

# Colonial – Meade Ave Fort Myers, FL



**CUSHMAN &  
WAKEFIELD**

**COMMERCIAL  
PROPERTY  
SOUTHWEST FLORIDA**



## +0.95 acres

### Property Highlights

- Approximately 0.95 acres (41,470 square feet) of vacant commercial and single-family residential land
- Planned development site, see conceptual plans on 2<sup>nd</sup> page
- $\pm$  218' feet of frontage along Colonial Blvd with high traffic counts (58,000+ AADT)
- Prime location on Colonial Blvd, at a signalized intersection
- Positioned in a rapidly developing area, including the Royal Palm development project

## FOR SALE

# \$705,000

**STRAP  
NUMBER(S)**

35-44-24-P3-01900.0700  
35-44-24-P3-01900.0720  
35-44-24-P3-01900.0730

**PROPERTY  
TYPE**

Vacant Commercial (1) /  
Single-Family Residential  
(2) (3)

**LAND AREA**

$\pm$  41,470 SF / 0.95 AC

**ZONING**

PUD

**FUTURE LAND  
USE**

Traditional Community

**FRONTAGE**

$\pm$ 218' on Colonial Blvd.

**SUBMARKET**

City of Fort Myers

**GARY TASMAN**  
CEO / Principal Broker  
(239) 489-3600  
[gtasman@cpswfl.com](mailto:gtasman@cpswfl.com)

**SHAWN STONEBURNER**  
Senior Director  
(239) 489-3600  
[sstoneburner@cpswfl.com](mailto:sstoneburner@cpswfl.com)

Better never settles

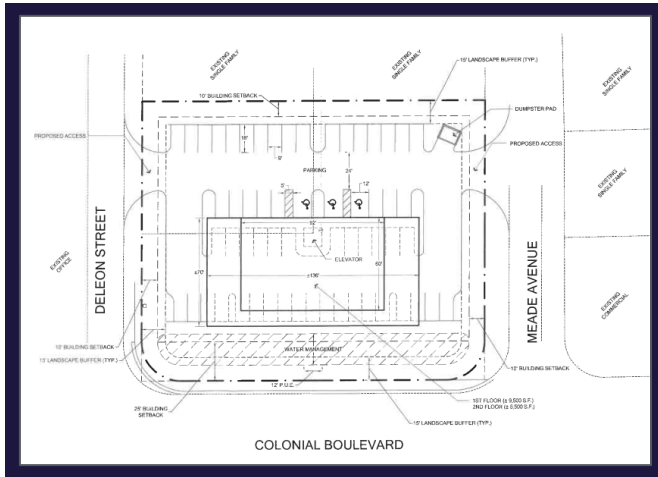
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## CONCEPTUAL PLANS

