



**CUSHMAN &
WAKEFIELD**

COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA

- Great visibility on SR-80
- Good access from both directions
- Ample Parking

High-visibility
Retail
Property



13932 Palm Beach Blvd

Fort Myers, FL 33905

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5220 Summerlin Commons Blvd. Suite 500
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Property Description

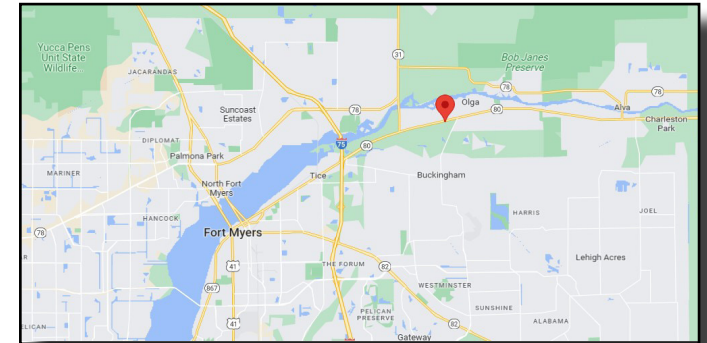
Cushman & Wakefield | Commercial Property Southwest Florida is pleased to present this high-visibility retail property with frontage along busy Palm Beach Blvd (SR-80) in Fort Myers.

Formerly a funeral home, the ground floor space offers many possibilities to re-purpose into different types of commercial/retail uses.

Upstairs is a large storage area and three separately-metered apartments, offering the buyer a rare opportunity to diversify with residential and commercial income from the same property.

Property Highlights

Address	13932 Palm Beach Blvd Fort Myers, FL 33905
Property Type	Freestanding retail
GBA	±5,550 SF
Land Size (AC)	±0.69 AC
Land Size (SF)	±91,476 SF
Sale Price	\$1,350,000
Parking	5.59/1,000 sf (31 surface spaces)
Zoning	C-1
Submarket	City of Fort Myers
Parcel ID	29-43-26-05-00056.0460
Frontage	±250' on Palm Beach Blvd



- Frontage on Palm Beach Blvd
- Blvd Great visibility on SR-80 (traffic count around 47,000 AADT)
- Three residential apartments upstairs
- Good access from both directions



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Property Pictures

Floor 1

THE PROPERTY



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Property Pictures

Floor 2



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LOCATION & DEMOGRAPHICS

Highlights and Location

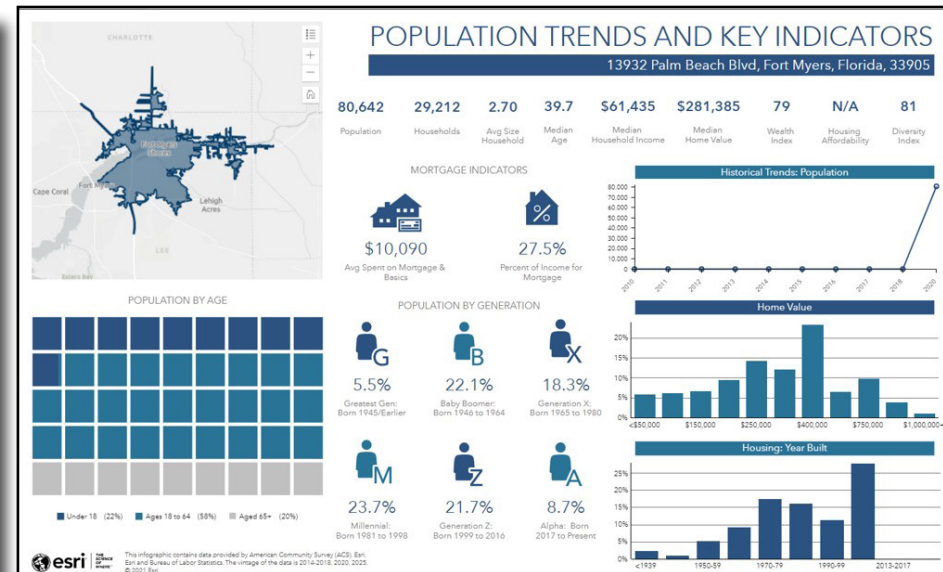
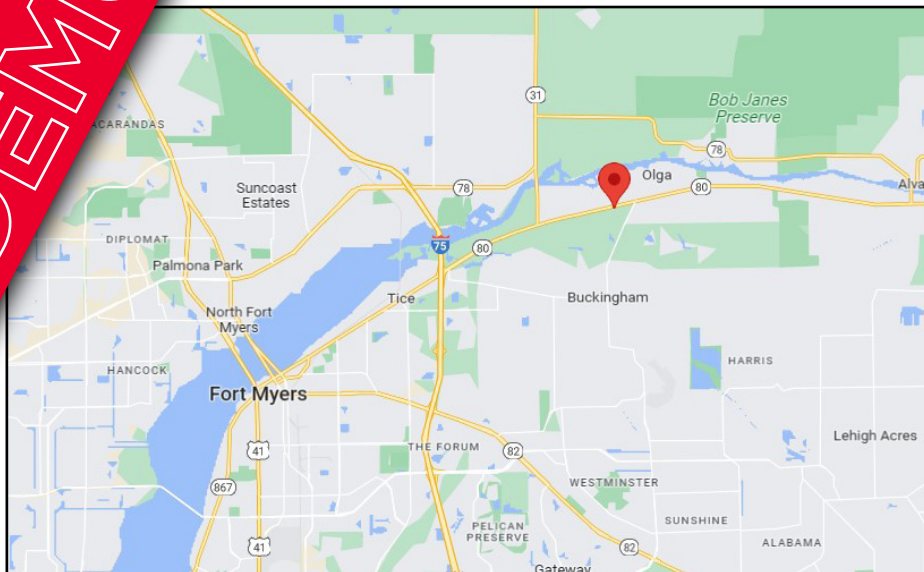
Unmatched Visibility: Capitalize on the prime location with frontage along the bustling Palm Beach Blvd (SR-80). Benefit from great visibility to approximately 47,000 vehicles passing by daily.

Strategic Accessibility: Enjoy easy access from both directions, catering to the high volume of eastbound and westbound traffic. Maximize your business exposure with this well-connected location.

Versatile Usage: The ground floor presents a blank canvas for your business vision. Explore various commercial and retail uses, seizing the opportunity to tailor the space to your unique requirements.

Diversified Income Potential: Elevate your investment strategy with the inclusion of three separately-metered apartments on the upper floor. Experience a rare synergy of residential and commercial income streams from a single property.

Ample Parking: Facilitate hassle-free customer visits with approximately 31 parking spaces available. Enhance the overall convenience and accessibility of the property.



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