



COMMERCIAL

For More Information Contact:

Lisa Farrell-Sands

Broker & Commercial Advisor

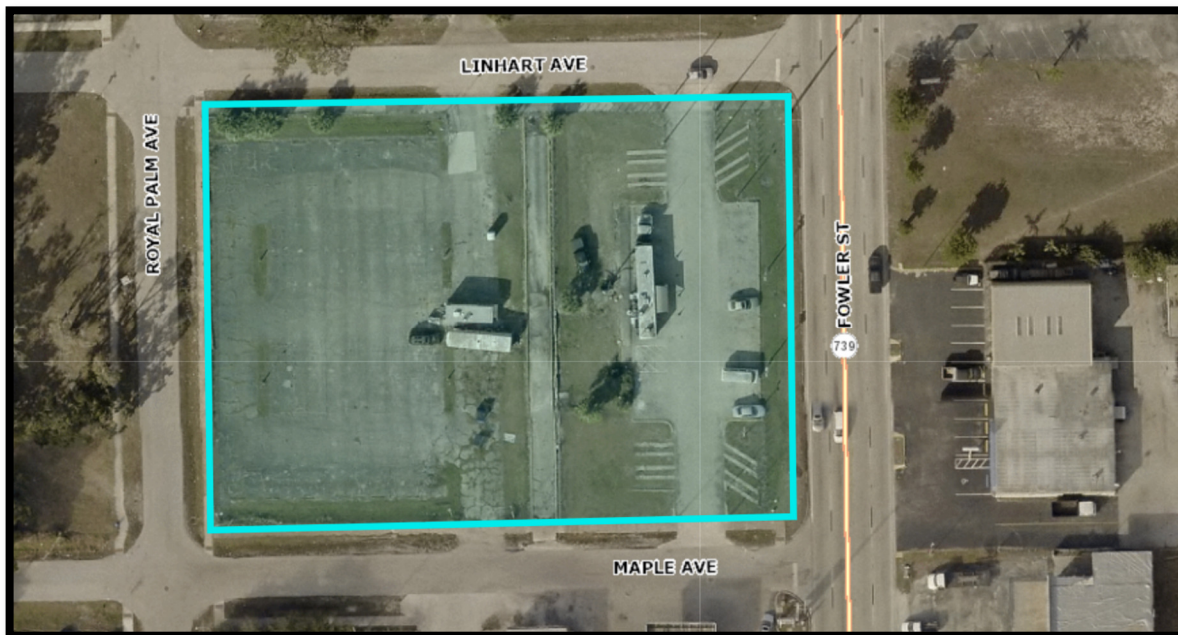
(239) 470-5582

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vipcommercial.com



FOR SALE | 1.45± ACRE | DEVELOPMENT 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' in dimension, 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 the west side of Fowler Street, just north of Hanson Street and offers two access points to the north via Linhart Ave. and two access points from the south via Maple Ave. In addition, the property has approx. 215 feet of frontage along Fowler Street, which is a major four lane road in Fort Myers running north and south. The 2017 FDOT traffic count reports 23,700 cars per day. The property is also only five minutes from Downtown Fort Myers with easy access to local governmental facilities such as Lee County Zoning, Lee County Clerk of Courts and the Lee County Tax Collectors office, to name a few.

SALE PRICE REDUCED: \$349,900 (\$5.55 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.



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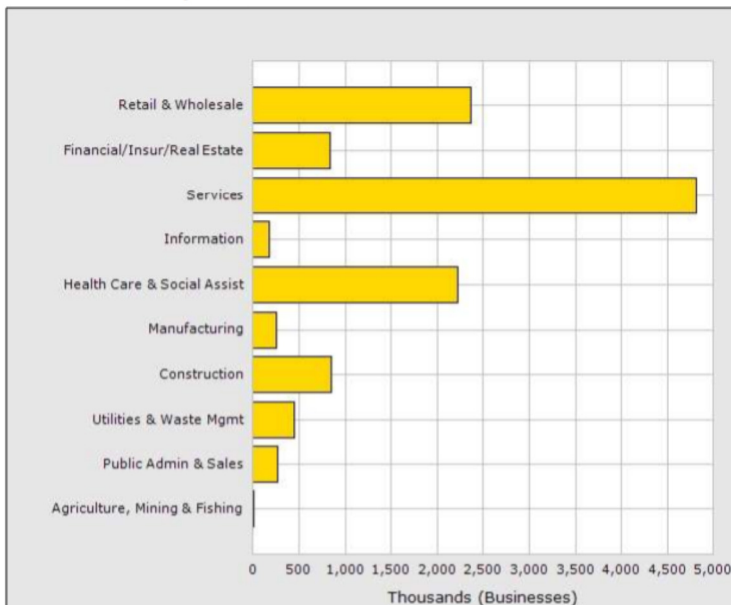


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Businesses for 5 Mile Radius

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 |



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