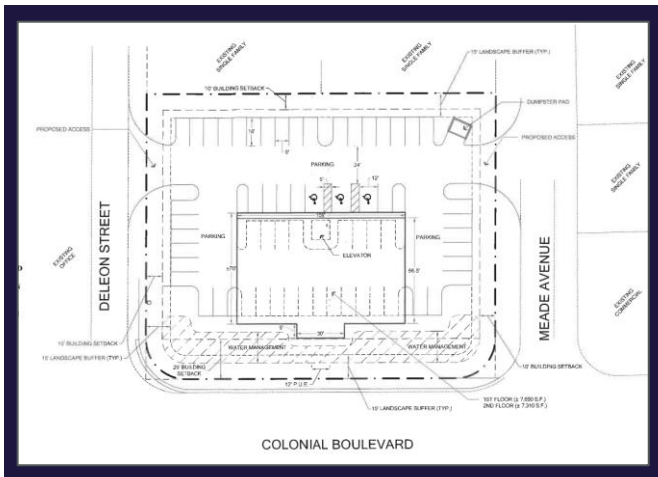


### CONCEPT 1

15,000 SF Office – 2 Floors over parking

1<sup>st</sup> floor: 9,500 sf

2<sup>nd</sup> floor: 5,500 sf

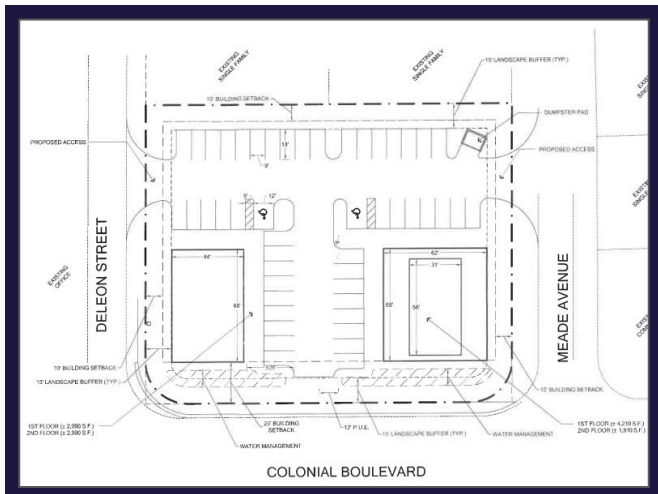


### CONCEPT 2

15,000 SF Office – 2 Floors over parking

1<sup>st</sup> floor: 7,690 sf

2<sup>nd</sup> floor: 7,310 sf



### CONCEPT 3

12,000 SF Office – 2 Buildings

Building 1:

1<sup>st</sup> floor: 2,990 sf

2<sup>nd</sup> floor: 2,990 sf

Building 2:

1<sup>st</sup> floor: 4,210 sf

2<sup>nd</sup> floor: 1,810 sf

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## POPULATION TRENDS AND KEY INDICATORS

4480 Meade Ave, Fort Myers, Florida, 33901  
Ring of 5 miles

170,662  
Population

77,209  
Households

2.15  
Avg Size  
Household

93  
Wealth  
Index

65  
Housing  
Affordability

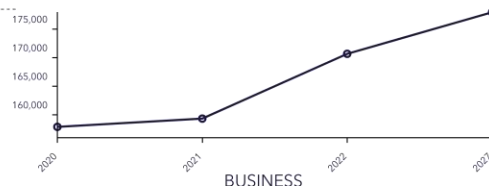
70  
Diversity  
Index

### EMPLOYMENT

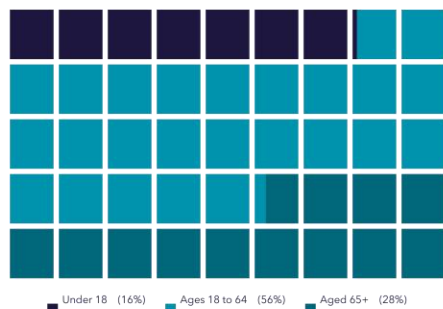


4.0%  
Unemployment  
Rate

### Historical Trends: Population



### POPULATION BY AGE



### POPULATION BY GENERATION

8.5%  
Greatest Gen:  
Born 1945/Earlier

27.2%  
Baby Boomer:  
Born 1946 to 1964

18.2%  
Generation X:  
Born 1965 to 1980

12,798  
Total Businesses

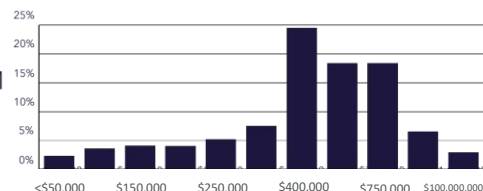
121,331  
Total Employees

\$74,389  
2024 Average  
Disposable  
Income

10,506  
2024 Industry:  
Retail Trade

\$794,198,171  
2024 Misc Retail  
Sales (SIC)

### Home Value



Source: Esri, Esri-Data Axle  
Esri forecasts for 2024, 2029  
© 2025 Esri

2024 Demographics	1-Mile	3-Miles	5-Miles
Total Population	10,914	63,845	170,621
Total Households	4,846	27,010	75,274
Annual Population Growth 2024-2029	3.4%	3.6%	3.7%

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