

## FOR SALE – COMMERCIAL OFFICE BUILDING

### 2685 Swamp Cabbage Ct., Fort Myers, FL 33901

**SALE PRICE:** \$850,000

**Building Size:** 3,756± SF

**Total Acreage:** 1.03±

**Year Built:** 1979 (Renovated 1983)

**Location:** This parcel is located between Winkler Ave. and Colonial Blvd., off Evans Ave.



<b>Zoning:</b>	<b>CI – Commercial Intensive</b>
<b>STRAP #:</b>	<b>36-44-24-P3-00700.0040</b>
<b>Fire District:</b>	<b>Fort Myers Fire District</b>
<b>Utilities:</b>	<b>City of Fort Myers Utilities</b>
<b>Property Details:</b>	<b>4 Exams Rooms, Reception Area, Lobby, Kitchen Area, (2) Restrooms, Additional Rooms could be used for exam rooms, meeting room, or offices</b>
<b>Close By Businesses:</b>	<b>Edison Mall, AutoNation, Old Time Pottery, Starbucks, Lightning Strikes Bowl, The School District of Lee County</b>



**Michael J. Frye, CCIM|CEO**  
Hall of Fame, Lifetime Achievement  
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**REMAX**  
COMMERCIAL  
RE/MAX REALTY GROUP

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2685 Swamp Cabbage Ct.**

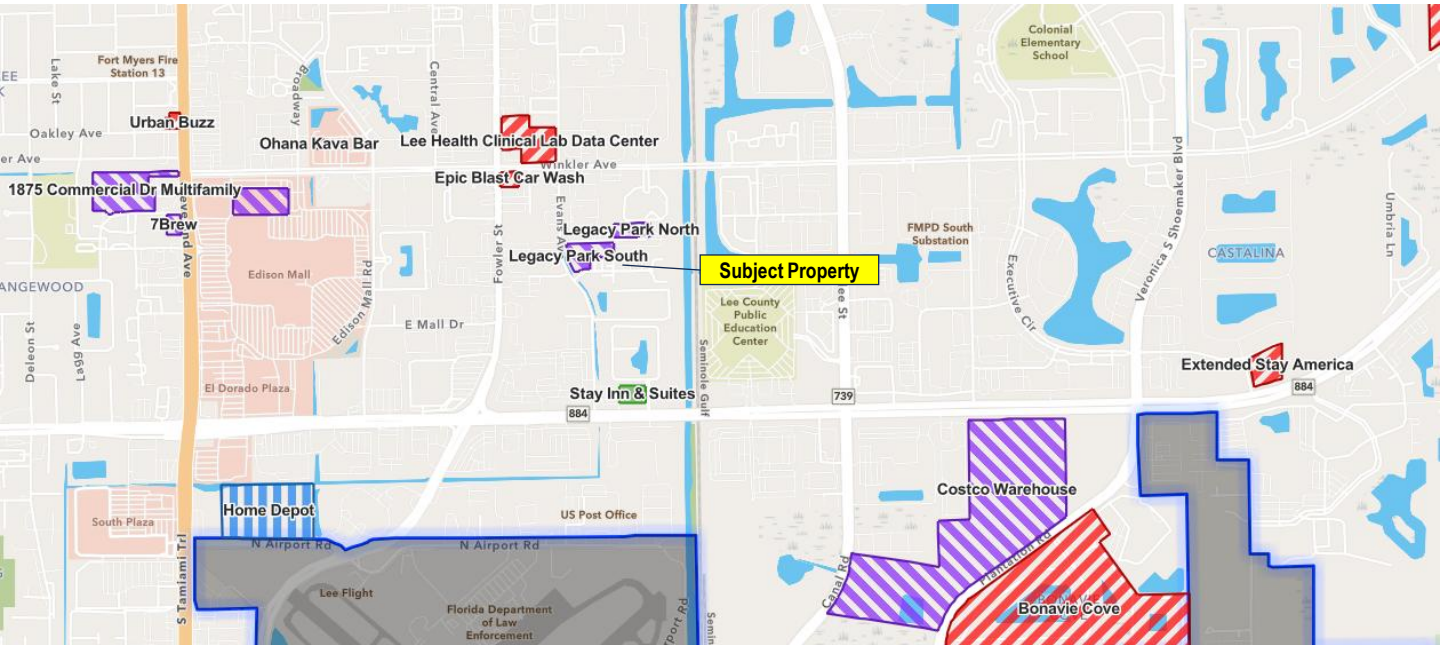
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## DEMOGRAPHICS/TRAFFIC COUNT

DEMOGRAPHICS (2025)			
2685 Swamp Cabbage Ct., Fort Myers, FL 33901			
	2 Miles	5 Miles	10 Miles
<b>Total Population</b>	33,118	159,349	527,131
<b>Median Age</b>	37	43	46
<b>Total Households</b>	13,683	68,272	219,996
<b>Traffic Count:</b>	Winkler Rd. – 25,500 (Metro Pkwy. to Evans Ave.) Colonial Blvd. – 72,500 (Fowler Str. to Metro Pkwy.)		

