

17501 N Tamiami Trl North Fort Myers, FL



CUSHMAN &
WAKEFIELD

COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA



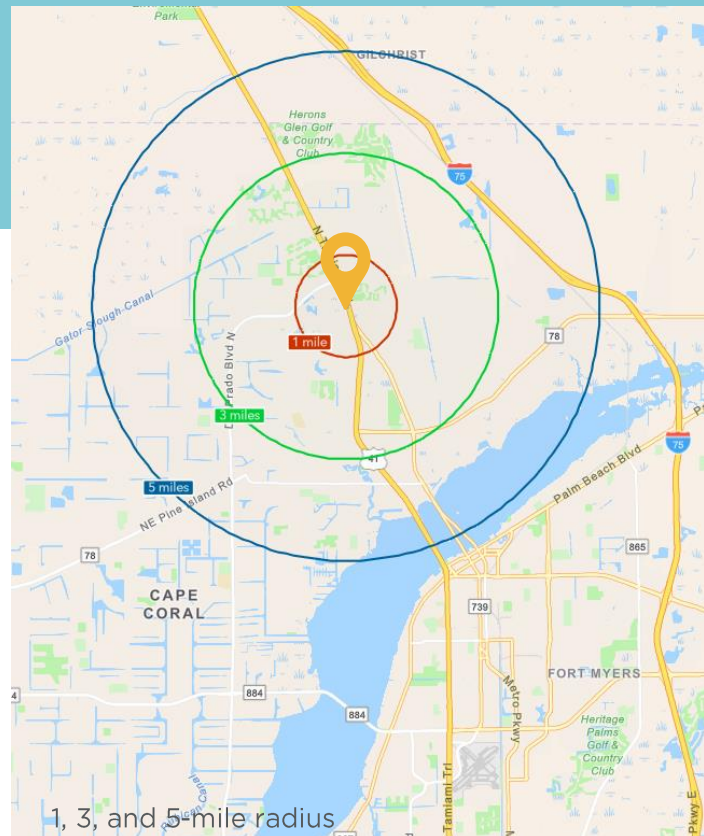
±7.24 acres

FOR SALE

\$585,000

Property Highlights

- Approximately 7.24 acres (315,223 square feet) of vacant commercial and agricultural land
- It features split zoning with approximately 6.00 acres zoned AG-2 and 1.24 acres zoned C-2
- \pm 300 feet of frontage along N Tamiami Trail with high traffic counts (36,000+ AADT)
- Located in front of Entrada, a large residential development
- Designated for suburban future land use
- Positioned within the path of growth, driven by residential construction that increases demand for commercial uses



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2024 Demographics	1-Mile	3-Miles	5-Miles
Total Population	6,894	90,069	319,310
Total Households	3,232	38,780	127,178
Annual Population Growth 2024-2029	3.9%	3.7%	3.7%

Better never settles

GARY TASMAN
CEO / Principal Broker
(239) 489-3600
gtasman@cpswfl.com

SHAWN STONEBURNER
Senior Director
(239) 489-3600
sstoneburner@cpswfl.com