

**1.30± ACRES ON PONDELLA ROAD AVAILABLE FOR SALE  
COMMERCIAL PLANNED DEVELOPMENT SITE WITH 160' OF FRONTAGE**



**PROPERTY DESCRIPTION**

- Location: 900 Pondella Rd., 1242, 1246, & 1248 McNeill Rd., 1284 Pondella Cir. North Fort Myers, FL 33903
- STRAP. #: 04-44-24-00-00048.0030; 04-44-24-01-00000.0070; 04-44-24-01-00000.0050; 04-44-24-01-00000.0040; 04-44-24-01-00000.0080
- Building Sizes: 1,928± SF with Pondella Road Frontage  
3,000± SF + 1,500± SF Finished Carport
- Land Size Combined: 1.30± Acres (56,683± SF) Fully Fenced and Gated
- Property Taxes Combined 2015: \$2,697.49
- Zoning: CPD (Commercial Planned Development) within Lee County
- Comments: This proposed Commercial Planned Development site was rezoned in 2010 allowing for a wide variety of scheduled uses such as medical office, specialty retail, bank or financial establishment, animal clinic, contractors and builders with limited outside storage, and adult or child day care. The property is located at the lighted intersection of Pondella Road and McNeill Road, has excellent visibility, and has a high traffic volume of 20,100 cars per day as reported on the 2015 AADT (Annual Average Daily Traffic).

**SALE PRICE \$297,755.00 (\$5.25 PSF)**

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