

# 1.45± ACRE SIGNALIZED CORNER OF US 41

SHOVEL-READY SITE | RETAIL, OFFICE, MEDICAL & MORE

22770 S. TAMiami TRAIL, ESTERO, FL 33928



## CONTACT

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## OFFERING SUMMARY

LIST PRICE: **\$2,150,000**  
**(\$34.08 PSF or \$1,482,759/Acre)**

## KEY DETAILS

- » LOCATION: **22770 S. Tamiami Trail  
Estero, FL 33928**
- » SIZE: **1.45± Acres**
- » DIMENSIONS: **113' Frontage on US 41  
x 500' on Fountain Lakes Blvd**
- » ZONING: **CPD-Commercial Planned Development  
(Village of Estero)**  
[Click here for zoning uses](#)
- » RE TAXES: **\$13,225.64 (2023)**
- » PARCEL ID: **04-47-25-E4-U1893.2141**

## PROPERTY OVERVIEW

This shovel-ready CPD-zoned property offers exceptional flexibility for a wide range of commercial uses, making it a prime investment in one of Southwest Florida's most dynamic markets. The zoning allows for up to 20,000 SF of development, subject to parking availability, accommodating medical/healthcare, office, retail, and service-oriented businesses. A Development Order (DO) is already secured for an 11,950 SF project, with approved architectural plans and elevations for a 10,000 SF medical/dental facility plus 1,950 SF of executive office space. With dual road frontage at the signalized intersection of US 41 and Fountain Lakes Blvd, the site provides easy access and excellent visibility with over 58,000 vehicles passing daily. Located along a thriving retail corridor between Naples and Fort Myers, just 0.4 miles from Coconut Point Mall and 1.5 miles from Lee Health Coconut Point, this property is positioned for strong customer potential and access to key amenities.

## FOR MORE INFORMATION, CONTACT:

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<https://creconsultants.com/property/22770STamiamiTrail>



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22270 S. TAMIAAMI TRAIL, ESTERO, FL



