

# Mixed Use Overlay 7.2± Acre Commercial Corner Pine Island Road



**LOCATION:** Pine Island Road (State Road 78) & Business 41, North Ft Myers, FL 33903

**STRAP #:** 02-44-24-04-00036.0000, 02-44-24-04-00001.0000,  
02-44-24-04-00002.0000 & 02-44-24-04-00036.0010

**ZONING:** C-2 Commercial

**UTILITIES:** County Water & Sewer

**SIZE:** 7.2± Acres

**DIMENSIONS:** 650'± Frontage (Pine Island Rd.)  
170'± Frontage (Business 41)

**PRICE:** \$ 2,200,000

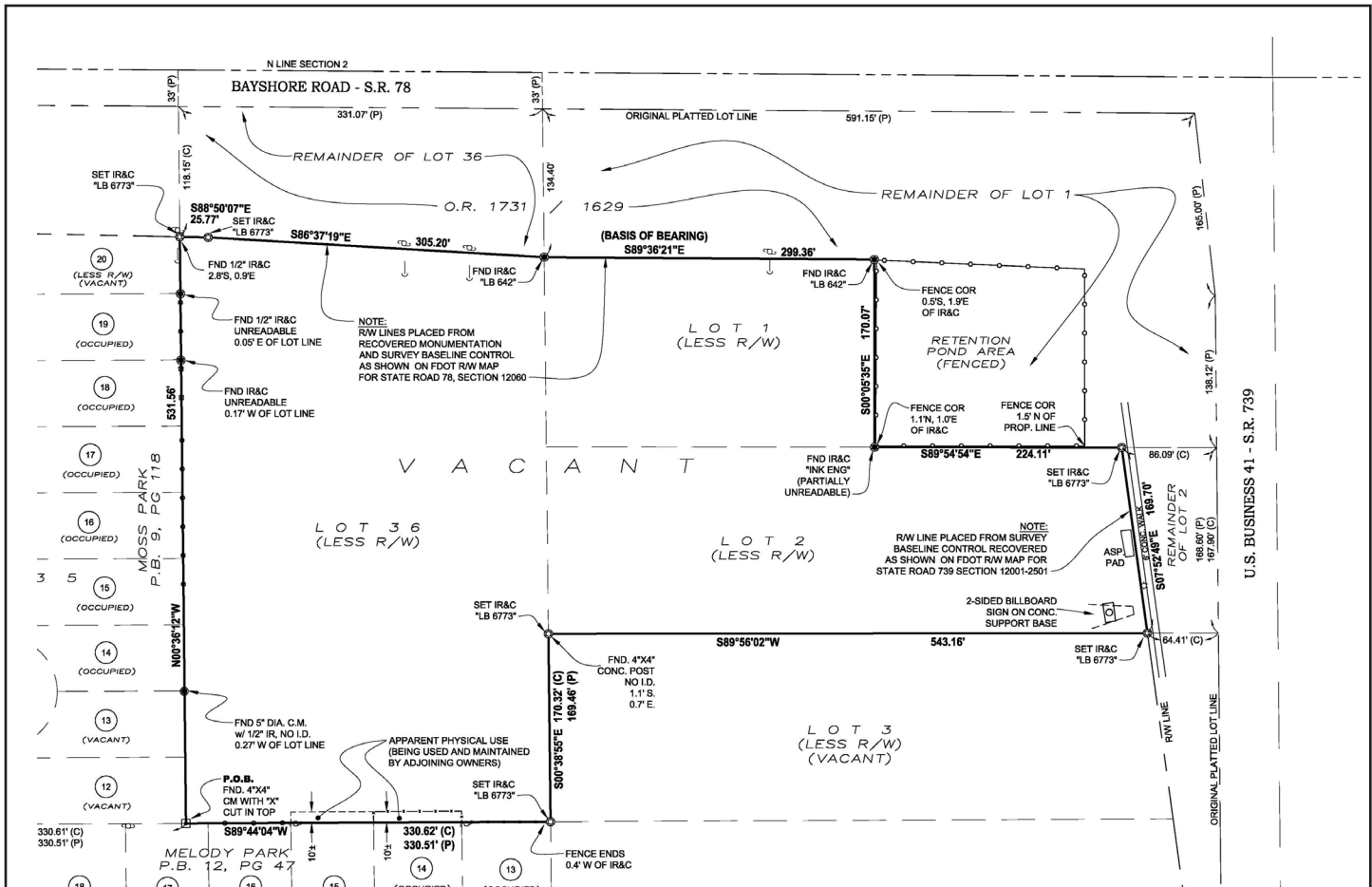
**TRAFFIC COUNTS:** Business 41 - 28,759  
(2022 AADT) Pine Island Rd - 30,624

**COMMENTS:** Great corner location in fast growing North Fort Myers area. 650± Ft. Frontage on Pine Island Road and 170± Ft. Frontage on Business 41. No jurisdictional wetlands. Very desirable, high visibility parcel in Mixed Use Overlay. Approved for Commercial, Retail and Multi-family. Strong residential growth planned in all major corridors.

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# Pine Island Road & Business 41, North Fort Myers, FL



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