

\$695,000



GLADIOLUS DR

7401 GLADIOLUS DRIVE | FORT MYERS, FL 33908

## PRIME 4.21± ACRE DEVELOPMENT OPPORTUNITY

FOR SALE

### CONTACT

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## Rare Opportunity: Development Site on Gladiolus Drive with Seller Financing.

### PROPERTY HIGHLIGHTS

- Excellent visibility with approximately 225± feet of frontage
- Situated in close proximity to a bustling community of medical office users
- The multi-tenant development opportunity caters to the requirements of medical professionals
- Strong surrounding demographics offering a promising market for potential businesses
- Take advantage of **seller financing** - reach out to us today for more details

Situated adjacent to the Gladiolus Surgery Center and surrounded by medical facilities like the Florida Urology Center and 21<sup>st</sup> Century Oncology, this property presents an unparalleled opportunity for medical professionals. Serving as a vital link between Health Park and Gulf Coast Hospital, this six-lane thoroughfare has attracted a numerous doctors and practitioners over the years due to its central location, accessibility, and high traffic volume. With close proximity to medical office users and strong surrounding demographics, this site offers the perfect setting for a multi-tenant development.



PROPERTY DETAILS

PRICE	\$695,000
LAND SIZE	4.2 ± acres
FRONTAGE	255± feet
ZONING	CPD (Lee County)
REAL ESTATE TAXES	\$8,759.07 (2024)
STRAP #	35-45-24-00-00015.002A
DAILY TRAFFIC COUNT	39,000± Cars

DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
POPULATION	4,494	53,465	122,556
HOUSEHOLDS	2,447	26,784	57,588
EMPLOYED	3,198	37,568	72,810
AVG HOUSEHOLD INCOME	\$82,065	\$82,896	\$84,051
MEDIAN AGE	65.2	56.4	53.9