CONCEPTUAL RENDERINGS  
APPROVED PLANS INCLUDED, A VARIETY OF COMMERCIAL USES ALLOWED





**NORTH** ELEVATION



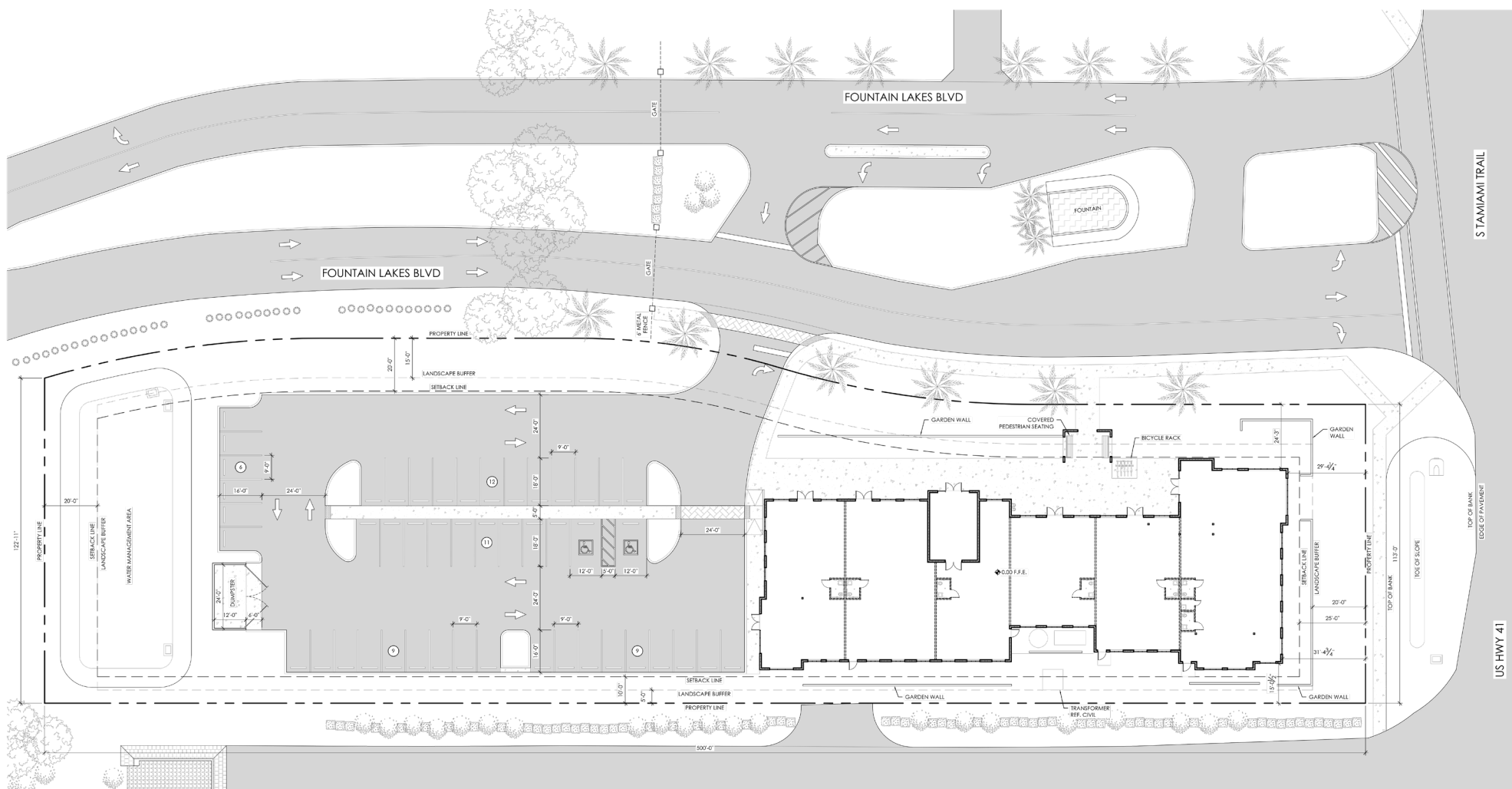
**EAST** ELEVATION

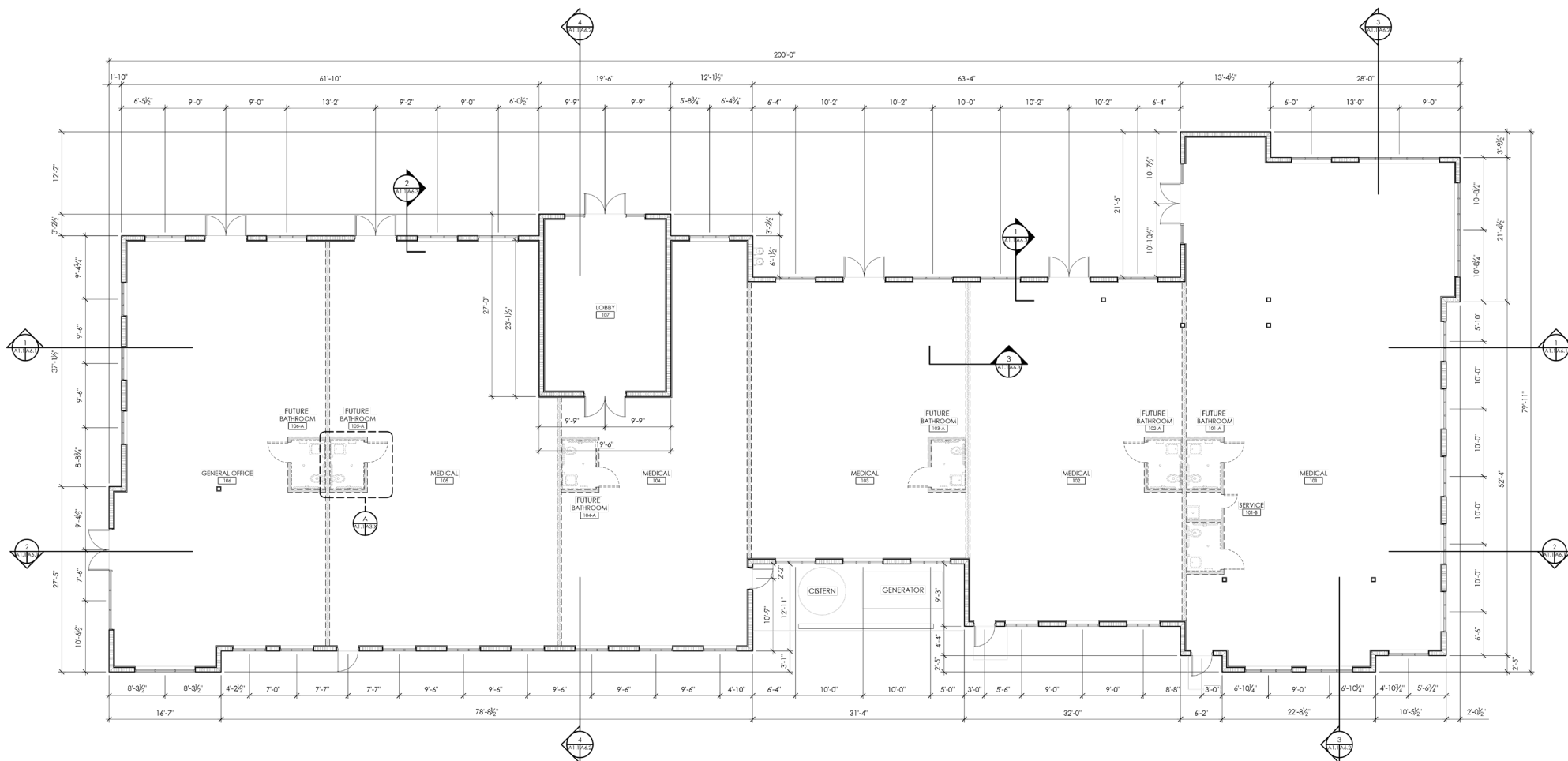


**WEST** ELEVATION



**SOUTH** ELEVATION







### Alternative Potential Uses

This flexible CPD-zoned property allows for a variety of commercial development opportunities. The rezoning approval permits up to 20,000 SF of total building area. Master Concept Plan "A," allows a maximum of 10,000 SF designated for medical office/healthcare uses. Alternatively, Master Concept Plan "B" allows for up to 11,300 SF, with 4,850 SF allocated for medical office/healthcare uses. Both plans are subject to parking availability, offering buyers the flexibility to develop a mix of medical, office, retail, or service-oriented businesses to suit their needs.

### Prime Location in a Dynamic and Growing Community

This highly sought-after corner lot presents a rare opportunity for development in a flourishing area. Positioned in a rapidly growing region, the property offers the chance to capitalize on strong economic momentum and establish a landmark presence.

