

FOR SALE

2790 Tamiami Trl. N

North Fort Myers, FL 33903



CUSHMAN &
WAKEFIELD

COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA



Freestanding, 2,600 SF building located on 100± feet of Business-41 across from the now closed iconic Shell Factory. Cube Smart development on parcel surrounding subject has a scheduled opening early Q2 2025. Previously a C-Store, property has had extensive renovations amounting to over \$250K! Improvements include property sustained extensive hurricane damages and closed September 2022. Seller has invested over \$250K in extensive renovations and almost completed! Improvements include complete roof and fascia replacement over \$80K, doors, window glass, complete new electrical with upgraded 3-Phase almost \$100K, updated plumbing, HVAC and duct work, interior/exterior paint, LED light fixtures, new wiring to pylon sign. County water and septic. Walk-in coolers in place for a convenience store user. The CPD zoning offers multitude of uses to include but not limited to animal clinic, auto/boat parts store, bait and tackle, bar/beverage store, boat sales, food sales, private club, place of worship, plant nursery, restaurant, thrift store, and more.

Property Highlights

Address	2790 Tamiami Trl. N North Fort Myers, FL 33903
Sale Price	\$675,000
Year Built	1986 2024 (Remodel)
Building Size	2,600 SF
Land Size (AC)	0.36 AC
Land Size (SF)	16,030 SF
Frontage	100' on Tamiami Trl.
Signage	Pylon sign
Zoning	CPD
Submarket	North Fort Myers
Parcel ID	27-43-24-00-00008.004A

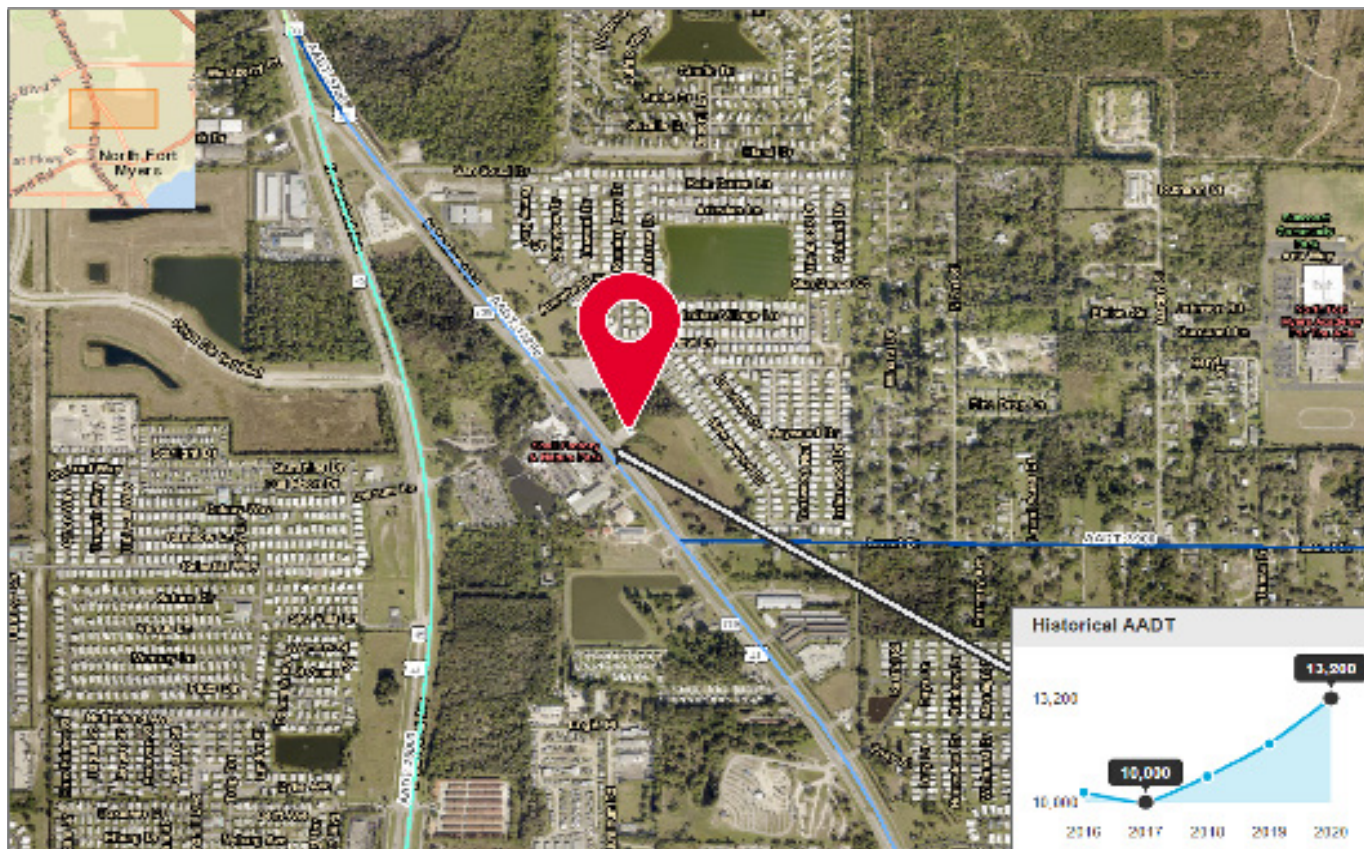


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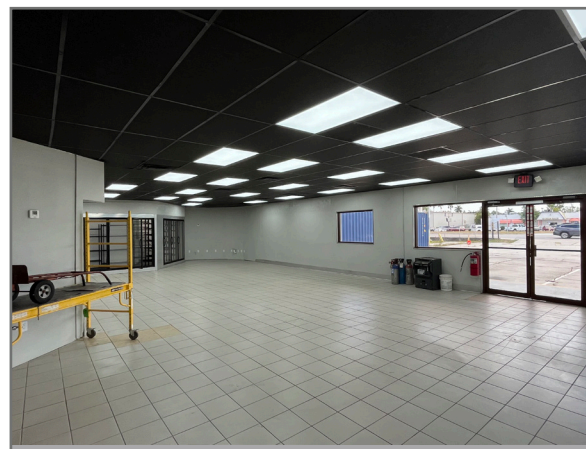


Demographics

	1 Mile	3 Mile	5 Mile
Population	6,077	43,387	99,933
AVG. HH Income	\$40,846	\$45,703	\$51,884
Total Businesses	169	1,498	4,696

Traffic Counts

Tamiami Trl. N	20,286 AADT
N Cleveland Ave.	25,000 AADT



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