

7350 Gladiolus Dr Fort Myers, FL



CUSHMAN &
WAKEFIELD

COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA



+3.70 acres

FOR SALE

\$3,226,920

Property Highlights

- Zoned CPD (Fenway Family Fun Center), allowing for a 12,500-square-foot commercial building with a maximum height of 35 feet.
- \pm 345' feet of frontage along Gladiolus Dr. with high traffic counts (43,000+ AADT).
- Prime location, at a signalized intersection.
- Positioned in a rapidly developing area.

STRAP
NUMBER(S)

35-45-24-00-00015.0030

PROPERTY
TYPE

Vacant Commercial Land

LAND AREA

\pm 161,346 SF / 3.70 AC

ZONING

CPD - Fenway Family Fun Center

FUTURE LAND
USE

Central Urban

FRONTAGE

\pm 345' on Gladiolus Dr.

SUBMARKET

S. Fort Myers / Can Carlos

GARY TASMAN
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SHAWN STONEBURNER
Senior Director
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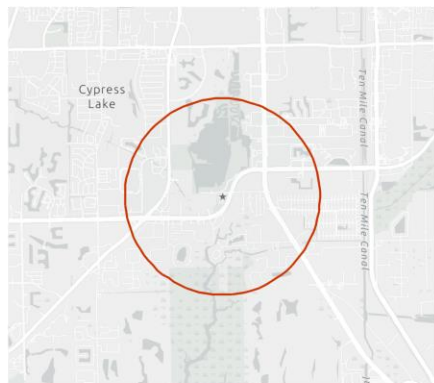
Better never settles

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WAKEFIELD**

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SOUTHWEST FLORIDA**



POPULATION TRENDS AND KEY INDICATORS

7350 Gladiolus Dr, Fort Myers, Florida, 33908 2
Ring of 1 mile

7,438

Population

4,031

Households

1.79

Avg Size
Household

117

Wealth
Index

78

Housing
Affordability

36

Diversity
Index

EMPLOYMENT

77%

White Collar

12%

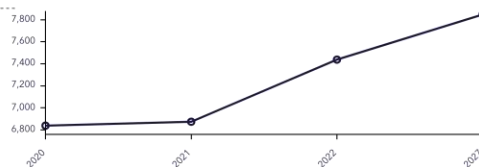
Blue Collar

11%

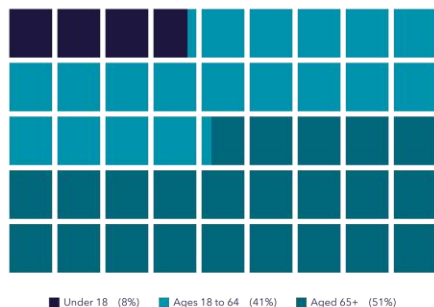
Services

2.0%
Unemployment
Rate

Historical Trends: Population



POPULATION BY AGE



POPULATION BY GENERATION

16.9%
Greatest Gen:
Born 1945/Earlier

42.3%
Baby Boomer:
Born 1946 to 1964

15.7%
Generation X:
Born 1965 to 1980



391

Total Businesses



4,048

Total Employees

BUSINESS

\$83,586
2024 Average
Disposable
Income

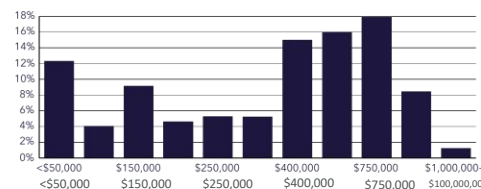


397
2024 Industry:
Retail Trade



\$17,178,037
2024 Misc Retail
Sales (SIC)

Home Value



esri | THE SOURCE OF SPATIAL INTELLIGENCE
Source: Esri, Esri-Data Axle
Esri forecasts for 2024, 2029
© 2025 Esri

2024 Demographics

1-Mile

3-Miles

5-Miles

Total Population

7,001

59,231

130,512

Total Households

3,605

29,220

61,603

Annual Population Growth 2024-2029

3.9%

3.6%

3.7%

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