



# COMMERCIAL

For More Information Contact:

**Lisa Farrell-Sands**

Broker & Commercial Advisor

(239) 470-5582

LSands@viprealty.com

[vipcommercial.com](http://vipcommercial.com)



## FOR SALE | 1.45± ACRE | REDEVELOPMENT SITE FOWLER STREET | FORT MYERS



### PROPERTY DESCRIPTION

- Location: 2916 Fowler Street, Fort Myers, FL 33901
- S.T.R.A.P. #: 25-44-24-P2-0050C.0010
- Land Size: 1.45± Acres (63,000± SF)
- Zoning: CI (Commercial Intensive) within The City of Fort Myers
- Utilities: All Available to the Site

**Comments:** This 1.45± acre site is 215' x 296' and is cleared and ready for development. Zoned Commercial Intensive (CI) some of the allowable land uses include vehicle sales and services, convenience store, gas station, restaurant and/or fast food, office, retail sales and services, and self-service storage. The property is located on Fowler Street, a four lane road just 5 minutes from Downtown Fort Myers and north of Hanson Street. The FDOT estimates the 2017 traffic count to be 23,700 cars per day.

**SALE PRICE: \$375,000 (\$5.95 PSF)**

VIP Realty Group, Inc. - Commercial | 13131 University Drive | Fort Myers | Florida | 33907  
Phone 239.489.3303

This is not intended to solicit property already listed. All information regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy and is subject to errors, omissions, withdrawal, changes or other conditions without notice.



# COMMERCIAL

For More Information Contact:

**Lisa Farrell-Sands**  
Broker & Commercial Advisor  
(239) 470-5582  
LSands@viprealty.com  
[vipcommercial.com](http://vipcommercial.com)

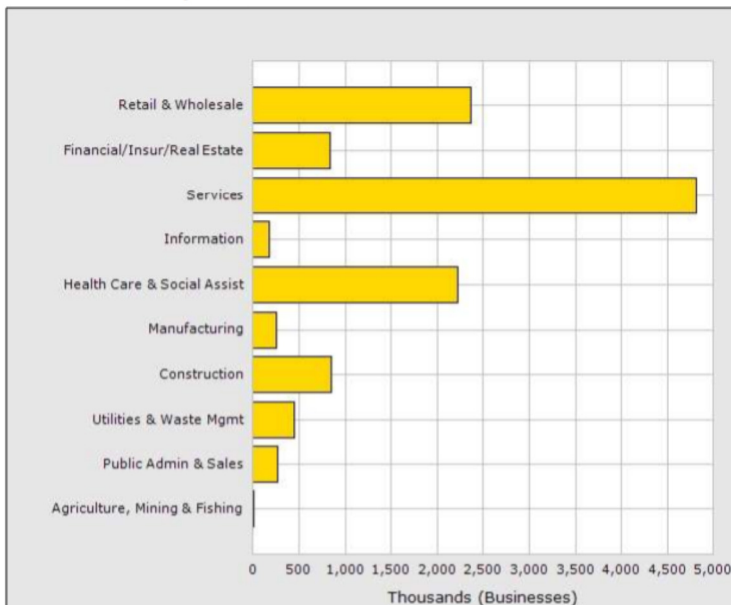


## FOR SALE | 1.45± ACRE | REDEVELOPMENT SITE FOWLER STREET | FORT MYERS



### Businesses for 5 Mile Radius

2916 Fowler St, Fort Myers, FL 33901



Population	1 Mile	3 Mile	5 Mile
2018 Total Population:	9,216	50,242	143,840
2023 Population:	10,299	56,829	162,688
Pop Growth 2018-2023:	11.75%	13.11%	13.10%
Average Age:	37.30	38.30	41.30
Households			
2018 Total Households:	3,405	20,480	58,862
HH Growth 2018-2023:	10.66%	12.31%	12.43%
Median Household Inc:	\$24,912	\$35,314	\$42,202
Avg Household Size:	2.50	2.30	2.30
2018 Avg HH Vehicles:	1.00	1.00	1.00
Housing			
Median Home Value:	\$120,694	\$154,134	\$172,236
Median Year Built:	1967	1979	1982



Copyrighted report licensed to VIP Realty - Commercial - 391077.

11/15/2018

PROVIDED BY COSTAR

**VIP Realty - Commercial | 13131 University Drive | Fort Myers | Florida | 33907**  
**Phone 239.489.3303**

This is not intended to solicit property already listed. All information regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy and is subject to errors, omissions, withdrawal, changes or other conditions without notice.