

14101 S TAMiami TrL

FORT MYERS, FL 33912



CUSHMAN &
WAKEFIELD

COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA



LARGE-SCALE INFILL OPPORTUNITY

FOR SALE:

\$5,550,000

\$17.00 PSF

7.49 AC (326,134 SF)



HIGH EXPOSURE

Frontage on US-41 with traffic counts over 54,500 vehicles per day (AADT)



PRIME LOCATION

Located within a major retail, medical, and commercial corridor in South Fort Myers



DEVELOPMENT POTENTIAL

Ideal for retail, medical, office, automotive, or mixed-use redevelopment



STRONG DEMOGRAPHICS

Supported by expanding rooftops and high-income population growth

14101 S TAMiami TrL

FORT MYERS, FL 33912

DEVELOPMENT OVERVIEW

Large-scale infill opportunities along US-41 have become increasingly limited as South Fort Myers continues to mature and densify. Positioned within an established commercial corridor surrounded by national retailers, medical users, residential communities, and strong regional traffic drivers, the property offers a rare opportunity to secure scale in one of Southwest Florida's most active commercial corridors.

MARKET SNAPSHOT (5-MILE RADIUS)

135,851

POPULATION

\$72,767

MEDIAN HOUSEHOLD
INCOME

65,241

HOUSEHOLDS

PROPERTY TYPE: Vacant Commercial Land

PARCEL NUMBER: 25-45-24-00-00001.1040

LAND AREA: 7.49 AC (326,134 SF)

FRONTAGE: ±550' on S Tamiami Trl

ZONING: C-1, C-2, and CG

FUTURE LAND USE: Intensive Development

UTILITIES: In Place

TRAFFIC COUNTS: 54,500 AADT



EXCELLENT VISIBILITY, ACCESSIBILITY, AND PROXIMITY



STRONG RETAIL & AUTOMOTIVE CORRIDOR

Surrounded by national retailers, auto dealerships, service providers, and dense residential growth

14101 S TAMiami TrL

FORT MYERS, FL 33912

SITE OVERVIEW



Utilities are in place, and the existing 1,987 SF structure is considered obsolete, further supporting the property's positioning as a prime redevelopment or repositioning opportunity.

14101 S TAMiami TrL

FORT MYERS, FL 33912



**S TAMiami TrL
(AADT: 54,500)**

SITE

S Tamiami Trail (US-41) is one of Southwest Florida's most heavily traveled and commercially active corridors, serving as the primary artery linking Fort Myers to Estero, Bonita Springs, and Naples while generating exceptional daily traffic volumes past a dense concentration of national retailers, big-box anchors, casual and fast-casual dining, and service-commercial uses. The corridor has long attracted credit tenants and nationally recognized brands across a broad range of categories, supported by a dense residential base that continues to expand in the surrounding trade area.

