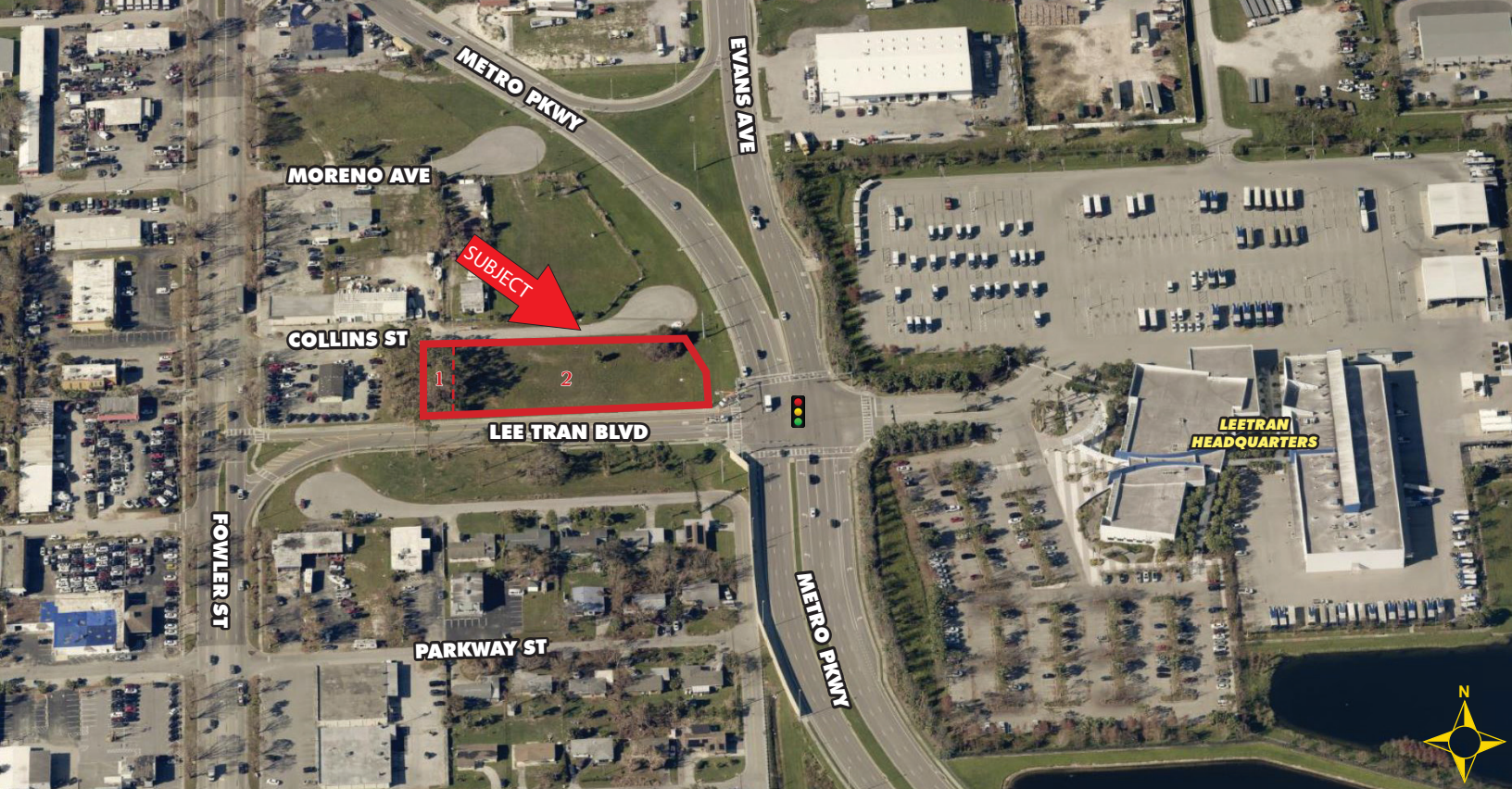


# 1.04± ACRE CORNER LOT

## VISIBILITY FROM 3 ROADS

### FOR SALE

2534 & 2560 COLLINS STREET, FORT MYERS, FL 33901



SITE	ADDRESS	ACRES	SF	DIMENSIONS	2023 RE TAXES	PARCEL ID
1	2534 Collins Street	0.14	5,940	125' x 45'	\$0 (Exempt)	25-44-24-P3-0220C.0060
2	2560 Collins Street	0.91	39,422	125' x 300'	\$1,535.04	25-44-24-P3-0220C.0070
<b>TOTAL</b>		<b>1.04</b>	<b>45,362</b>		<b>\$1,535.04</b>	

