

FOR SALE – Prime Opportunity

13515 & 13525 Bell Tower Dr., Fort Myers, FL

PRICE: \$9,500,000

13515 Building Size: 18,240± SF

13525 Building Size: 10,520± SF

Year Built: 1990

Zoning: C-1

Strap: 24-45-24-00-00005.1050 | .1010

Location: The entrance to Bell Tower Shops at the NEC of Daniels Pkwy & Bell Tower Dr.

Property Description:

- Ideal for bank, medical/healthcare admin or professional office use
- Class “B” Office Building is located in the heart of Fort Myers off Daniels Pkwy. in the Bell Tower Shops anchored by Dave & Buster’s, Ulta, The Fresh Market, Regal Belltower & ScreenX
- Signalized Intersection, Dedicated turn lane
- Pylon Signage
- Elevator in each building



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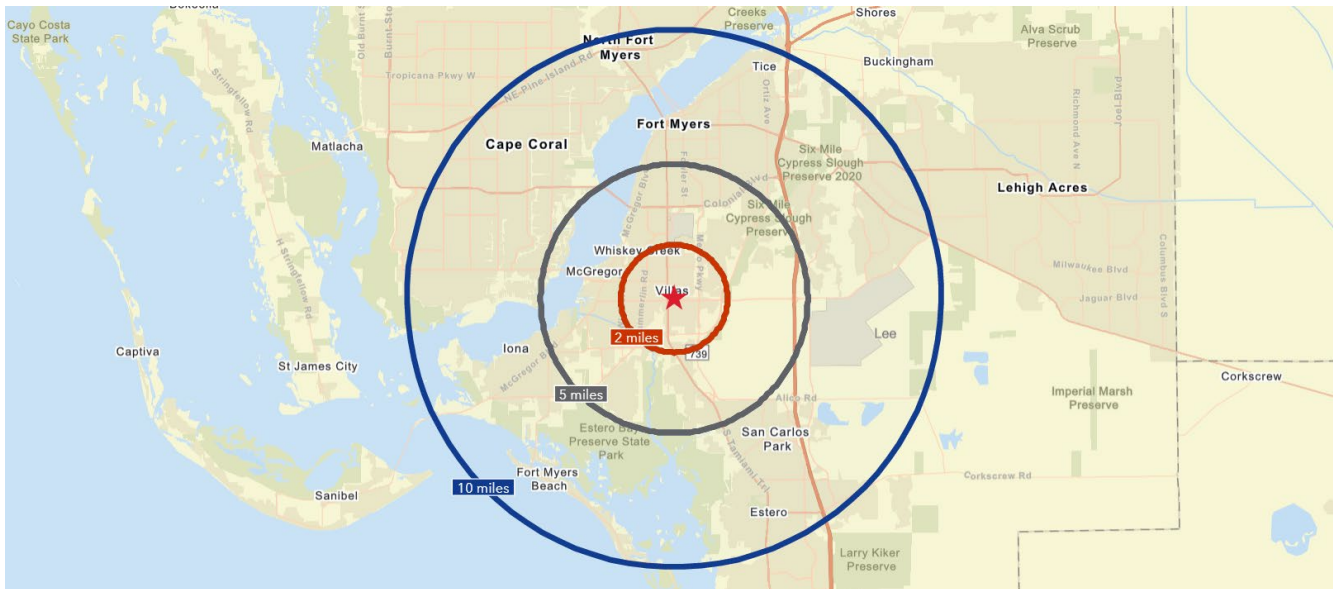




DEMOGRAPHICS (2022)

13515 & 13525 Bell Tower Dr., Fort Myers, FL

	2 Miles	5 Miles	10 Miles
Total Population	31,593	145,769	473,216
Median Age	50.3	50.5	49.5
Total Households	15,194	65,989	201,821
Traffic Count	48,500 (2021) – Daniels Pkwy. 63,000 (2021) – S Tamiami Trl.		



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This property presentation is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawals without notice.

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