

SR. 80 COMMERCIAL

15031 PALM BEACH BLVD. ALVA, FL

LSI
COMPANIES



OFFERING MEMORANDUM

OFFERING SUMMARY

Property Address: 15031 Palm Beach Blvd
Alva, FL 33920

County: Lee

Property Type: Vacant Commercial

Property Size: 1.16± Acres | 50,530± SF
1,010 SF Residence & 1,294 SF Workshop
**Currently on a month-to-month rental arrangement*

Zoning: Neighborhood Commercial
(CN-2, Lee County)

Future Land Use: Suburban

Utilities: All available to site

STRAP Number : 27432600000020000

2022 Tax Information: \$1,636.90 (2022)

LIST PRICE

\$475,000 | \$9.40 PSF

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Land
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Development
Solutions

SALES EXECUTIVE



Christi Pritchett, CCIM
Sales Associate



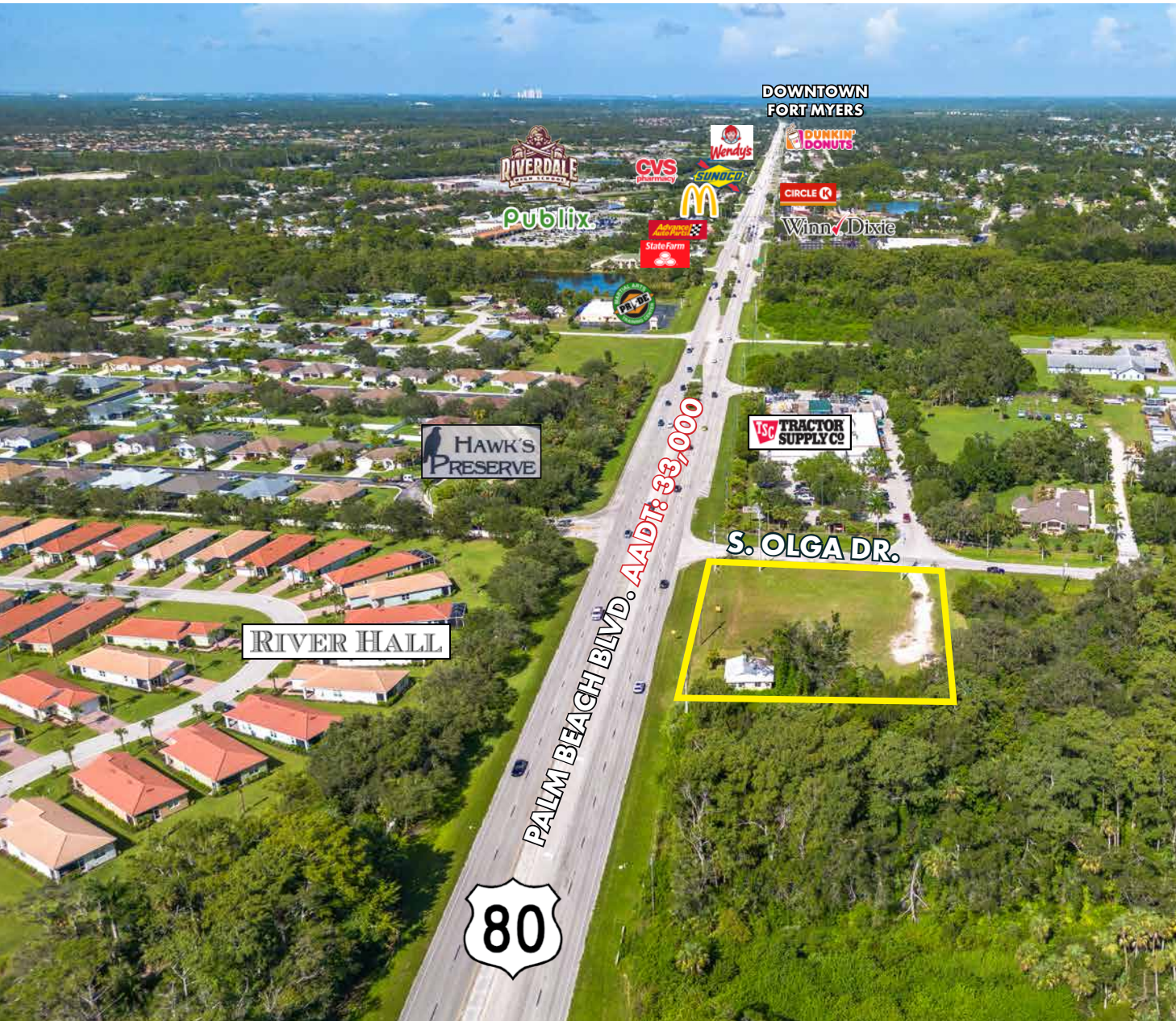
OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

