

FOR SALE – COMMERCIAL LAND
10581 Ben C. Pratt/Six Mile Cypress Pkwy.
Fort Myers, FL 33966

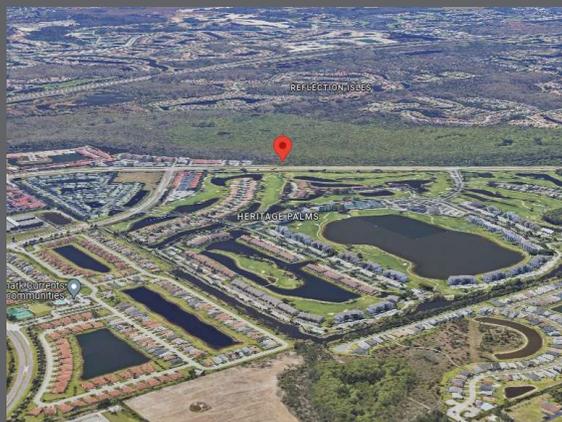
PRICE: \$1,699,000 (\$10.20/PSF)

Size: 3.82± Acres | 1.47 acres of Wetlands

Zoned: CG (General Commercial)

Strap #: 04-45-25-P2-00200.0010

Location: Easy access to I-75. Close to a variety of local amenities and attractions – Minnesota Twins stadium. Convenient access to Colonial Blvd & Daniels Pkwy.



PROPERTY DESCRIPTION:

This property is perfect for a variety of uses – Office, Multi-Family, Medical, Self-Storage or Water Management systems, etc.

Desirable Uncleared Raw Land on the East side of Six Mile Cypress and adjacent to newly developed Offices, Residential, Multi-Family and Retail Properties. Fort Myers is primed for continued growth in all areas of the local economy, benefiting new owners and businesses.



Pam Wittenauer-Bratton
CCIM, SFR
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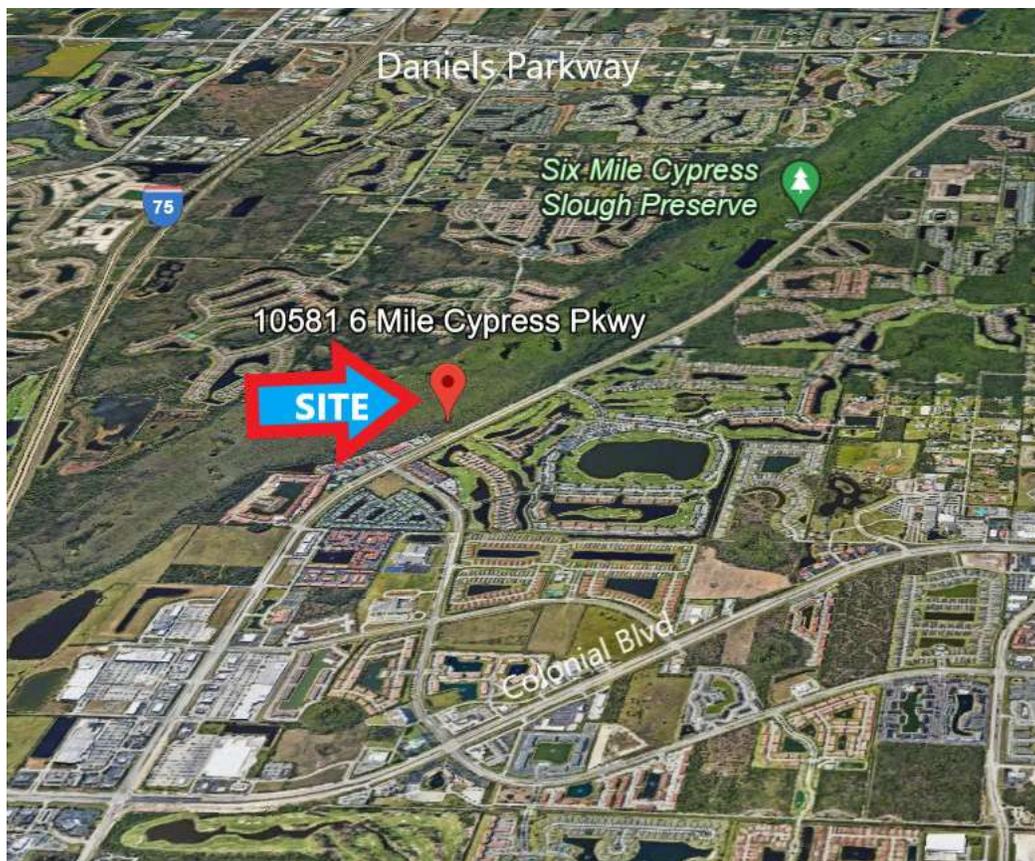
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DEMOGRAPHICS

10581 Ben C Pratt Six Mile Cypress Pkwy., Fort Myers, FL

	2 MILES	5 MILES	10 MILES
2024 TOTAL POPULATION	26,459	147,716	461,301
2024 MEDIAN AGES	45	43	45
2024 HOUSEHOLDS	11,838	61,493	191,534
AADT (2023)	22,000 (Six Mile Cypress Pkwy)		



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