

FORMER GAS STATION

IDEAL REFURBISHMENT/REDEVELOPMENT

FOR SALE

5760 BAYSHORE ROAD, NORTH FORT MYERS, FL 33917



- PRICE:** \$400,000 (\$42,282 Impact Fees Credit)
- SIZE:** 2,760± SF C-Store, 960± SF Canopy, and two 8,000 Gallon Tanks underground
- LAND SIZE:** 0.24± Acre (84'± Frontage on Bayshore Road)
- LOCATION:** 1.5± Miles east of Business US 41 at the SW corner of Bayshore Road and Whales Drive, and just 3.8± Miles west of I-75
- ZONING:** C1-A – Commercial (Lee County)
- YEAR BUILT:** 1973
- RE TAXES:** \$4,172.94 (2021)
- PARCEL ID:** 36-43-24-00-00015.0010

FORMER GAS STATION

Former Bayshore Express gas station with two updated 8,000 gallon tanks and two double sided pumps. The facility has been vacant for a few years and needs TLC, and possible pump replacement. \$42,282 Impact Fees Credit will be applied to any new redevelopment project. Conveniently located between US 41 and I-75 across from Shoreline Shops, Tire Choice and Tractor Supply Co., and just east of Winn-Dixie anchored Foxmoor Shopping Center.

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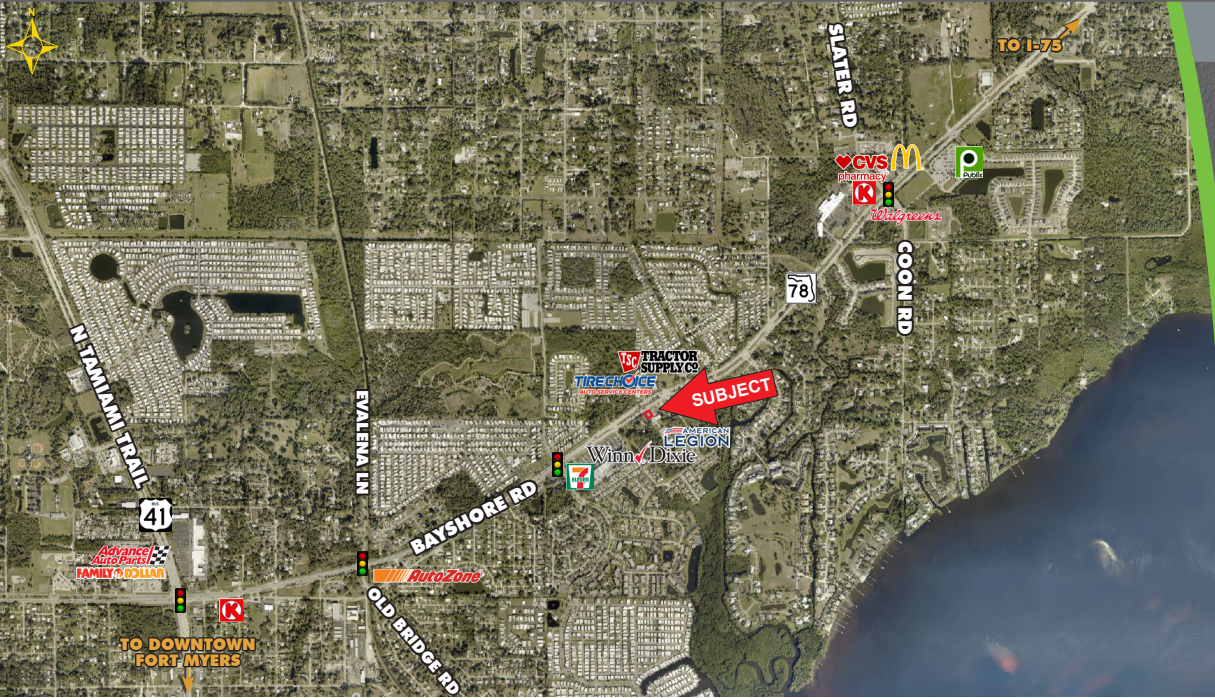
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HIGHLIGHTS

- 84'± Frontage on Bayshore Road
- Two updated 8,000 gallon tanks underground
- Two double-sided pumps
- 1.5± mile east of N Tamiami Trail (Business US 41)
- 3.8± miles west of I-75, Exit 143
- \$42,282 Impact Fees Credit will be applied to any new redevelopment project



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| 2022 DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|------------------------------|-------------|----------|----------|
| EST. POPULATION | 6,728 | 38,753 | 101,759 |
| EST. HOUSEHOLDS | 3,561 | 17,907 | 43,961 |
| EST. MEDIAN HOUSEHOLD INCOME | \$47,126 | \$47,315 | \$51,497 |
| TRAFFIC COUNTS (2021) | 35,500 AADT | | |

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