

FOR SALE – LAND (1.44± acres)
2021 Summerlin Rd., Fort Myers, FL 33908

Price: \$495,000 (\$7.89 PSF)

Zoned: CPD (Commercial Planned Development)

Strap #: 11-46-23-06-00000.0060

AADT: 25,500 (2022)

Location: Located on the left side of Summerlin Rd. heading West onto Sanibel Island.



Property Description:

- The last remaining outparcel sits on Summerlin Rd. fronts Sanibel Beach Place a Publix anchored shopping center.
- Strong tourism regional location surrounded by several residential developments.
- Close to 7-11(Mobil), Residence Inn, Shell Point, Marriott Sanibel Harbour Resort & Spa.
- 18 Miles to RSW | 13 miles to I-75



Michael J. Fry, CCIM|CEO
Hall of Fame, Lifetime Achievement
(239) 281-0441
mfrye@ccim.net

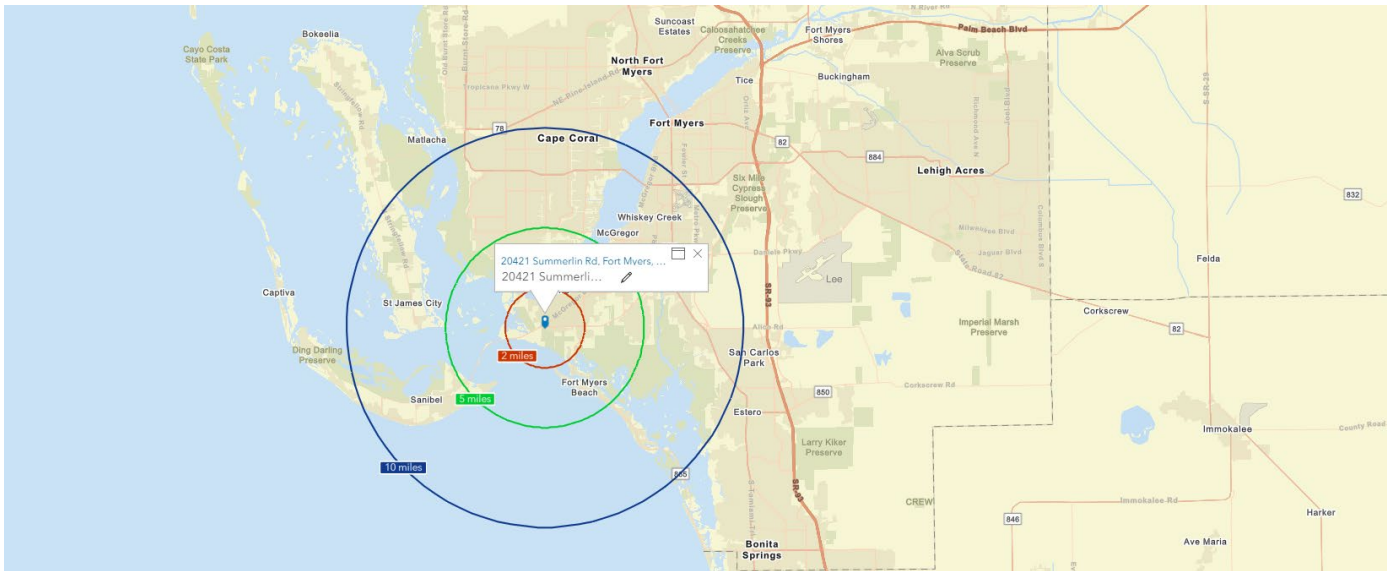




DEMOGRAPHICS (2023)

20421 Summerlin Rd., Fort Myers, FL 33908

	2 Miles	5 Miles	10 Miles
Total Population	13,295	67,766	273,264
Median Age	69.4	61.6	54.2
Total Households	7,304	33,630	125,385
Traffic Count	25,500 (2022) – Summerlin Rd		



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

RE/MAX Realty Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

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