

Cushman and Wakefield | Commercial Property Southwest Florida is pleased to bring to market these two contiguous parcels located off Bayshore Rd in North Fort Myers. The eastern parcel includes a freestanding retail building constructed in 1975, consisting of approximately \pm 2,310 square feet of gross building area, a paved parking lot, and an income-producing billboard. The building is currently vacant. The western parcel is \pm 1.52 acres of vacant land with TFC-2 zoning and an Intensive Development future land use. The eastern parcel is zoned C-1A. Total size is approximately \pm 1.72 acres.

Property Highlights

- High-visibility position on Bayshore Rd – traffic AADT 39,500
- FLU of most of the vacant land is Intensive Development (remainder is Central Urban)
- Income-producing billboard
- Close to Bayshore Road's intersection with North Tamiami Trail, a main traffic thoroughfare
- New roof was added 2023

Address	4591/4621 Bayshore Rd North Fort Myers, FL 33917
Price	\$875,000
Zoning	C-1A / TFC-2
Land Size SF/AC	<u>+</u> 74,937 SF or <u>+</u> 1.72 AC
Building GBA	<u>+</u> 2,310 SF
Frontage	<u>+</u> 430' on Bayshore Rd
Submarket	North Fort Myers
Parcel ID	35-43-24-00-00041.0000 35-43-24-00-00023-0010



Gary Tasman CEO & Principal Broker +1 239 489 3600 gtasman@cpswfl.com



Lane Boy Executive Director,CCIM +1 239 489 3600 Iboy@cpswfl.com

5220 Summerlin Commons Blvd. Suite 500 Fort Myers, FL 33907 239 489 3600 www.cpswfl.com

Cushman & Wakefield | Commercial property Southwest Florida Copyright March 19, 2025 2:23 PM. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.