



1288 N TAMIAM TRL | FORT MYERS, FL 33903

# NEWLY RENOVATED COMMERCIAL OPPORTUNITY

FOR SALE OR LEASE

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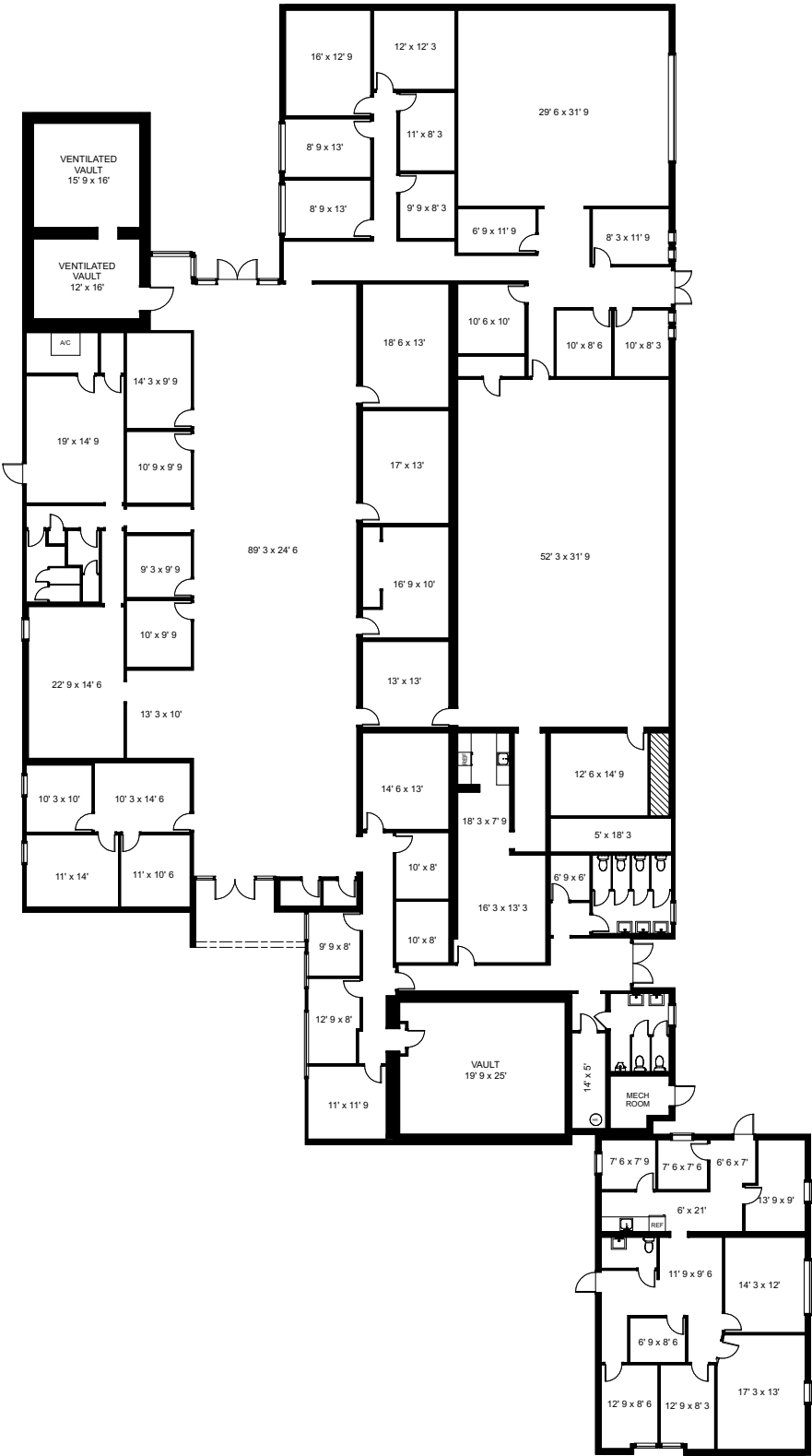
## Prime US-41 Commercial Opportunity in North Fort Myers

Position your business for success at 1288 N Tamiami Trail, a high-visibility property along one of Southwest Florida's busiest north-south corridors. Just minutes from Downtown Fort Myers, this freestanding building offers excellent frontage, strong traffic counts, and ample on-site parking. Its versatile layout is ideal for retail, professional office, medical, showroom, or service-oriented uses, with plenty of flexibility to customize to your needs. Available for sale or lease, this property is perfectly suited for owner-users or investors seeking a strategic location in a growing market.

