

17555 S Tamiami Trl Fort Myers, FL



CUSHMAN &
WAKEFIELD

COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA



±2.98 acres

FOR SALE

\$1,185,000

Property Highlights

- Approximately 2.98 acres (129,808 square feet) of vacant commercial land
- Features master concept plan for an 8,125 SF building
- \pm 404' of frontage along S Tamiami Trail with high traffic counts (AADT : 62,500)
- Centrally located between Fort Myers and Bonita Springs
- Positioned within the path of growth, driven by residential construction that increases demand for commercial uses

STRAP
NUMBER(S)

07-46-25-07-00000.0010

PROPERTY
TYPE

Commercial Land

LAND AREA

\pm 129,808 SF / 2.98 AC

ZONING

CPD

FUTURE LAND
USE

Urban Community

FRONTAGE

\pm 404' Frontage US-41

SUBMARKET

S Fort Myers/San Carlos

17555 S Tamiami Trl Fort Myers, FL

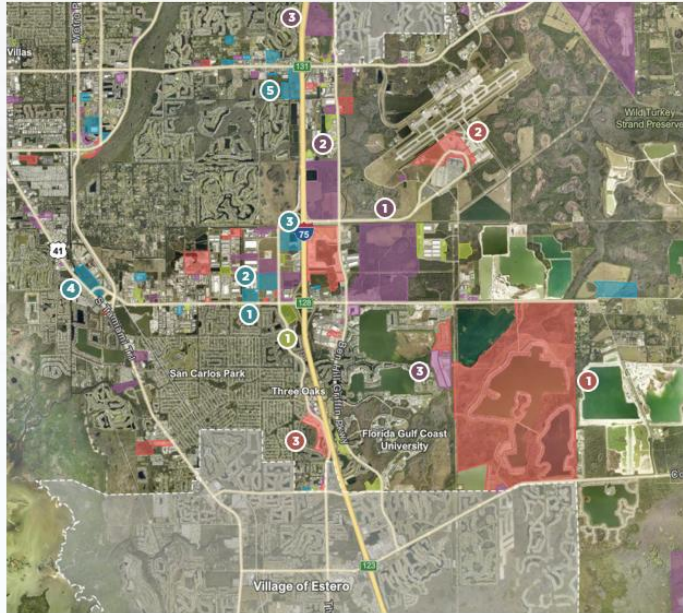


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WAKEFIELD**

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MARKET OVERVIEW

SURROUNDING DEVELOPMENTS



PLANNING/ZONING

1. Oriole Alico West MPD – Rezone 30 acres to allow for 350,000 SF of commercial use
2. Three Oaks Distribution Center – MPD approved for 600,000 SF of commercial, 600,000 SF of industrial, 71.92 acres of mixed use and 21.10 acres of public space
3. Pinnacle at three Oaks Commerce Center – Rezone 58.77 acres to allow up to 705,000 SF of commercial use
4. Dia Crossing MPD – Rezone 61.38 acres to allow 200,000 SF of commercial use
5. Daniels Town Square – Rezone 66.2 acres to allows 500,000 SF of commercial use including a up to a 300-room hotel and 1,456 residential units

DEVELOPMENT ORDER

1. Florida Gulf Coast Technology & Research Park – MPD approved for up to 240 hotel units, 650,000 SF of retail use, 400,000 SF of office use, and 3,897,000 SF of industrial use
2. Terminal Access Park – Rezone 270.4 acres to allow 2,000,000 SF of industrial use, 250,000 SF of office use, and 250 room hotel
3. Esplanade Phase 6 – Approved for 106 single family detached dwelling units
4. Treeline 115 – Planned for 376 residential dwelling units

PERMITTING

1. Avery Alico – Development consisting of 300 mutli family units, 105,684 SF of warehouse space, a 62,943 SF sporting good store, a 7,250 SF restaurant, etc

UNDER CONSTRUCTION

1. Wildblue – MPD approved for 1,096 residential units, 40,000 SF of commercial, and 1,355 acres of conservation land
2. RSW Terminal & Gate Expansion – Approved for a 127,075 SF addition and a 16,560 SF commercial building
3. Portofino Vineyards Phase Two – Approved for 312 midrise mutli-family dwelling units and 106 single family detached dwelling units

Planning/Zoning

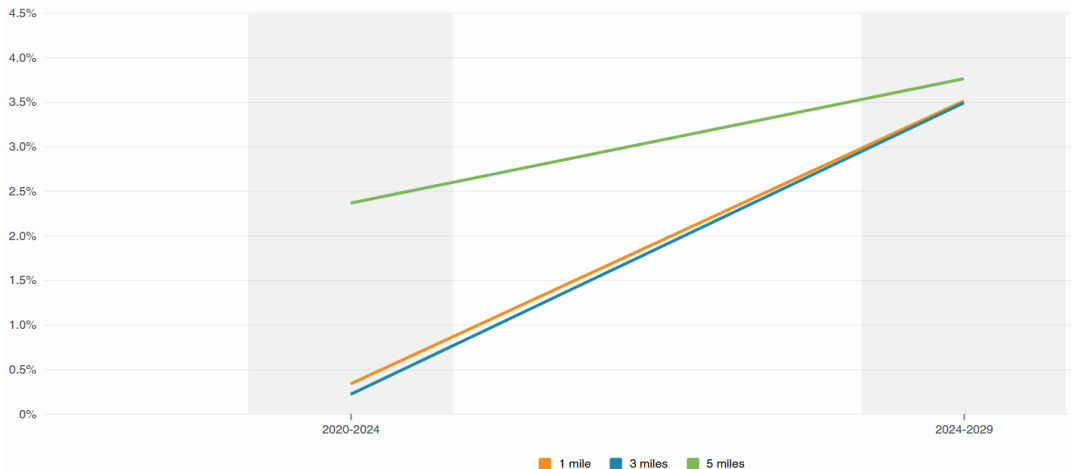
Development Order

Permitting

Under Construction

Complete

ANNUAL POPULATION GROWTH



2024 Demographics

	1-Mile	3-Miles	5-Miles
Total Population	4,497	36,170	101,826
Total Households	1,990	15,124	45,730

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Better never settles