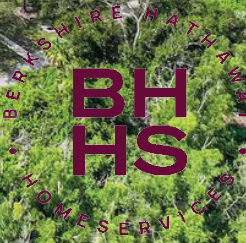


# 1402 Washington Drive



**Prime Commercial Opportunity on Bayshore Road**

**For Sale - \$165,000**

Nestled along the highly trafficked Bayshore Road, a key corridor connecting I-75 to Cape Coral, this half-acre property offers exceptional visibility and access. Zoned C1-A, the site supports a wide range of commercial and residential uses, making it an ideal location for your next venture.

The property includes two addresses, 1402 Washington Drive and 1407 Lincoln Avenue, both fronting Bayshore Road, with a combined 300 feet of prime road frontage. Surrounded by a dynamic mix of established residential and commercial businesses, this location is perfect for a variety of potential uses—whether it's a drive thru coffee shop, new build residential, a convenience store, a yoga studio, a laundromat, or other exciting possibilities.

Conveniently located with easy access to Highway 41 (Tamiami Trail), I-75, and the bustling areas of Cape Coral, Fort Myers, and beyond, this property is situated in a rapidly growing region of Fort Myers. Detailed surveys and permitted use codes are available upon request. Don't miss your chance to establish your business in this prime, high traffic location!

### **Potential C-1A Commercial Site Uses:**

- Convenience Food Store
- Drive-Thru Coffee Shop
- Small Medical Office
- Studio
- Laundromat
- Residential Dwelling
- Variety Store
- Attorney's Office
- Chiropractors Office
- Health Care Services



Proudly Presented by  
**Don Droke - Realtor GRI**  
Jason Soane - Broker Associate  
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HOMESERVICES



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## C – 1A District: COMMERCIAL USES

- ADMINISTRATIVE OFFICES
- BANKS AND FINANCIAL INSTITUTIONS - Group I
- CLEANING AND MAINTENANCE SERVICES
- CLOTHING STORES, GENERAL
- CONTRACTORS & BUILDERS - Group I
- CONVENIENCE FOOD AND BEVERAGE STORES
- DEPARTMENT STORE
- DRUG STORE
- ESSENTIAL SERVICES
- ESSENTIAL SERVICE FACILITIES
- EXCAVATION, water retention
- FOOD STORES - all Groups
- FUNERAL HOMES AND MORTUARIES - No cremation
- GOVERNMENT SERVICES
- HARDWARE STORE
- HEALTH CARE FACILITY - Group I11
- HOBBY, TOY, AND GAME SHOPS
- HOUSEHOLD | Office FURNISHINGS - Group I and 11
- INSURANCE COMPANIES
- LAWN AND GARDEN SUPPLY STORE
- NOW-STORE RETAILERS
- OFFICE - MEDICAL
- PACKAGE STORES
- PAINT, GLASS AND WALLPAPER STORE
- PERSONAL SERVICES - all Groups
- PLACE OF WORSHIP
- RENTAL ESTABLISHMENTS - Groups I and I1
- REPAIR SERVICES - Groups I
- RESTAURANTS
- SCHOOLS. COMMERCIAL
- SOCIAL SERVICES - Group I
- SPECIALTY RETAIL SHOPS - all Groups
- STUDIOS
- TEMPORARY USES
- USED MERCHANDISE STORES - Group I
- No Outdoor Display
- VARIETY STORE
- b. RESIDENTIAL USES
- DWELLINGS, Single Family residence
- DWELLINGS, Duplex
- DWELLINGS, Two Family attached
- DWELLINGS. Townhouse - existing only
- DWELLINGS, Multiple Family Building - existing only
- UNIT OF HIGH IMPACT - existing only
- 2. SPECIAL EXCEPTIONS
- DRIVE-THRU FACILITY - For any permitted use.
- ESSENTIAL SERVICE FACILITY - Group I1
- FOOD AND BEVERAGE SERVICE, Limited
- SELF-SERVICE FUEL PUMPS in conjunction with a permitted use
- PLANT NURSERY
- RECREATION, COMMERCIAL - Groups I and I1