

Commercial Redevelopment Opportunity

1.50± Acres - Signalized Corner

State Road 78/Bayshore Rd., N Ft. Myers



LOCATION: 9520 & 9540 Bayshore Road, North Fort Myers, FL 33917

STRAP #: 22-43-25-00-00017.0010
22-43-25-00-00017.0050

LAND DIMENSIONS: 300'± Frontage on SR78/
Bayshore Rd.

ZONING: AG-2 (Agricultural)
Potential Retail Commercial

TRAFFIC COUNTS: 8,700 AADT (2008)

SIZE: Land: 1.50± AC or 65,340± SF
Building: 1,996± SF

UTILITIES: County Water

PRICE: \$550,000

2008 Demographics	1 Mile	3 Mile	5 Mile
Population	895	14,750	52,976
Median Income	\$60,209	\$48,039	\$38,486
Median Age	45.6	45.2	41.5

COMMENTS: 1.50± Acres – Great Commercial Redevelopment Opportunity – the property is located at the signalized corner of State Road 78/Bayshore Road and Nalle Road. Property features 300± feet of frontage, 3 entrances and with a 1,996± SF structure. Utilities at the property are county water. Location allows for easy access to I-75 and SR31. Zoned AG2 with potential for commercial retail. Call for further details.

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