Daniels Pkwy: ± 1 Mile

I-75: ± 5 Miles

RSW: ± 9 Miles

Gulf Coast Town Center: ± 9 Miles

Edison Bridge: ± 9 Miles

FGCU: ± 10 Miles

14101 S TAMIAMI TRL

FORT MYERS, FL 33912

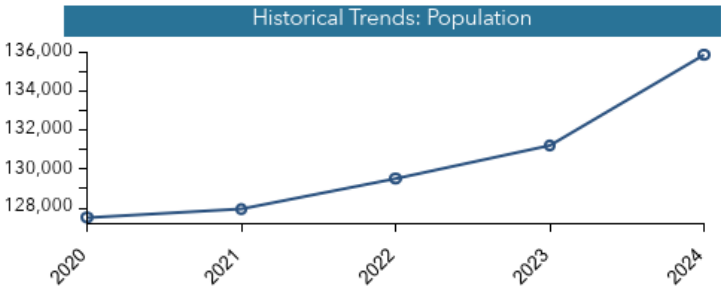


Population Trends and Key Indicators

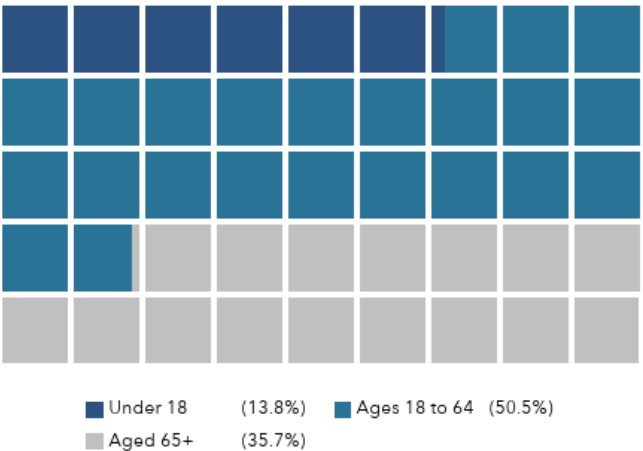
14101 S Tamiami Trl, Fort Myers, Florida, 33912
Ring of 5 miles

135,851	65,241	2.04	54.4	\$72,767	\$442,656	121	60	60
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

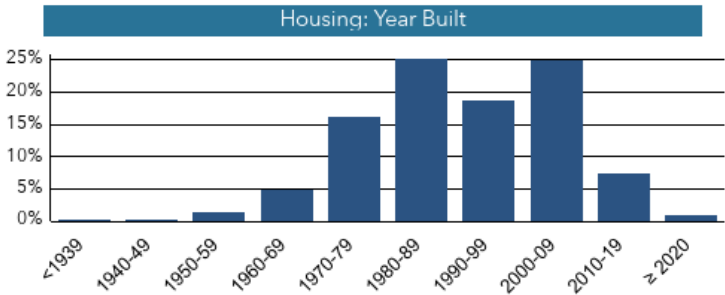
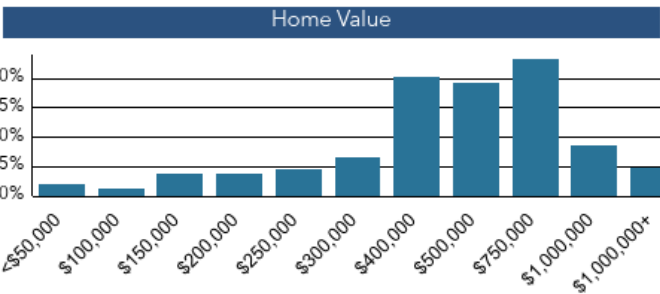
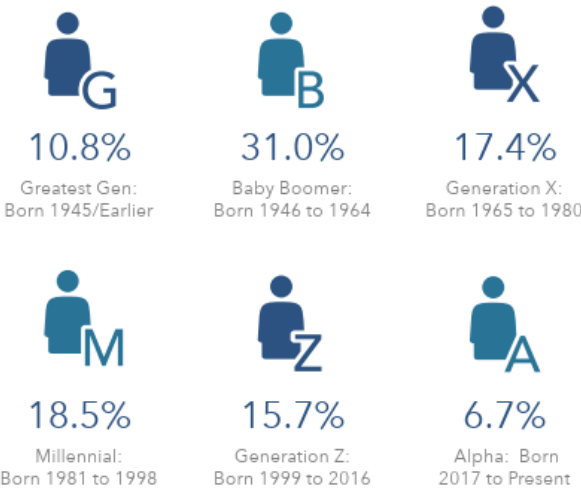
MORTGAGE INDICATORS



POPULATION BY AGE



POPULATION BY GENERATION



Source: This infographic contains data provided by Esri (2025, 2030), Esri-U.S. BLS (2025), ACS (2019-2023). © 2026 Esri

14101 S TAMiami TrL

FORT MYERS, FL 33912



**CUSHMAN &
WAKEFIELD**

COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA



FOR MORE INFORMATION:

GARY TASMAN

Principal Broker & CEO
+1 239 489 3600
gtasman@cpswfl.com

HANNA RAY

Associate Director
+1 239 489 3600
hray@cpswfl.com

SHAWN STONEBURNER

Senior Director
+1 239 489 3600
sstoneburner@cpswfl.com



**CUSHMAN &
WAKEFIELD**

COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA

©2026 Cushman & Wakefield | Commercial Property Southwest Florida. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.