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PROPERTY OVERVIEW



- Highly visible commercial parcel on SR 80/ Palm Beach Blvd. in East Lee County.
- Adjacent to Tractor Supply and surrounded by new residential developments, including River Hall, Verandah, Hawk's Preserve, and many others.
- Full median cut on SR 80 at S. Olga Rd. SR 80 is a four-lane divided highway with an AADT of 33,000 cars daily.
- The property has a 2 BR/1 BA, 1,010± SF cottage home, and a 1,294 SF metal workshop that provides minimal month-to-month rental income.

APPROVED USES

The zoning designation of neighborhood commercial (CN-2) allows for a variety of uses including:

Approved uses:

- Auto Parts Store
- Banks & Financial Establishments
- Convenience/ Food & Beverage Store
- Drive-thru Restaurant
- Essential Services
- Farm Equipment Sales, Rental & Service
- Gas/Service Station
- General Office
- Hardware Store
- Laundromat/Dry Cleaning
- Medical Office
- Packing Store
- Pharmacy/Drug Store
- Religious Facility
- Restaurant/Bar



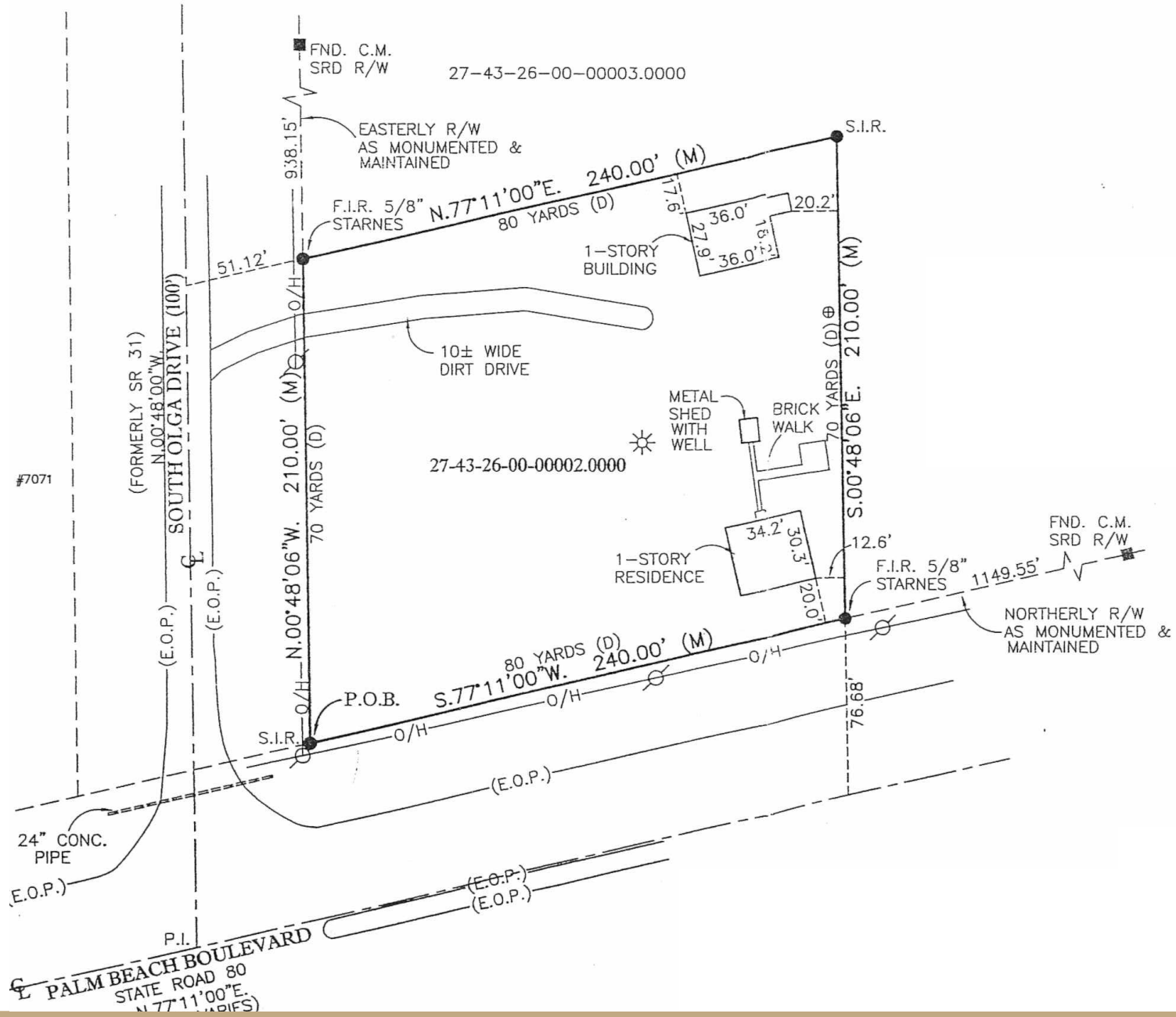
PROPERTY AERIAL



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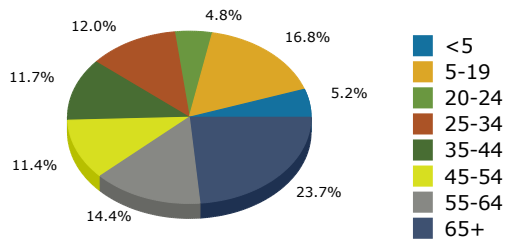
SURVEY



