

\$625,000

41

S. TAMIA MI TRAIL

S. TAMIA MI TRAIL | FORT MYERS, FL 33908

1.09± ACRES ON S. TAMIA MI TRIAL

FOR SALE

CONTACT

Chris Ferritto

239-310-6257

chris@mayhughcommercial.com

Chase Mayhugh, SIOR, CCIM

239-278-4945

chase@mayhughcommercial.com



MAYHUGH
COMMERCIAL ADVISORS

13099 S. Cleveland Ave. Suite 410
Fort Myers, FL 33907

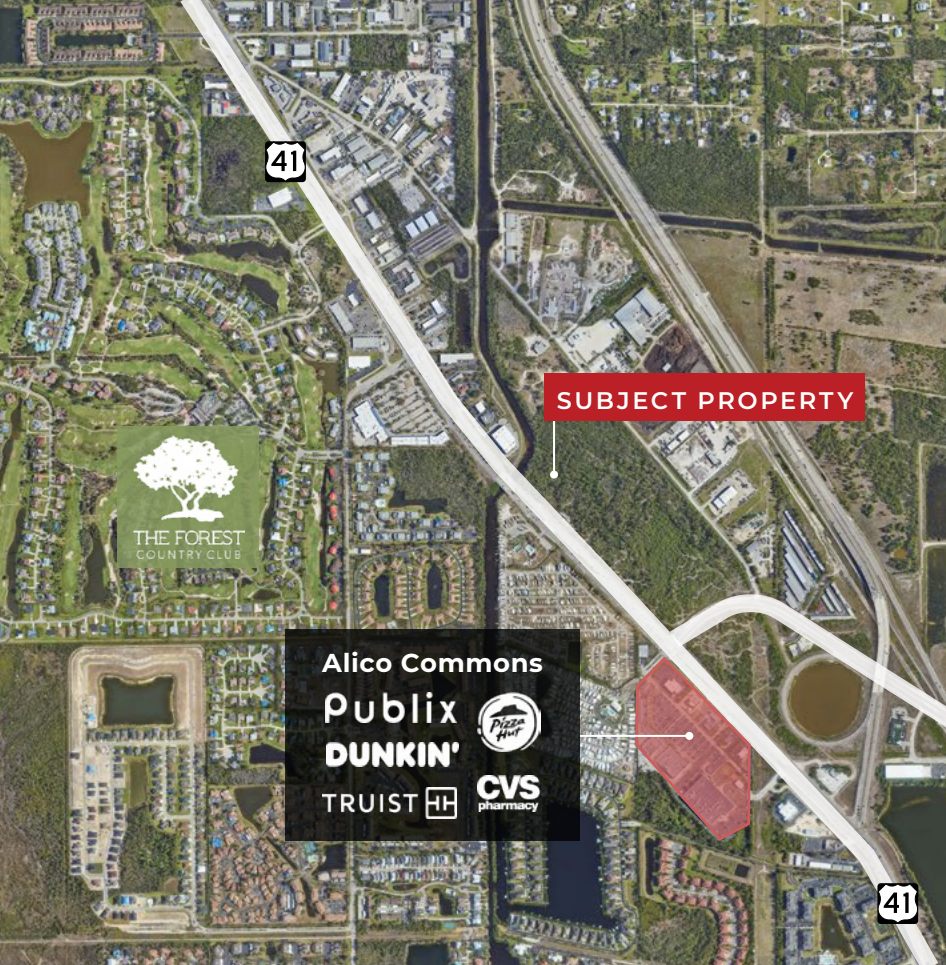
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Prime Commercial Opportunity with Over 200' Frontage on S. Tamiami Trail

This unique site offers exceptional exposure, with over 200 feet of frontage on the heavily traveled S. Tamiami Trail. Featuring convenient access facilitated by a median cut and an impressive average daily traffic count of over 53,000 cars, this property presents a lucrative investment opportunity. Zoned CG, it allows for a variety of heavy commercial uses including retail, office/medical, and certain industrial activities. Don't miss out on the potential of this prime location!

PROPERTY DETAILS

PRICE	\$625,000
LAND SIZE	1.09± Acres
FRONTAGE	200±
ZONING	CG (Lee County)
REAL ESTATE TAXES	\$7,112.89 (2024)
STRAP #	06-46-25-00-00013.0000
DAILY TRAFFIC COUNT	53,630± Cars



Demographics

	1-Mile	3-Mile	5-Mile
POPULATION	4,056	30,950	106,569
HOUSEHOLDS	2,020	13,595	48,440
EMPLOYED	3,487	20,708	57,068
AVG HOUSEHOLD INCOME	\$100,971	\$95,623	\$86,716
MEDIAN AGE	60.5	52.5	52.3

