

FOR SALE

**4591/4621 Bayshore Rd**

**North Fort Myers, FL 33917**



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

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



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