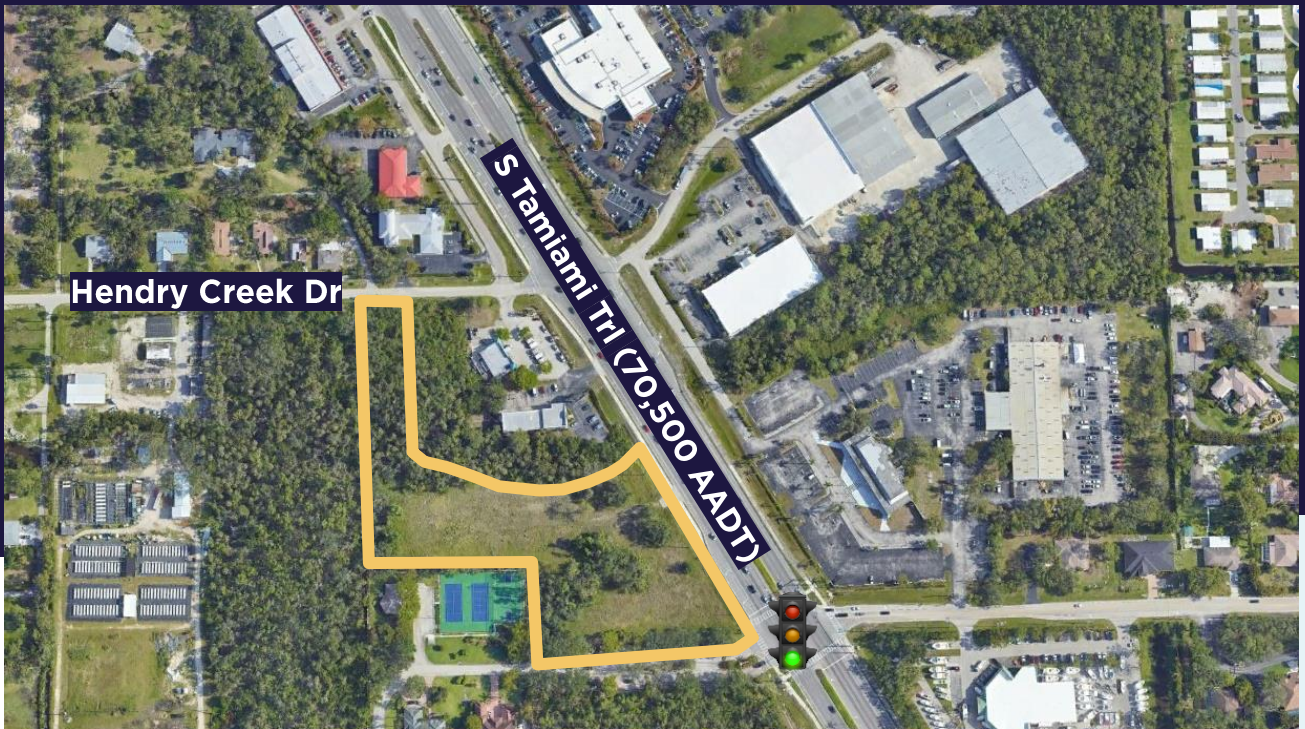


# 8631 Hendry Creek Dr Fort Myers, FL



CUSHMAN &  
WAKEFIELD

COMMERCIAL  
PROPERTY  
SOUTHWEST FLORIDA



**±223,202 SF**  
**±5.12 acres**

**FOR SALE**

**\$3,348,000**

## Property Highlights

- The current CPD zoning permits a range of commercial uses, including dealerships
- Located adjacent to signal on Tamiami Trl enhancing visibility and benefiting from high traffic counts.
- The site includes 8,717 SF of protected lands that have been incorporated into the current conceptual plan. (see pg. 2)
- Zoned CPD (Lake Devonwood Plaza), allowing for up to 95,000 square feet of commercial development, including a maximum of 30,000 square feet for retail use.

### STRAP NUMBERS

36-45-24-00-00015.0000  
36-45-24-00-00016.0050  
36-45-24-00-00016.0020

### PROPERTY TYPE

Vacant Commercial Land

### LAND AREA

± 223,202 SF / 5.12 AC

### ZONING

CPD – Lake Devonwood  
Plaza

### FUTURE LAND USE

Suburban

### FRONTAGE

±470' on US-41/S Tamiami Trl  
±89' on Hendry Creek Dr.

