



PLANTATION RD. & PLANTATION PARK CT. | FORT MYERS, FL 33966

1.37± ACRES - RETAIL / MEDICAL / OFFICE

FOR SALE

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*Prime Commercial Corner Lot Across
from Gulf Coast Hospital – Price Reduced!*

PRICE REDUCED - Take advantage of this exceptional opportunity to invest in a vacant, platted, commercial corner lot in the Daniels Park Commerce Center. Zoned C-1 for diverse uses, including retail, medical, and professional office spaces, this property offers unparalleled accessibility to Daniels Pkwy, Metro Pkwy, and Plantation Rd.

PROPERTY DETAILS

PRICE	\$600,000 (\$10.05/PSF)
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PARCEL SIZE	1.37± acres (59,677± SF)
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PARCEL NUMBER	19-45-25-17-00000.0050
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ZONING	C-1 (Lee County)
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UTILITIES	Water & Sewer to site
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BEST USE	Retail/Medical/Professional Office
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TAXES (2024)	\$4,259.00
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PROPERTY HIGHLIGHTS

Prime corner location with utilities in place, high traffic

Daily Traffic Count: 47,600± Cars - Daniels Pkwy.

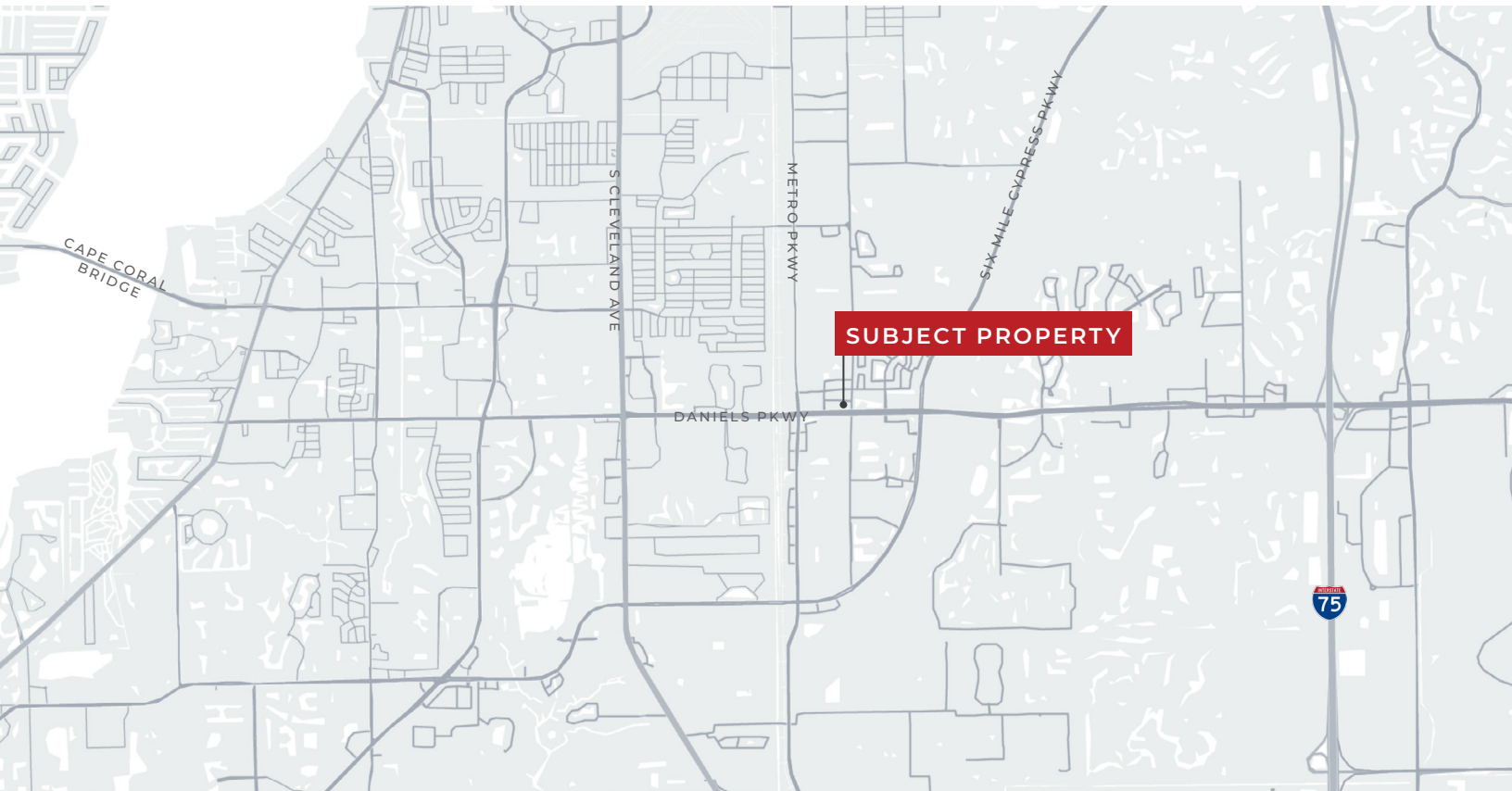
Daily Traffic Count: 14,200± Cars - Plantation Rd.

Dense residential surroundings

Proximity to Gulf Coast Hospital and major roadways.

DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
POPULATION	5,156	49,300	126,528
HOUSEHOLDS	2,407	22,957	58,791
EMPLOYED	9,837	50,372	97,840
MEDIAN AGE	41.8	51.3	49.2
AVG HOUSEHOLD INCOME	\$76,953	\$75,764	\$78,074



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