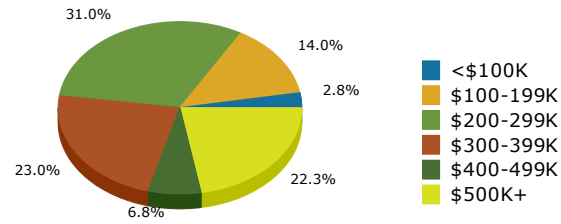
AREA DEMOGRAPHICS

10-MIN RADIUS

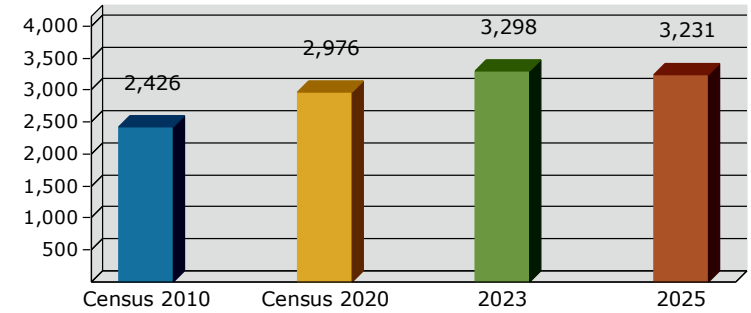
2023 Population by Age



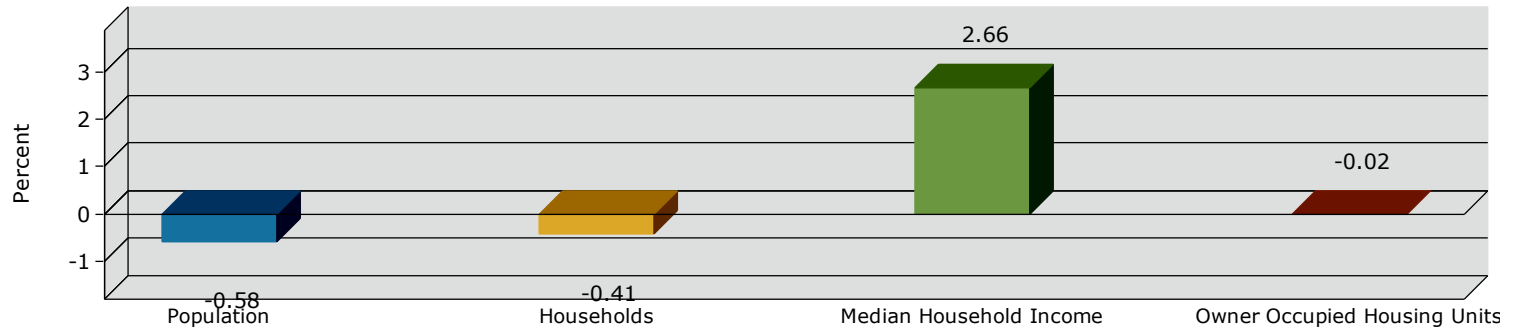
2023 Home Value



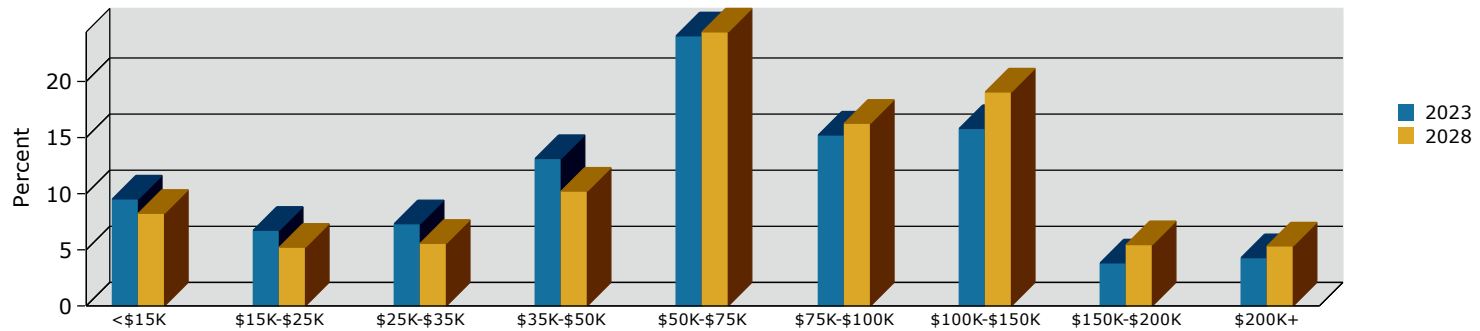
