

# 16220 N. CLEVELAND AVE.

NORTH FORT MYERS, FL



Race Trac

ISLAND VISTA DR.

SHELL FACTORY & NATURE PARK

N. CLEVELAND AVE. AADT 25,000±

A-1 Self Storage

OFFERING MEMORANDUM | EXCLUSIVELY LISTED BY LSI COMPANIES, INC.

# OFFERING SUMMARY

**Property Address:** 16220 N. Cleveland Ave.  
North Fort Myers, FL 33903

**County:** Lee

**Property Size :** 7.07± Acres

**Zoning:** C-1A and C-2 (Lee County)

**Future Land Use:** Central Urban

**Utilities:** All available to site

**Strap Number:** 27432412000000000

**Tax information:** \$9,930 (2023)

LIST PRICE:

**\$1,650,000**

# LSI COMPANIES

Land  
Solutions

LSI  
COMMERCIAL

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 be limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

**Christi Pritchett, CCIM | [cpritchett@lsicompanies.com](mailto:cpritchett@lsicompanies.com)**

o: (941) 916.9525 | m: (239) 728.1720

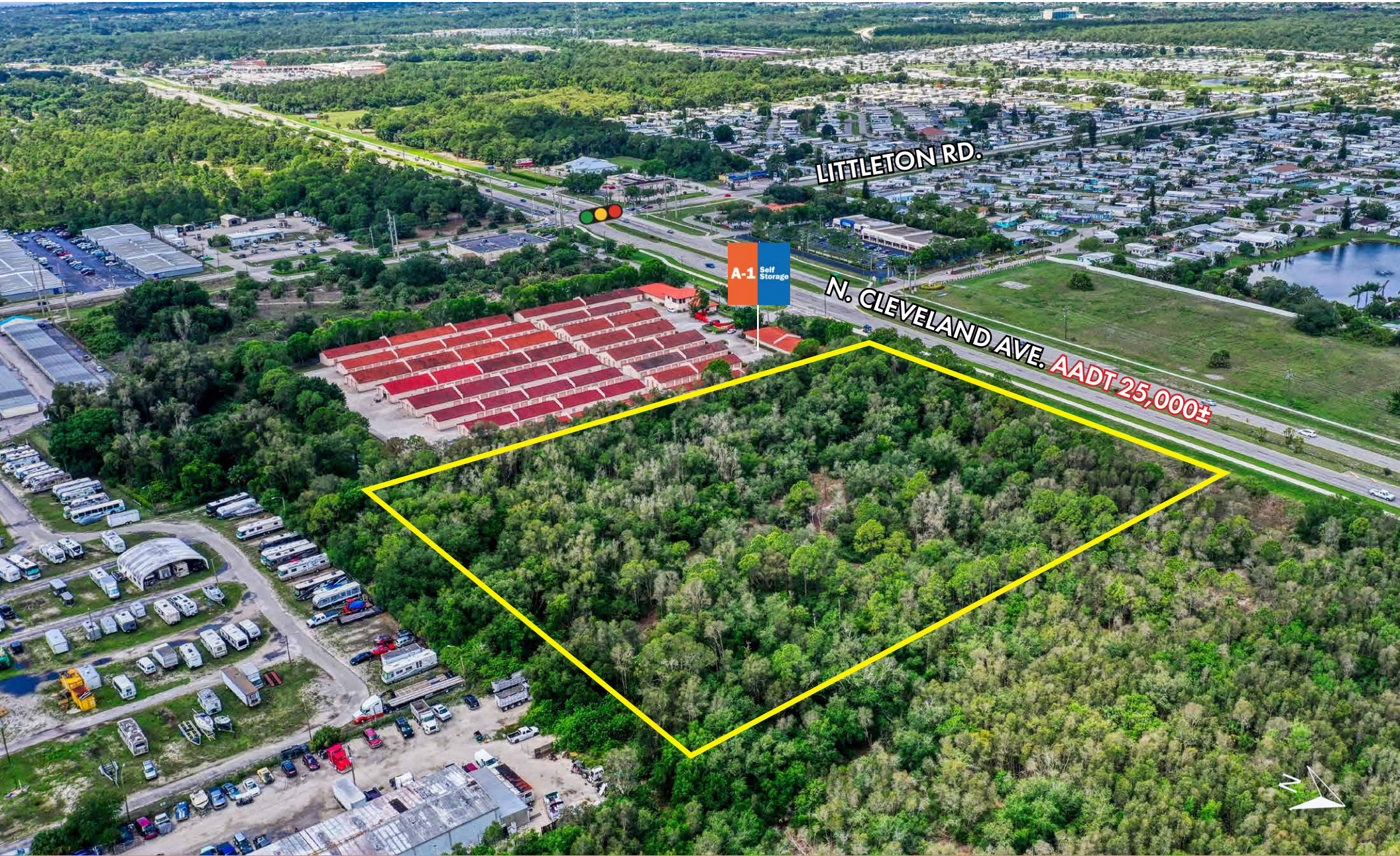
**[WWW.LSICOMPANIES.COM](http://WWW.LSICOMPANIES.COM)**

## THE OPPORTUNITY



- 7± acre development parcel with potential for a variety of commercial or residential uses.
- Located along highly traveled N. Cleveland Ave., with average daily traffic counts of 25,500 cars per day.
- Under the existing future land use designation of Central Urban, the standard density range is 4 to 10 du/ac. and a maximum density of 15 du/acre.
- Located just 1.5± miles from the Publix-anchored shopping center at the intersection of North Tamiami Trail and Del Prado extension.

