

1701 N Tamiami Trl North Fort Myers, FL



CUSHMAN &
WAKEFIELD

COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA



±2.23 acres

FOR SALE

\$599,999

Property Highlights

- Approximately 2.23 acres (97,173 square feet) of vacant commercial and residential land
- Features split zoning with approximately 0.80 acres zoned C-1 and 1.43 acres zoned RS-1
- \pm 168' feet of frontage along N Tamiami Trail with high traffic counts (36,000+ AADT)
- Additional access at rear via easement to Vans Drive
- Positioned within the path of growth, driven by residential construction that increases demand for commercial uses

STRAP
NUMBER(S)

02-44-24-04-00004.0000

PROPERTY
TYPE

Vacant
Commercial/Residential
Land

LAND AREA

\pm 97,173 SF / 2.23 AC

ZONING

C-1 Commercial / RS-1
Residential

FUTURE LAND
USE

Intensive Development /
Central Urban

FRONTAGE

168' Frontage N Tamiami
Trail

SUBMARKET

Cape Coral

1701 N Tamiami Trl North Fort Myers, FL

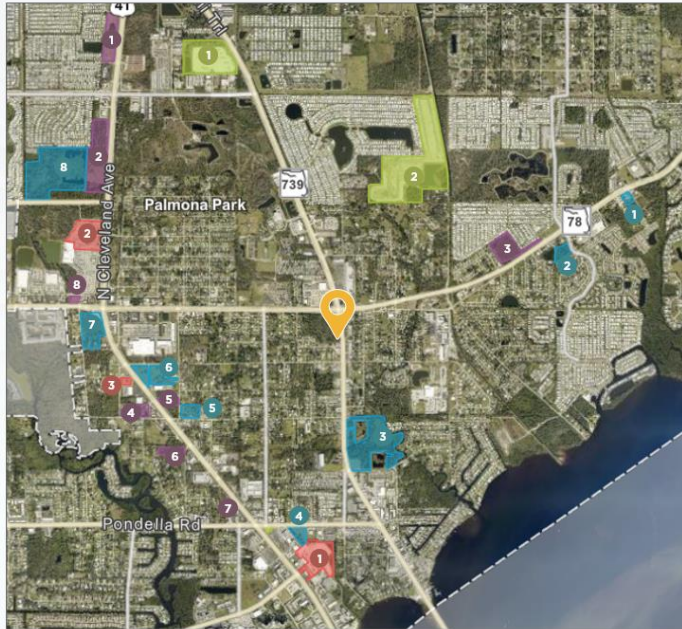


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MARKET OVERVIEW

SURROUNDING DEVELOPMENTS



PLANNING/ZONING

1. Request to rezone from C-1 and AG-2 to CC.
2. Construction of a 117,776 SF office building.
3. Request to rezone from CG, C-1, and RS-1 to C-1.
4. Request for exception in C-1A and C-2 to allow uses of Mini and Public Warehouse.
5. Request to rezone from RS-1 to C-1A.
6. Request to rezone from CPD and RS-1 to CPD to permit Auto/Boat/RV sales.
7. Request to rezone from AG-2, C-1, and C-1A to CPD.
8. Request to amend 35.18 acres to replace 238 dwelling units and 50,000 SF of commercial.

DEVELOPMENT ORDER

1. Hermosa Two North Fort Myers – 88-unit affordable housing development.
2. MIVO North Fort Myers Apartments – 285-unit multi-family development.
3. Onda Multi-Family Residential – Request to rezone to CPD to allow up to 180-Units.
4. Gasparilla Marine Sales Business Expansion – Expansion of two industrial buildings.
5. Kirkwood Electric – 6,336 SF commercial development.
6. Betmar Office/Storage Buildings – Four 5,000 SF office/warehouse buildings.
7. Dirty Dogs Care Wash – Single-tunnel car wash development.
8. Chase N Ft Myers – 3,372 SF Chase Bank with drive thru ATM development.

PERMITTING

1. NFM Theatre RV and Boat Storage Facility
2. Buccaneer Estates Expansion

UNDER CONSTRUCTION

1. Hancock Bridge Apartments – 96 low-rise multi-family dwelling units.
2. Merchants Crossing Apartments – 278-unit multi-family development.
3. Caliber Collision Phase II – 3,160 SF single tenant commercial development.

Planning/Zoning

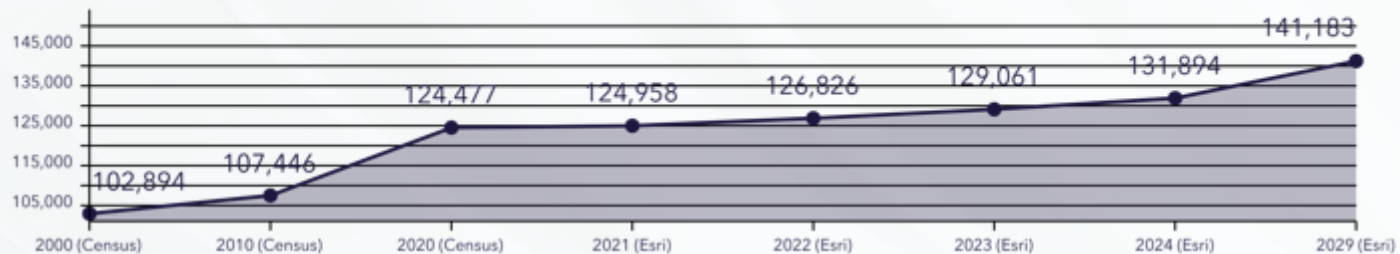
Development Order

Permitting

Under Construction

Complete

Total Population



2024 Demographics

1-Mile

3-Miles

5-Miles

Total Population

6,337

133,084

417,862

Total Households

2,945

54,698

171,382

Annual Population Growth 2024-2029

3.4%

3.7%

3.8%

GARY TASMAN

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Better never settles