



INVESTMENT / REDEVELOPMENT OPPORTUNITY
PROPERTY ONLY – BUSINESS IS NON-OPERATING

THE SHELL FACTORY

2787 N TAMiami TrL.
NORTH FORT MYERS, FL 33903



**CUSHMAN &
WAKEFIELD**

COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA

THE SHELL FACTORY

2787 N TAMIAM TRL.

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Property Features

The iconic Shell Factory & Nature Park, a Southwest Florida landmark since the 1930s, is now for sale. The property includes +112,000 SF of improvements on +19.06 AC of land with 620 feet of frontage on N Cleveland Ave and 820 feet on US 41/Tamiami Trail. Positioned between Del Prado Blvd and Pine Island Rd, it offers strong connectivity to residential growth, retail, and area amenities including the VA Hospital, Publix, Home Depot, and Walmart. This rare investment offers both redevelopment potential and the ability to generate income while planning its next chapter.

Address: 2787 N Tamiami Trl. North Fort Myers, FL 33903

Strap Number(s): 27-43-24-00-00009.0000
27-43-24-00-00023.0091
27-43-24-L2-U1078.5420

Sale Price: \$3,900,000

Price Per SF: \$4.70

Property Type: Retail

Land Area: ±830,253 SF / ±19.06 AC

GLA: ±112,725 SF

Year Built: 1953

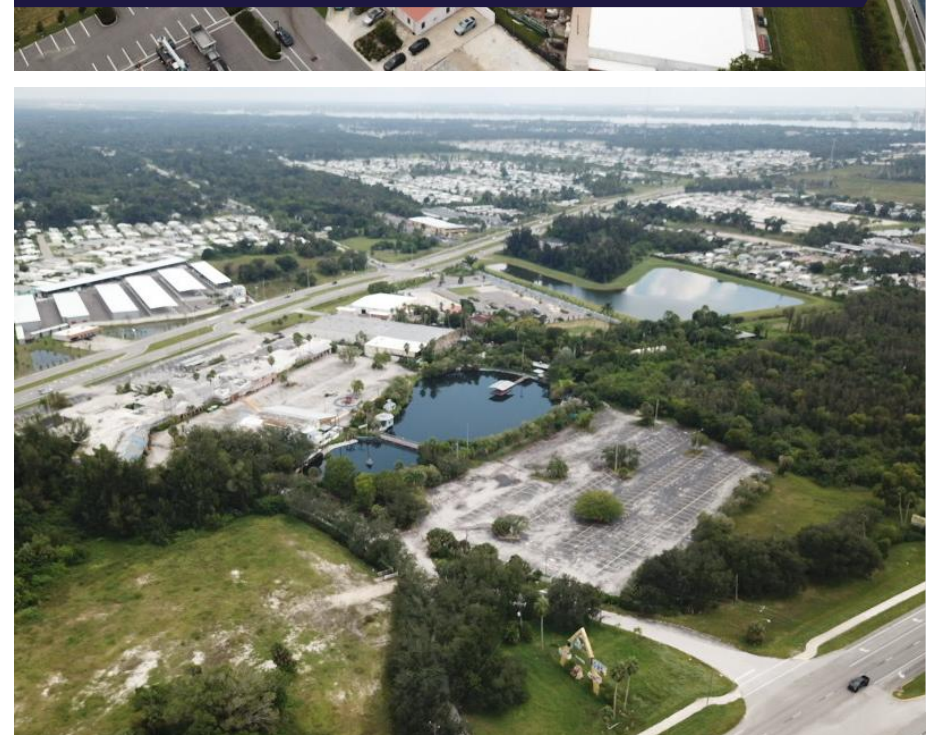
Zoning: CPD – Commercial Planned Development

Frontage: 820' – N Tamiami Trl
620' – N Cleveland Ave

Submarket: North Fort Myers



CPD ZONING ALLOWS SEVERAL USES



OPPORTUNITY FOR IMMEDIATE CASH FLOW



FOR MORE INFORMATION, CONTACT:

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