



LOCATION: 17630 North Tamiami Trail, North Fort Myers, Florida 33903

STRAP #: 22-43-24-01-00002.0150

UTILITIES: Accessible

ZONING: CN1- Neighborhood Commercial

TRAFFIC COUNT: 24,900 (2008 AADT)

SIZE: 3.63± Acres

DIMENSIONS: 400'± Frontage
300'± Deep

PRICE: \$1,257,000.00

COMMENTS: Frontage on US 41, just south of Del Prado Boulevard. Adjacent to proposed Sweetbay Shopping Center. Strong growth area with over 3,000± residential units & 650± condominiums by Lennar/US Homes, D.R. Horton and Touse Development planned in the surrounding area. Allowable uses include: office, retail, storage facility, vehicle & equipment dealers, daycare, church and more.

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