

10501 & 10601 Metro Pkwy. Fort Myers, FL



CUSHMAN &
WAKEFIELD

COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA



FOR SALE

\$12,900,000

24.8 acres

Property Highlights

- $\pm 1,050'$ frontage on Metro Pkwy and 625' frontage on Plantation Rd
- Centrally located Infill location in the heart of Lee County, with quick access to I-75, US-41, Page Field, and Southwest Florida International Airport
- Property zoned MU (Mixed Use) for a combination of commercial and residential uses

STRAP NUMBERS

06-45-25-P4-00002.0200
06-45-25-P1-00002.0210

PROPERTY TYPE

Commercial Land

LAND AREA

$\pm 1,082,901$ SF / 24.85 AC

ZONING

MU - Mixed Use

FUTURE LAND USE

Corridor Commercial

FRONTAGE

$\pm 1,050'$ on Metro Pkwy
 $\pm 625'$ on Plantation Rd

SUBMARKET

S Ft Myers / San Carlos

GARY TASMAN
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SHAWN STONEBURNER
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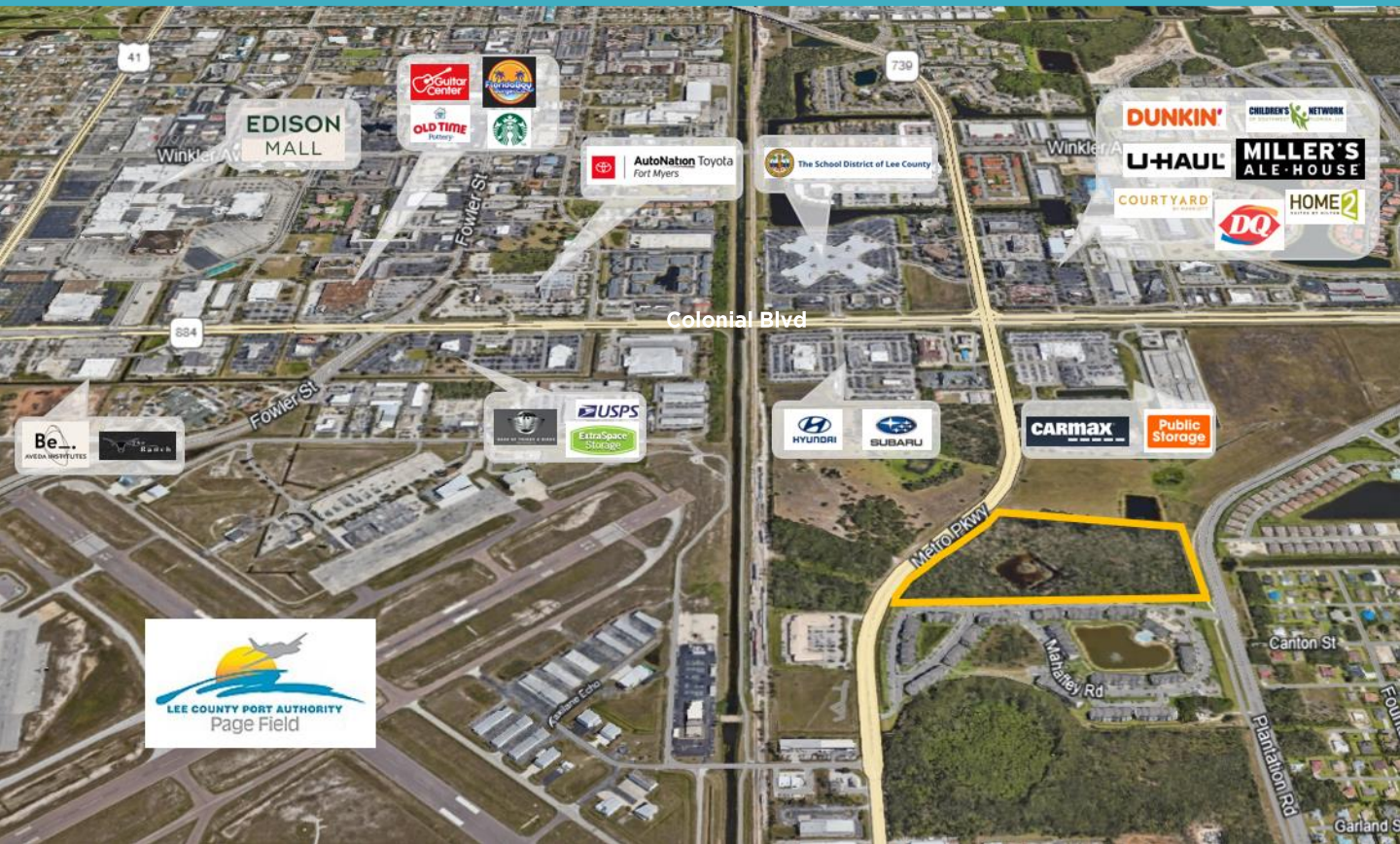
Better never settles

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2024 Demographics	1-Mile	3-Miles	5-Miles
Total Population	4,513	74,759	153,671
Total Households	1,715	32,187	67,961
Annual Population Growth 2024-2029	4.7%	3.7%	3.7%
Projected Population 2029	5,600	74,759	182,708
Median Age	42.7	40	45.8

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