**PRICE:** \$499,000 @ \$11.00 PSF or \$479,177/Acre

**SIZE:** 1.04± Acres (45,362± SF)

**DIMENSIONS:** 345'± on Collins Street x 365'± LeeTran Blvd x 125'± on Metro Pkwy

**LOCATION:** Located just off Fowler Street, just south of Hanson Street, with visibility from Metro Parkway, LeeTran Boulevard and Collins Street

**ZONING:** CI - Commercial Intensive (City of Fort Myers) [Click here for zoning uses](#)

**F.L.U.:** CC - Commercial Corridor

**UTILITIES:** Water line on Fowler Street

### 3 ROAD VISIBILITY

Unique and affordable assemblage of two development sites at the busy signalized intersection of Metro Parkway and LeeTran Boulevard. Excellent visibility from three roads—Metro Parkway, LeeTran Boulevard, and Collins Street. CI zoning is suitable for most commercial uses.

### CONTACT

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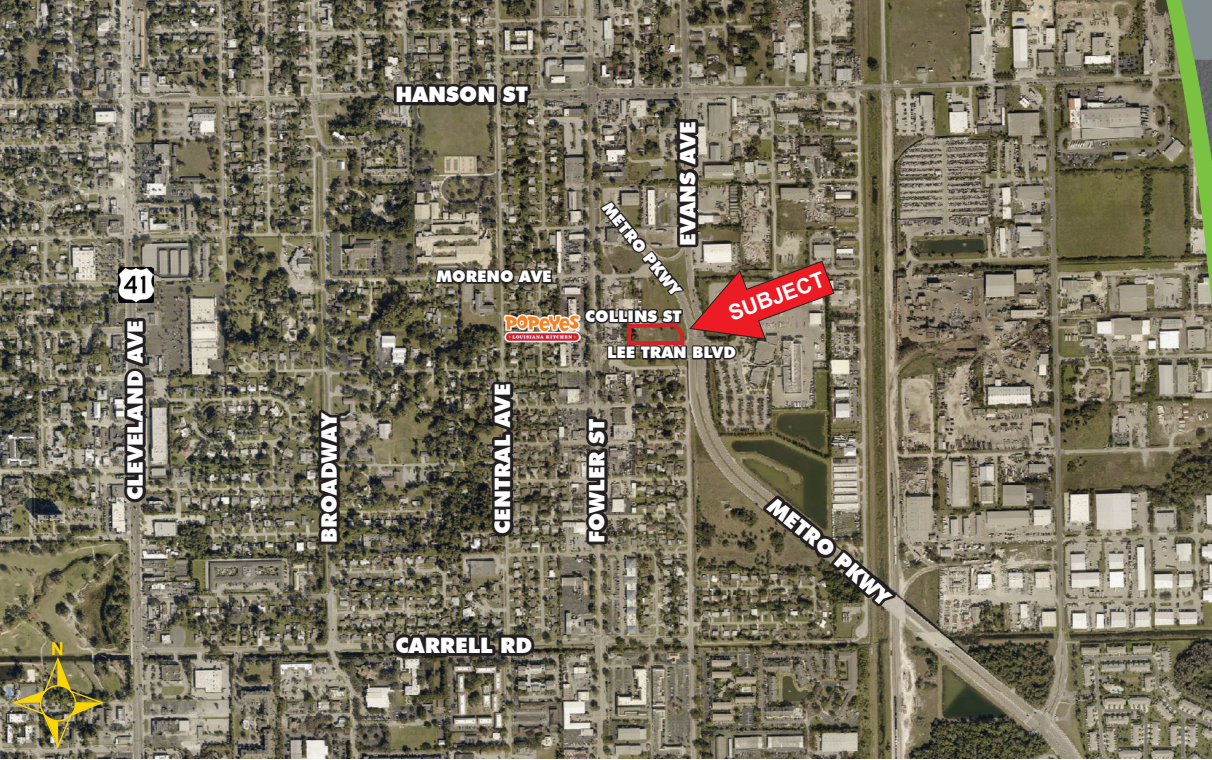


