



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

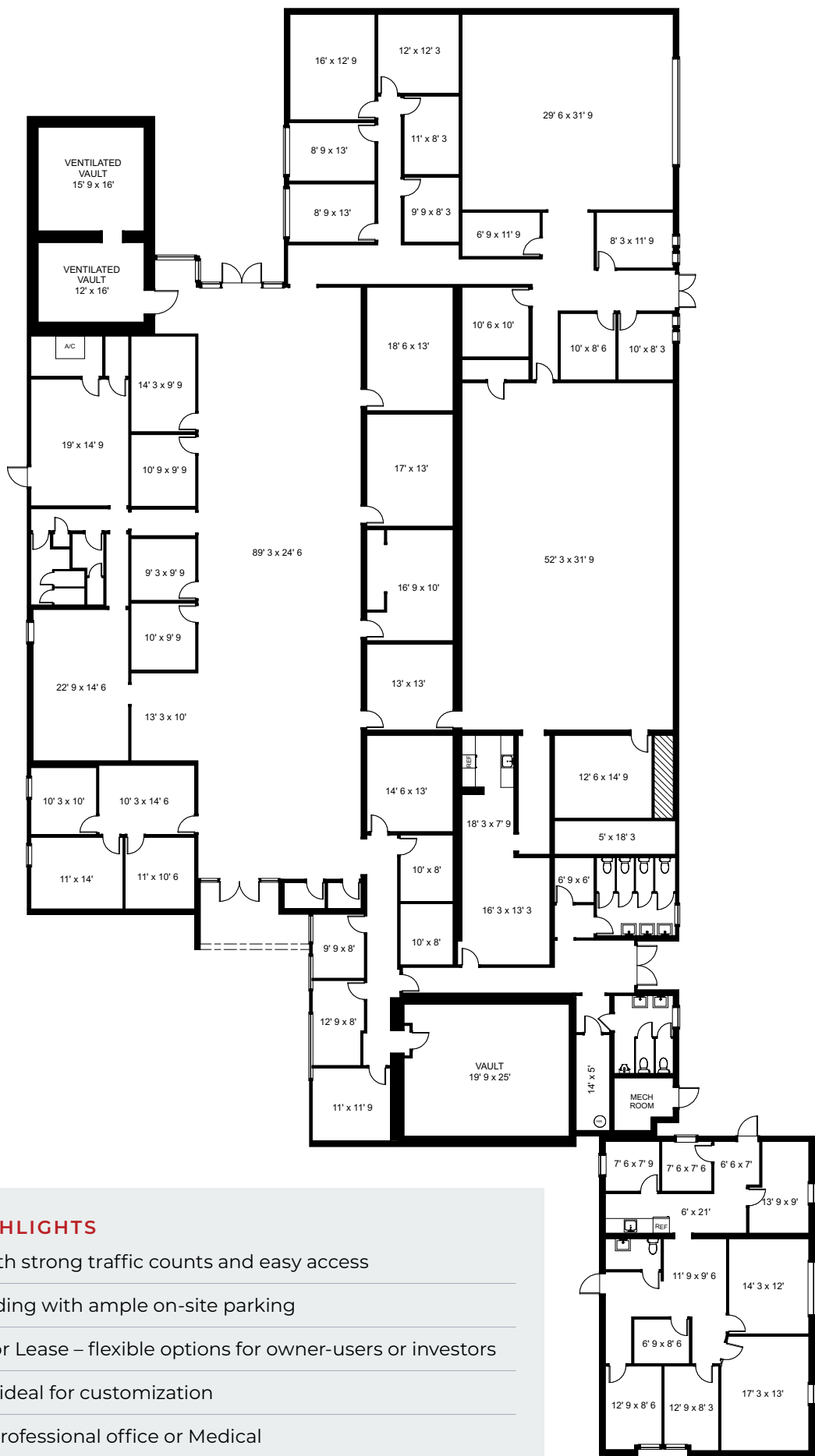
Position your business for success at 1288 N Tamiami Trail, a high-visibility property along one of Southwest Florida's busiest north-south corridors. Just minutes from Downtown Fort Myers, this freestanding building offers excellent frontage, strong traffic counts, and ample on-site parking. Its versatile 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 - 15,655 SF
ZONING	C-2 (LCO)
PARCEL SIZE	1.45± Acres (63,031 SF)
YEAR BUILT	1959