### SUBMARKET

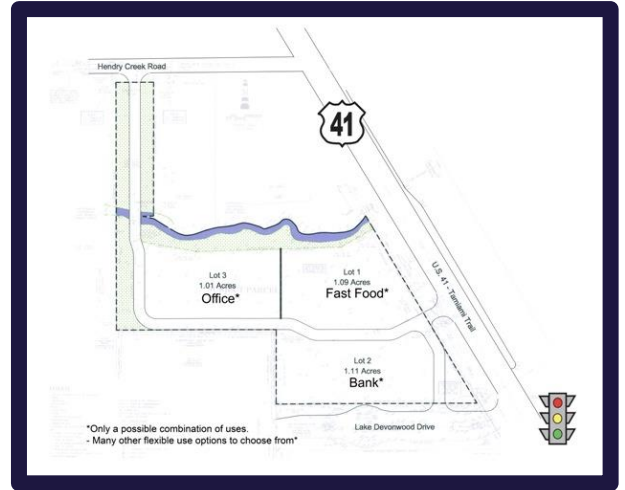
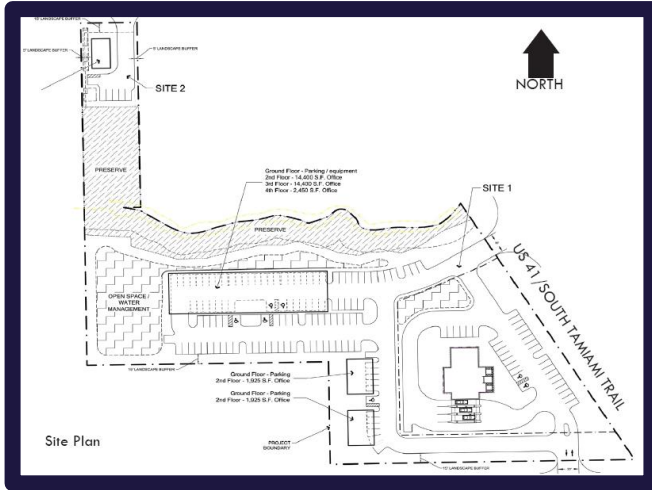
S Fort Myers / San Carlos

# 6831 Hendry Creek Dr Fort Myers, FL



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## CONCEPT 1

### 5 Building Development

#### 1. 2-Story Office Building

Ground Floor - Parking

2nd Floor Office

#### 2. 4-Story Office Building

Ground floor - Parking / Equipment

2nd & 3rd Floor - 14,400 SF Office Each

4th Floor 2,450 SF Office

#### 3. & 4. 2, 2- Story Office Buildings

Ground Floor - Parking

2nd Floor -1,925 SF Office

#### 5. +1 AC dedicated to Bank or Dealership

## CONCEPT 2

1.01 AC of land dedicated to Office

1.09 AC of land dedicated to Fast Food

1.11 AC of land dedicated to Bank

2024 Demographics	1-Mile	3-Miles	5-Miles
<b>Total Population</b>	5,293	47,656	126,185
<b>Total Households</b>	2,756	23,468	57,998
<b>Annual Population Growth 2024-2029</b>	3.6%	3.6%	3.6%

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Better never settles



## CPD ZONING:

CPD (LAKE DEVONWOOD PLAZA), PERMITTING VARIOUS COMMERCIAL USES TOTALING UP TO 95,000 SQUARE FEET, WITH A MAXIMUM OF 30,000 SQUARE FEET ALLOCATED FOR COMMERCIAL RETAIL.



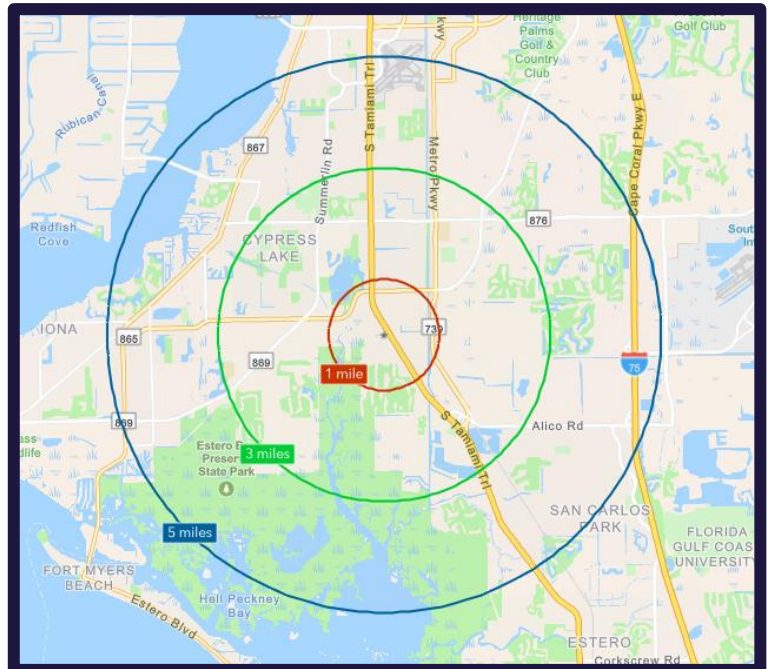
## GROWING INFRASTRUCTURE:

FORT MYERS, FLORIDA, IS EXPERIENCING RAPID INFRASTRUCTURE GROWTH, DRIVEN BY EXPANDING COMMERCIAL DEVELOPMENTS, RESIDENTIAL PROJECTS, AND ENHANCED TRANSPORTATION NETWORKS TO SUPPORT THE AREA'S THRIVING ECONOMY.



## MAJOR TRANSPORTATION ROUTES:

PROPERTY OFFERS QUICK ACCESS TO I-75, A MAJOR INTERSTATE THAT CONNECTS FLORIDA WITH SEVERAL SOUTHEASTERN U.S. STATES, MAKING IT IDEAL FOR EFFICIENT DISTRIBUTION ACROSS THE REGION.



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