



## FOR SALE – COMMERCIAL LAND

10581 Ben C. Pratt/Six Mile Cypress Pkwy.  
Fort Myers, FL 33966

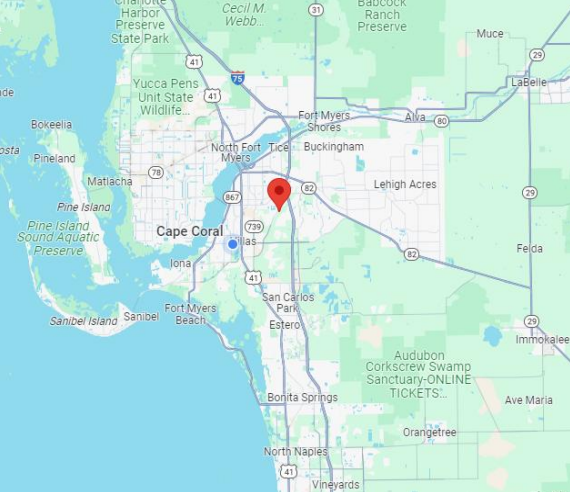
**PRICE: \$1,399,000 (\$8.41/PSF)**

**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.

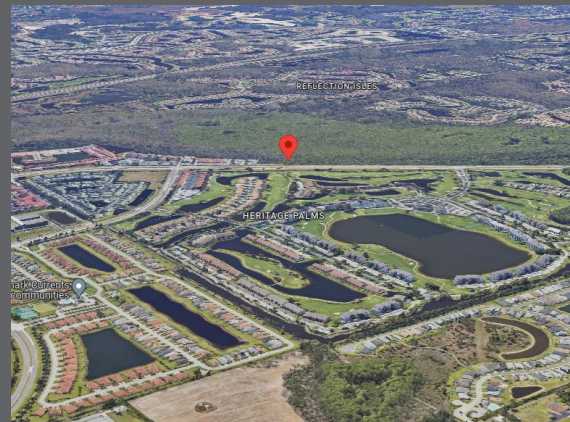


### PROPERTY DESCRIPTION:

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 Bratton, CCIM|SFR|RSPS**  
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# REMAX

COMMERCIAL  
REMAX REALTY GROUP

**REMAX Realty Group**  
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Pam Bratton **CCIM**  
(239) 989-7077



## DEMOGRAPHICS

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

	2 MILES	5 MILES	10 MILES
<b>2024 TOTAL POPULATION</b>	26,459	147,716	461,301
<b>2024 MEDIAN AGES</b>	45	43	45
<b>2024 HOUSEHOLDS</b>	11,838	61,493	191,534
<b>AADT (2025)</b>	22,000 (Six Mile Cypress Pkwy)		



**Planning:** Eastwood Village (max of 2,600 units, 130 hotel units, 200,000 SF of Retail & 45,000 SF of office space)

**Development Order:** Penzance Square CPD

**Permitting:** Costco Colonial Hotel & Retail

**Under Construction:** Lee Health Hospital Bonavie Cove (238 paired villas)

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