## DEVELOPMENT ACTIVITY MAP



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## PICTURES



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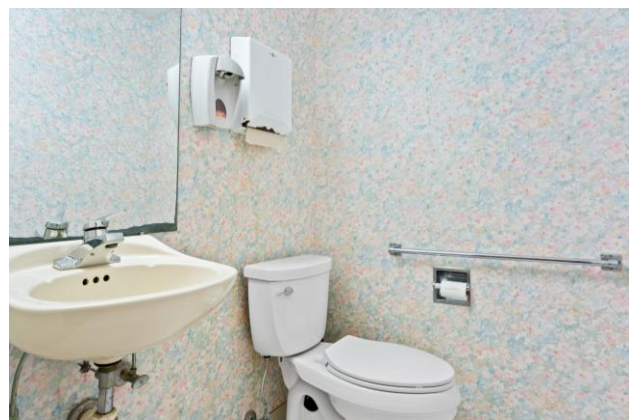
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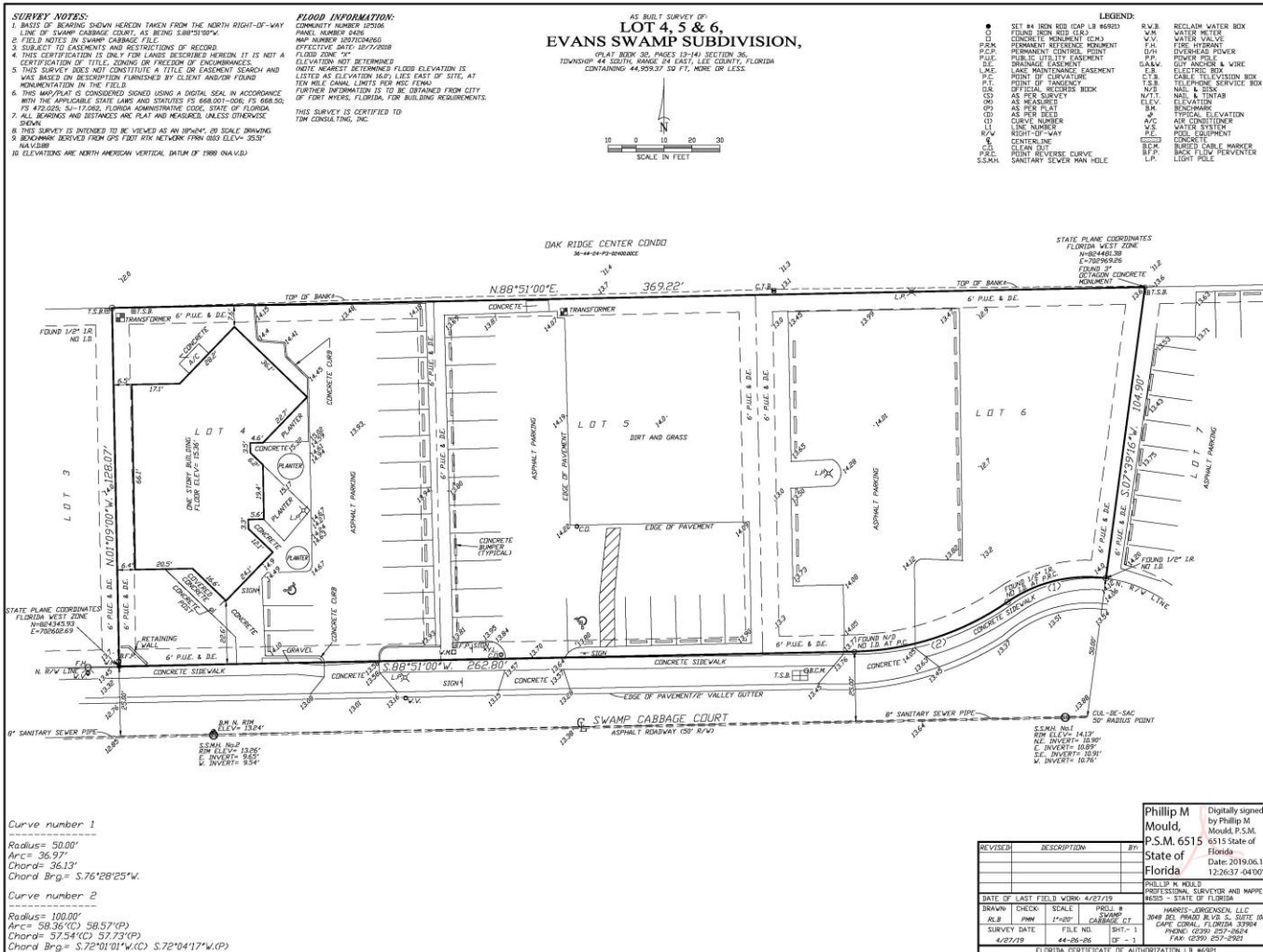
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## SURVEY



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