures her clients the most professional and profitable real estate transaction.

### EDUCATION

CCIM Designation  
Columbia University Business School MBA  
Duke University BA

### MEMBERSHIPS & AFFILIATIONS

The Commercial Real Estate Association (CREA) of the Realtor Association of Sarasota and Manatee, 2019 President, Board Member  
Lakewood Ranch Business Alliance Governmental Affairs Committee Chair and Executive Committee Member  
Columbia University Alumni Club Past President  
Realtor Association of Sarasota & Manatee: Past Public Policy Chair, Attorney/ Realtor Committee Chair  
The Sarasota and Manatee County Economic Development Corporation Real Estate Office Oversight Committee