# 1.04± ACRE CORNER LOT

## VISIBILITY FROM 3 ROADS

### FOR SALE

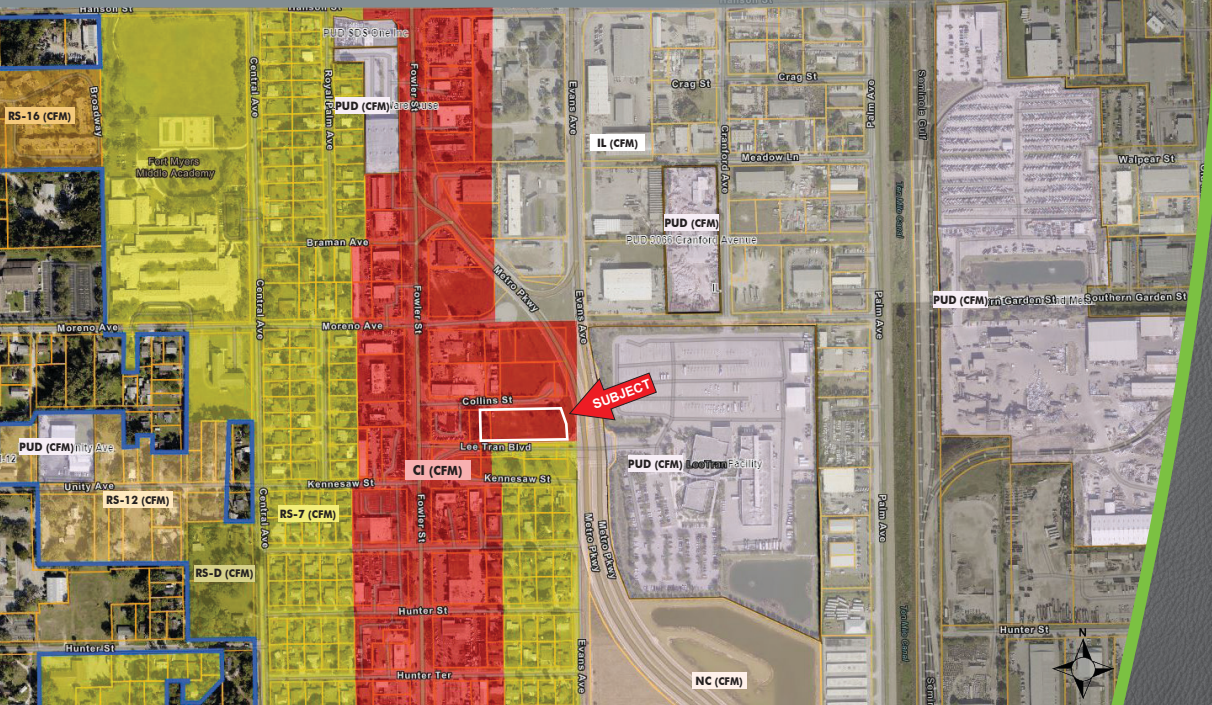
2534 & 2560 COLLINS STREET, FORT MYERS, FL 33901



### HIGHLIGHTS

- Great visibility from 3 roads
- Centrally located in the City of Fort Myers, close to downtown
- Zoned CI - Commercial Intensive (City of Fort Myers)

### CITY OF FORT MYERS ZONING MAP



**CONTACT**  
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2023 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	10,521	62,564	159,264
EST. HOUSEHOLDS	4,359	27,187	68,733
EST. MEDIAN HOUSEHOLD INCOME	\$31,718	\$47,585	\$55,308

TRAFFIC COUNTS (2022)

13,800 AADT (Metro Parkway/Evans Avenue)
2,000 AADT (Lee Tran Boulevard)

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