



## FOR SALE – COMMERCIAL LAND

10581 Ben C. Pratt/Six Mile Cypress Pkwy.  
Fort Myers, FL 33966

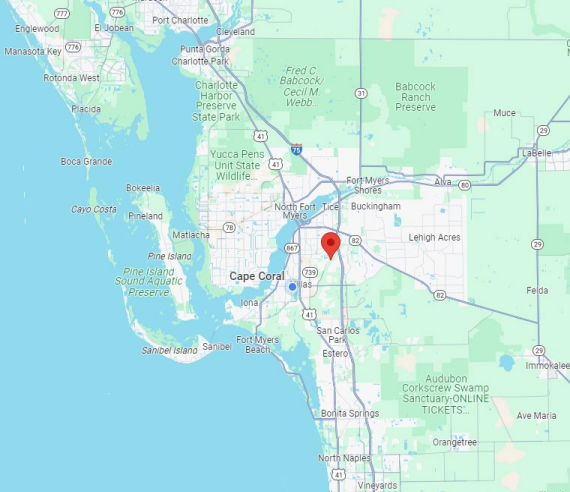
**PRICE: \$2,900,000** (\$17.41/PSF)

**Size: 3.82± Acres** | 1.47 acres of Wetlands

**Zoned: CG** (Commercial General)

**Strap #: 04-45-25-P2-00200.0010**

**Location:** Easy access to I-75. Close to a variety of local amenities and attractions – Minnesota Twins stadium. Convenient access to Colonial Blvd & Daniels Pkwy.

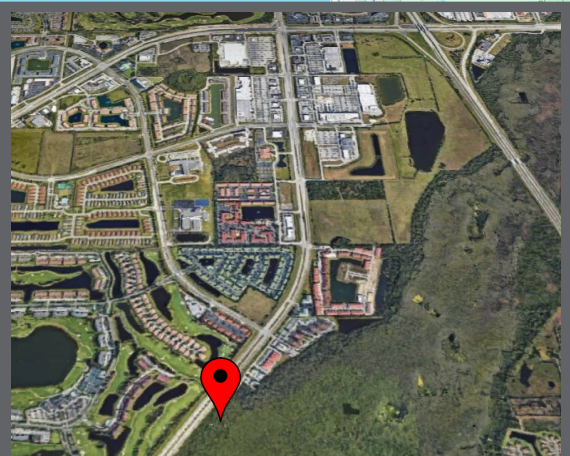


### PROPERTY DESCRIPTION:

This property is perfect for a variety of uses – Office, Multi-Family, Medical, Self-Storage or Water Management systems, etc.

Desirable Uncleared Raw Land on the East side of Six Mile Cypress and adjacent to newly developed Offices, Residential, Multi-Family and Retail Properties.

Fort Myers is primed for continued growth in all areas of the local economy, benefiting new owners and businesses.



**Pam Wittenauer-Bratton**  
CCIM, SFR  
(239) 989-7077  
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COMMERCIAL  
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**For Sale – 3.2± acres**  
**10581 Ben C. Pratt/Six Mile Cypress Pkwy**

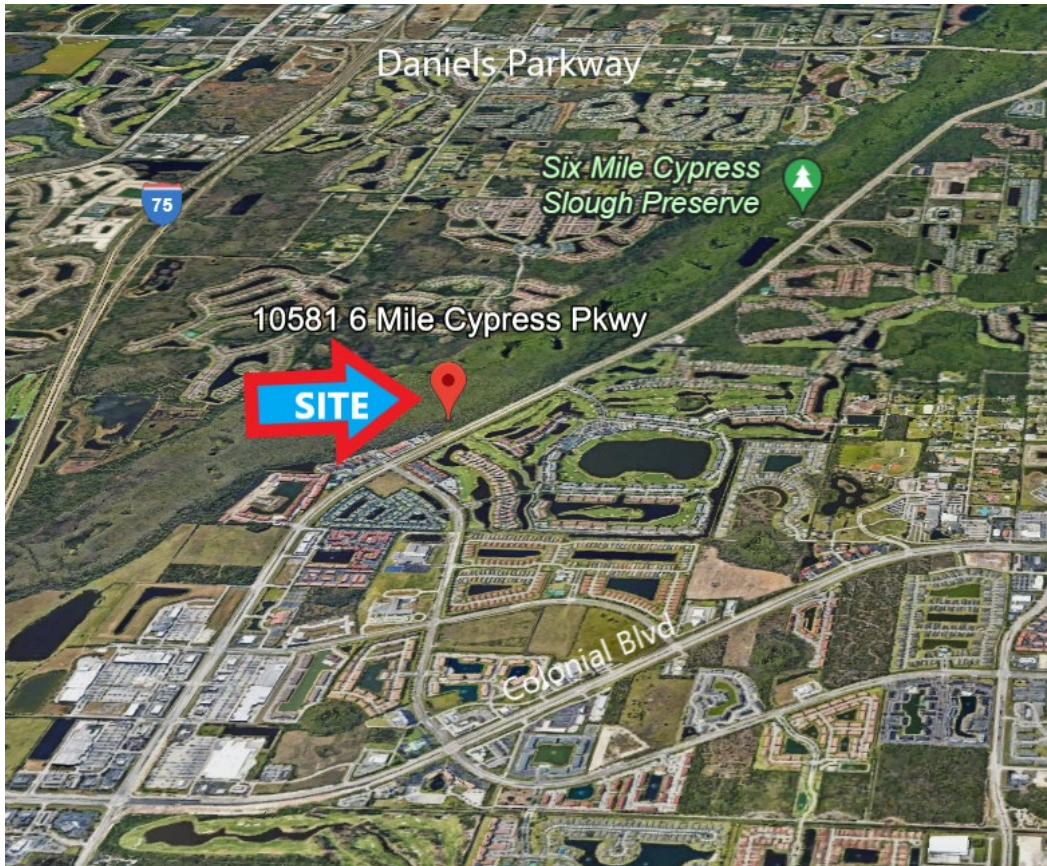
**Pam Wittenauer-Bratton**  
 CCIM, SFR  
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**DEMOGRAPHICS**

10581 Ben C Pratt Six Mile Cypress Pkwy., Fort Myers, FL

|                              | 2 MILES                        | 5 MILES | 10 MILES |
|------------------------------|--------------------------------|---------|----------|
| <b>2023 TOTAL POPULATION</b> | 23,787                         | 147,673 | 461,154  |
| <b>2023 MEDIAN AGES</b>      | 43.6                           | 42.6    | 45.8     |
| <b>2023 HOUSEHOLDS</b>       | 10,757                         | 62,491  | 192,740  |
| <b>AADT (2022)</b>           | 20,000 (Six Mile Cypress Pkwy) |         |          |



**7910 Summerlin Lakes Dr., Fort Myers, FL 33907 | O: (239) 489-0444**

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