

Mixed Use Overlay

7.2± Acre Commercial Corner

Pine Island Road



LOCATION: Pine Island Road (State Road 78) & Business 41, North Ft Myers, FL 33903

STRAP #: 02-44-24-04-00036.0000, 02-44-24-04-00001.0000,
02-44-24-04-00002.0000 & 02-44-24-04-00036.0010

ZONING: C-2 Commercial

UTILITIES: County Water & Sewer

SIZE: 7.2± Acres

DIMENSIONS: 650'± Frontage (Pine Island Rd.)
170'± Frontage (Business 41)

PRICE: \$ 3,300,000

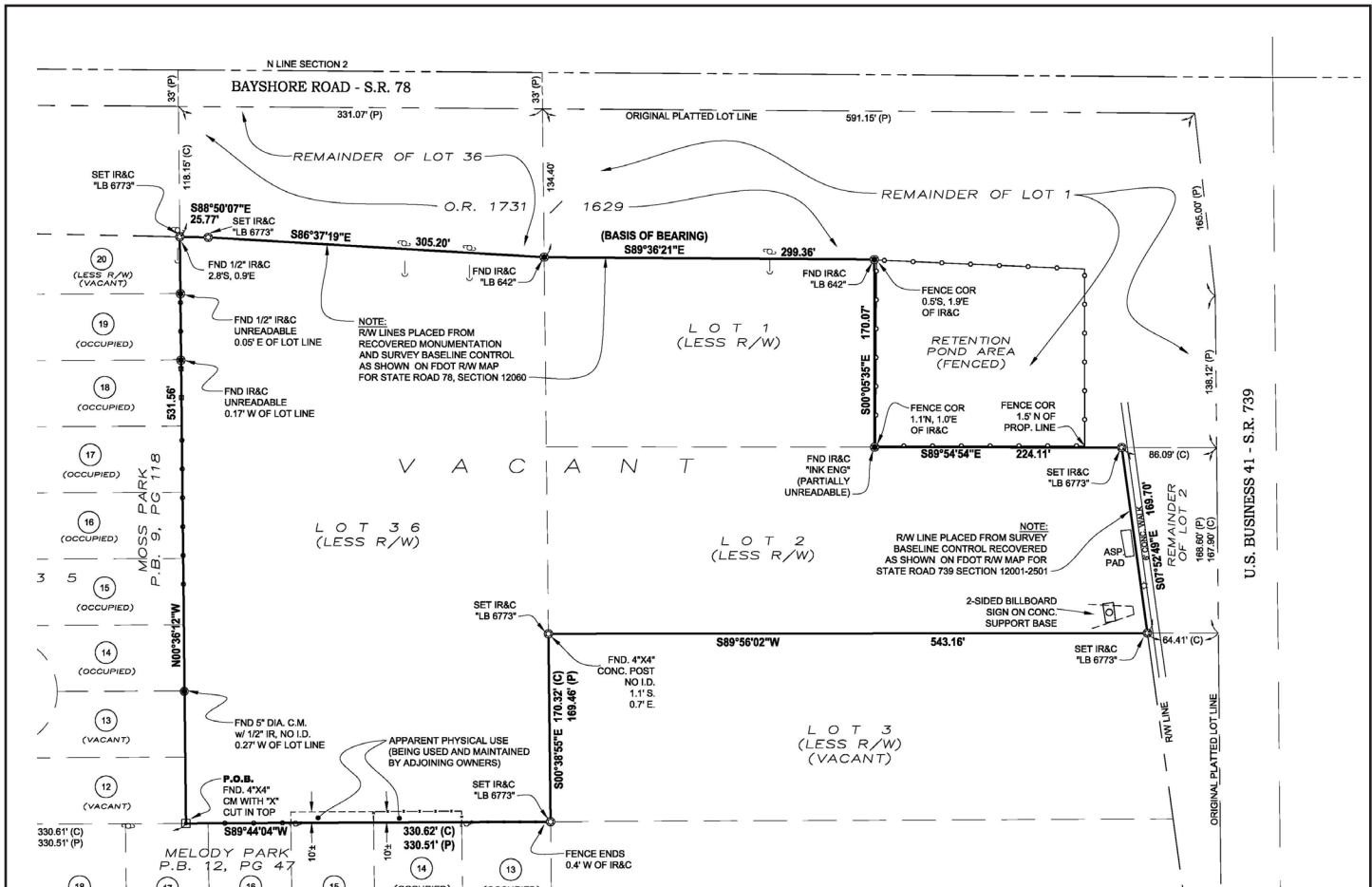
TRAFFIC COUNTS: Business 41 - 28,759
(2022 AADT) Pine Island Rd - 30,624

COMMENTS: Great corner location in fast growing North Fort Myers area. 650± Ft. Frontage on Pine Island Road and 170± Ft. Frontage on Business 41. No jurisdictional wetlands. Very desirable, high visibility parcel in Mixed Use Overlay. Approved for Commercial, Retail and Multi-family. Strong residential growth planned in all major corridors.

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The statements and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.

Pine Island Road & Business 41, North Fort Myers, FL



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