BUILDING 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

PROPOSED SUITE CONFIGURATIONS

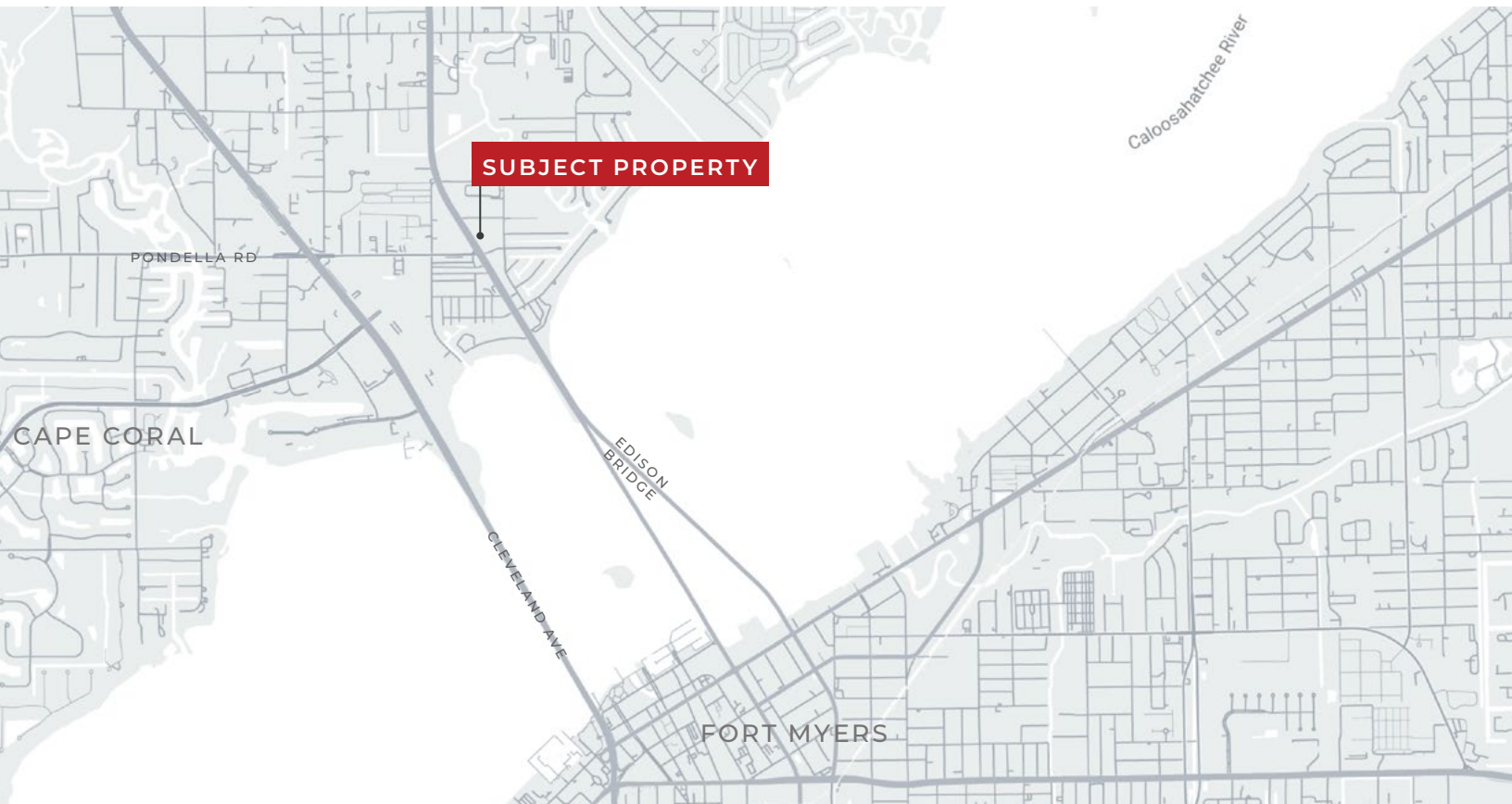
Suite 100	14,301 SF (Entire Main Building)
Suite 100A	9,470 SF
Suite 200A	4,633 SF
Suite 100B	8,357 SF
Suite 200B	5,746 SF
Suite 300	1,552 SF

LAYOUT A



LAYOUT B





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