### Unmatched Commercial Frontage on a Bustling Business Corridor

Offering prime commercial frontage along the vibrant US 41 corridor, this property provides unparalleled visibility and exposure to traffic volumes exceeding 58,000 vehicles per day. Strategically situated at the signalized intersection of US 41 and Fountain Lakes Blvd, the site guarantees maximum visibility and accessibility, making it the perfect location for businesses aiming to establish a commanding presence in a thriving commercial landscape.

### Exceptional Connectivity Across Southwest Florida

Positioned with convenient access to major thoroughfares, this site offers seamless connectivity between Fort Myers, Estero, Bonita Springs, and Naples. The property's central location makes it highly accessible for clients and customers, enhancing its appeal for a variety of commercial uses.

### Proximity to a Premier Shopping and Dining Destination

Located just 0.4 miles from Coconut Point, a 1.2-million-square-foot open-air shopping and dining destination, this property benefits from its close proximity to one of Southwest Florida's top retail hubs. The high-traffic Coconut Point Mall attracts a steady stream of visitors, providing a built-in customer base for any business established on this site.



2024 DEMOGRAPHICS DRIVE-TIME	5 MINUTES	10 MINUTES	20 MINUTES
EST. POPULATION	5,047	31,829	89,317
EST. HOUSEHOLDS	2,677	16,678	39,557
EST. MEDIAN HOUSEHOLD INCOME	\$98,482	\$99,025	\$91,002
TRAFFIC COUNT (2023)	58,000 AADT		





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