# PROPERTY AERIAL



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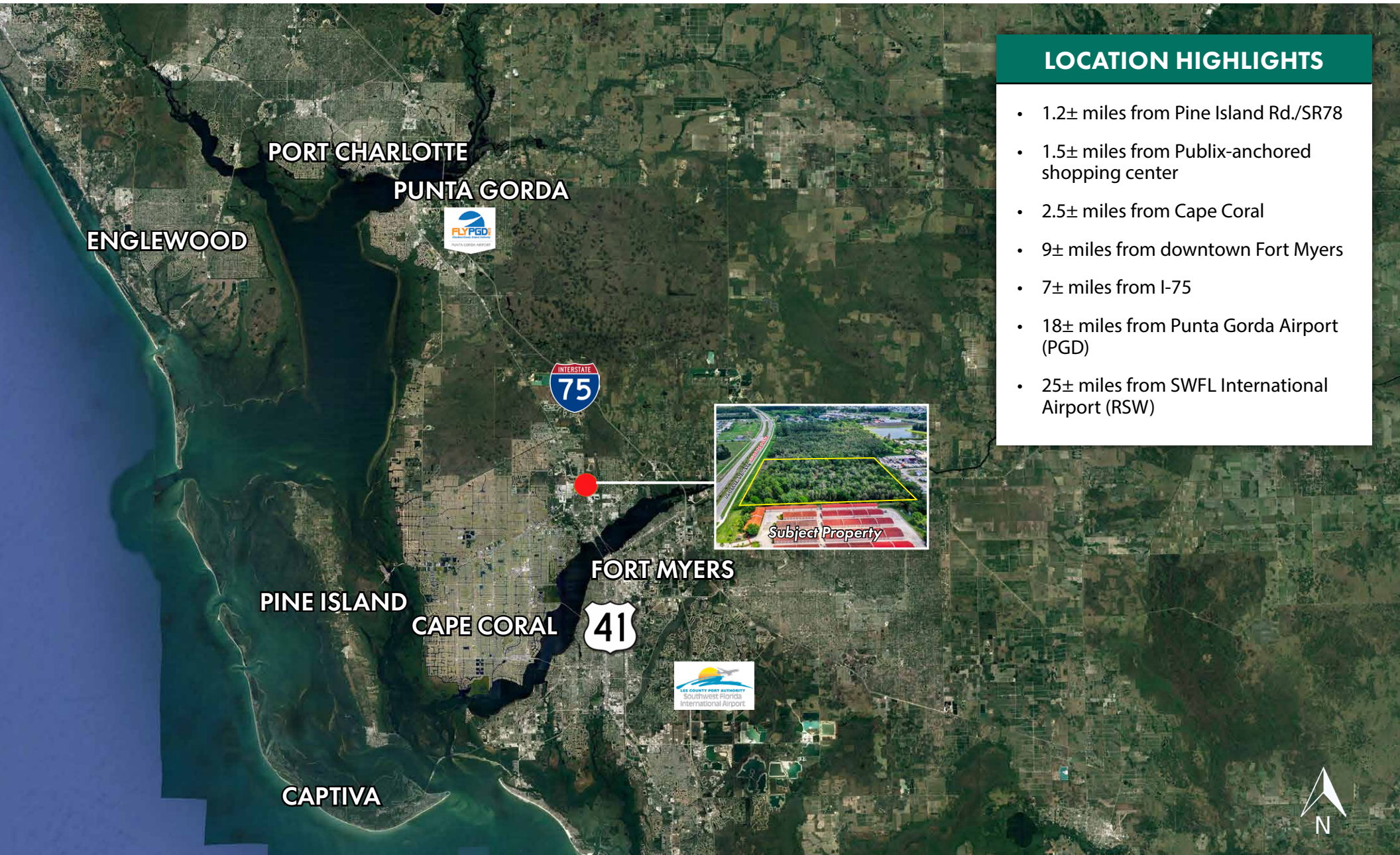
# AREAS OF INTEREST

## RESIDENTIAL DEVELOPMENTS

1. Prose Diplomat: 350 Units
2. Six Lakes Country Club
3. Coral Bay: 500+ Units
4. Crane Landing: 1,229 Units
5. Village of Entrada: 721+ Units
6. Bella Vida at Entrada: 500+ Units



# PROPERTY AERIAL



## LOCATION HIGHLIGHTS

- 1.2± miles from Pine Island Rd./SR78
- 1.5± miles from Publix-anchored shopping center
- 2.5± miles from Cape Coral
- 9± miles from downtown Fort Myers
- 7± miles from I-75
- 18± miles from Punta Gorda Airport (PGD)
- 25± miles from SWFL International Airport (RSW)

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