Households



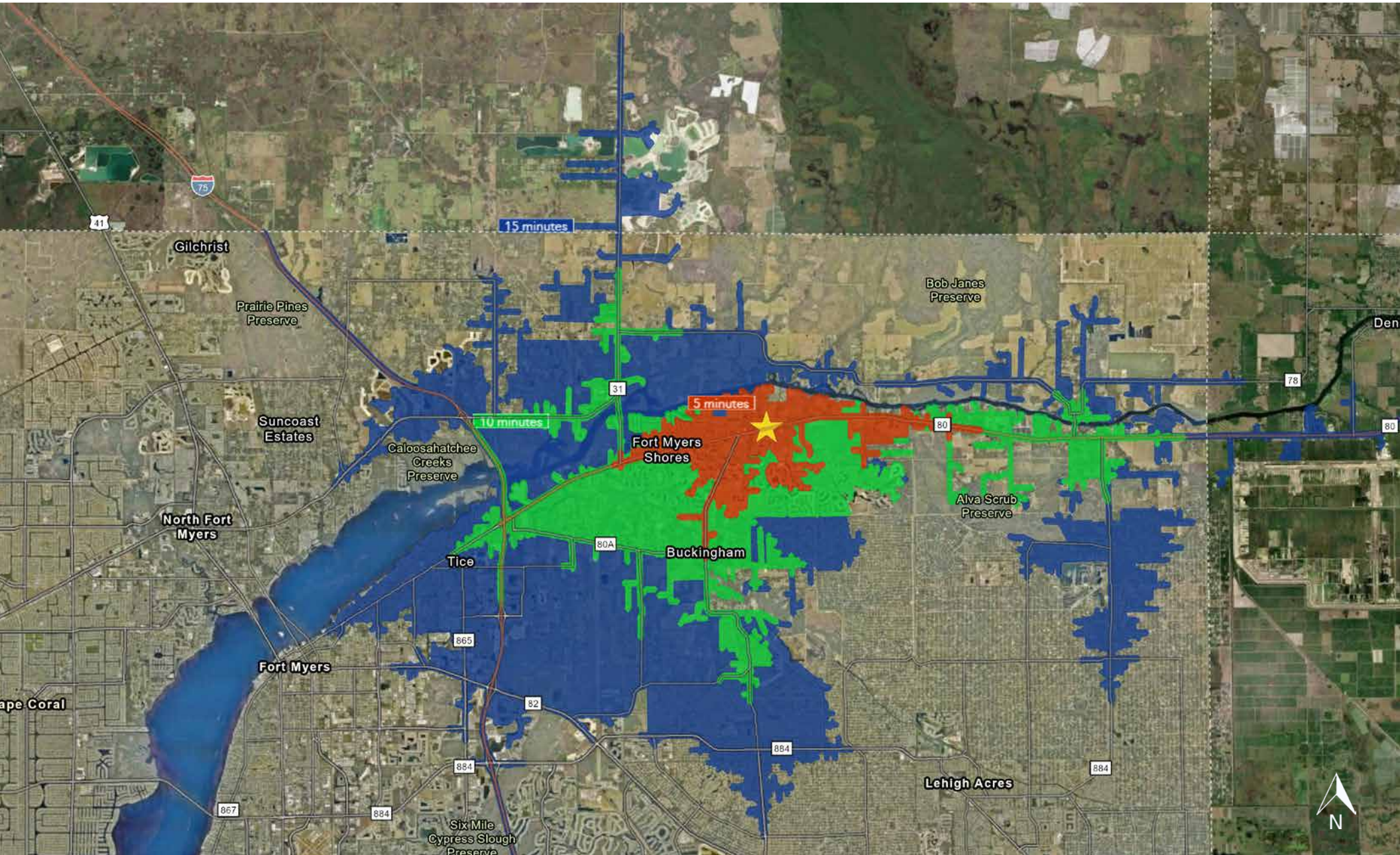
2023-2028 Annual Growth Rate



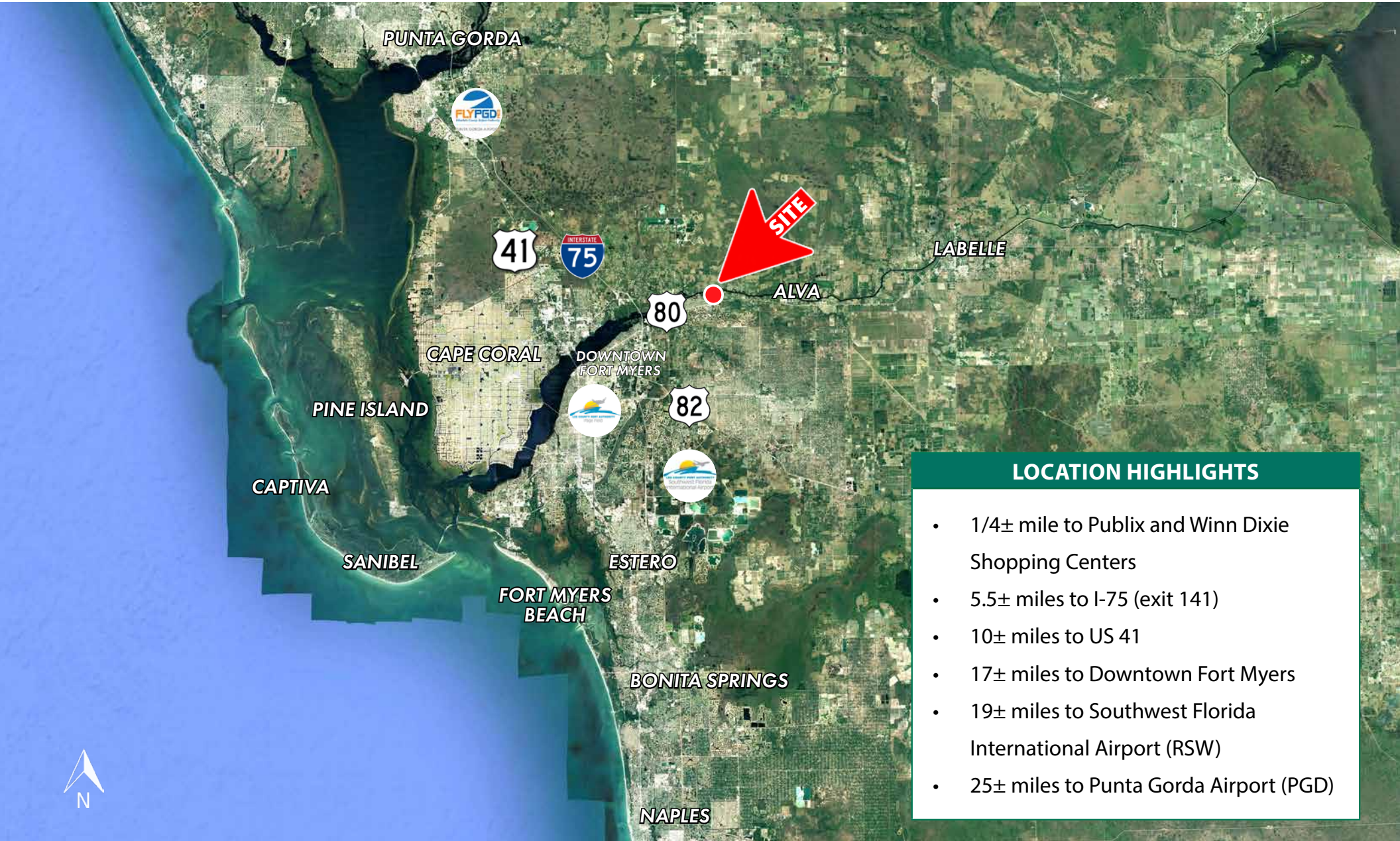
Household Income



DRIVE TIME MAP



LOCATION MAP



LOCATION HIGHLIGHTS

- 1/4± mile to Publix and Winn Dixie Shopping Centers
- 5.5± miles to I-75 (exit 141)
- 10± miles to US 41
- 17± miles to Downtown Fort Myers
- 19± miles to Southwest Florida International Airport (RSW)
- 25± miles to Punta Gorda Airport (PGD)





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