

**FOR SALE – COMMERCIAL LAND**  
**10581 Ben C. Pratt/Six Mile Cypress Pkwy.**  
**Fort Myers, FL 33966**

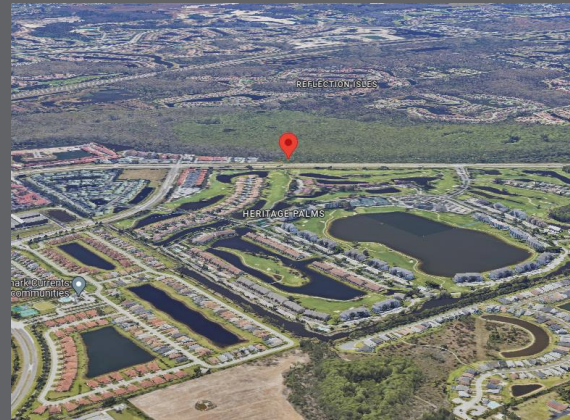
**PRICE: \$2,100,000 (\$12.61/PSF)**

**Size: 3.82± Acres | 1.47 acres of Wetlands**

**Zoned: CG (Commercial General)**

**Strap #: 04-45-25-P2-00200.0010**

**Location:** Easy access to I-75. Close to a variety of local amenities and attractions – Minnesota Twins stadium. Convenient access to Colonial Blvd & Daniels Pkwy.



**PROPERTY DESCRIPTION:**

This property is perfect for a variety of uses – Office, Multi-Family, Medical, Self-Storage or Water Management systems, etc.  
Desirable Uncleared Raw Land on the East side of Six Mile Cypress and adjacent to newly developed Offices, Residential, Multi-Family and Retail Properties.  
Fort Myers is primed for continued growth in all areas of the local economy, benefiting new owners and businesses.



**Pam Wittenauer-Bratton**  
CCIM, SFR  
**(239) 989-7077**  
[pwittenauer@remax.net](mailto:pwittenauer@remax.net)



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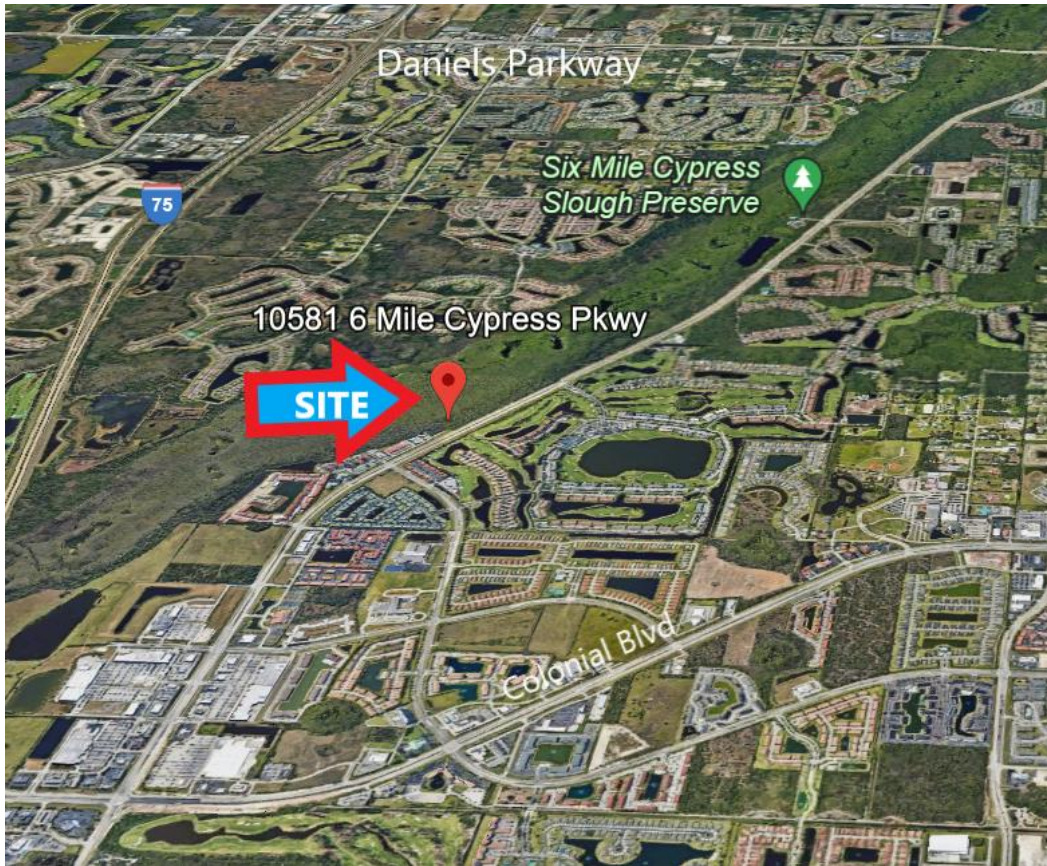
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**DEMOGRAPHICS**

10581 Ben C Pratt Six Mile Cypress Pkwy., Fort Myers, FL

	2 MILES	5 MILES	10 MILES
<b>2023 TOTAL POPULATION</b>	23,787	147,673	461,154
<b>2023 MEDIAN AGES</b>	43.6	42.6	45.8
<b>2023 HOUSEHOLDS</b>	10,757	62,491	192,740
<b>AADT (2022)</b>	20,000 (Six Mile Cypress Pkwy)		



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

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