PROPERTY DETAILS

LEASE RATE	\$14.00-\$16.00/NNN
SALE PRICE	\$2,630,100
SPACE FOR LEASE	1,534 -15,940 SF
ZONING	C-2 (LCO)
PARCEL SIZE	1.45± Acres (63,031 SF)
YEAR BUILT	1959

FLOORPLAN



## PROPERTY HIGHLIGHTS

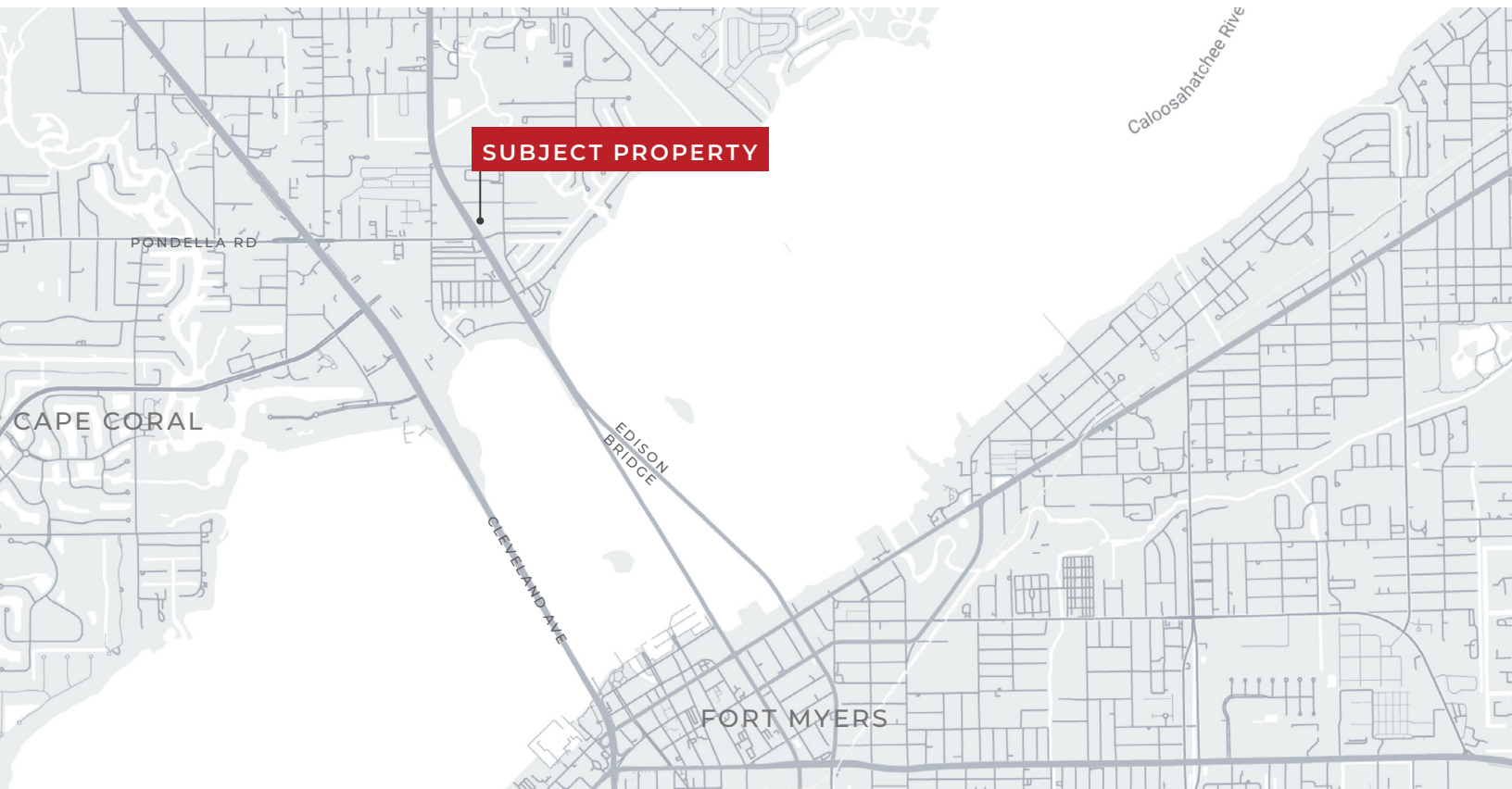
Prime Location with strong traffic counts and easy access

Freestanding Building with ample on-site parking

Available for Sale or Lease – flexible options for owner-users or investors

Functional layout, ideal for customization

Perfect for retail, professional office or Medical



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