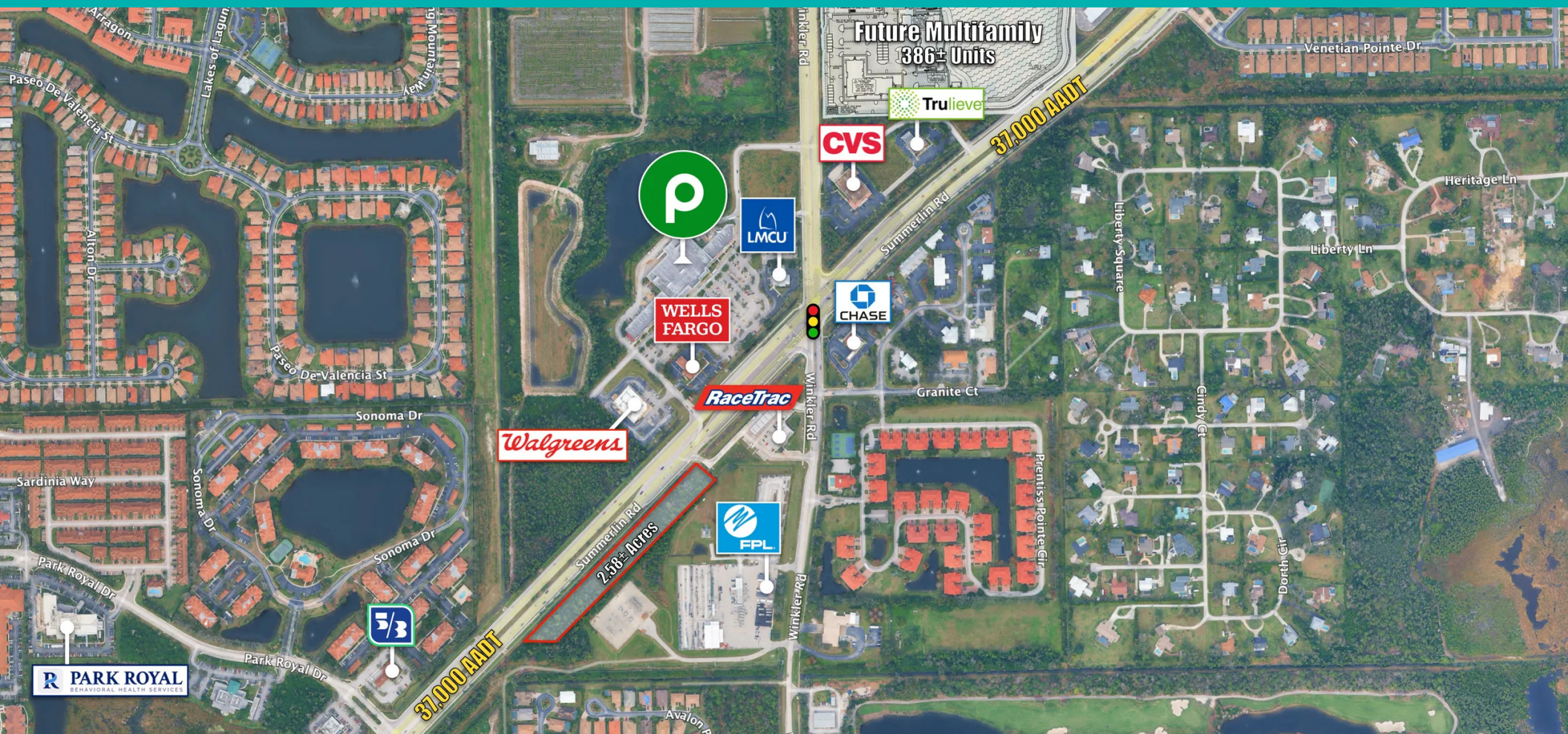


Offering Memorandum



SUMMERLIN RD STORAGE

15881 SUMMERLIN RD, FORT MYERS, FL 33908



www.thedirtdog.com

Property Description

PROPERTY DESCRIPTION

The opportunity is to purchase 2.58± acres along Summerlin Road in Fort Myers, within Lee County, zoned Commercial Planned Development (CPD) for self-storage and associated uses. Site plan approvals are in place for a four-story facility totaling 89,100 SF and 673 self-storage units, along with ground-floor covered open parking, an office, and a manager's apartment. The approved maximum building height is 45 feet, with development approvals in place through September 13, 2030.

LOCATION DESCRIPTION

Located along Summerlin Road in south Fort Myers, directly across from Publix at Summerlin Crossings and just minutes from HealthPark Medical Center. The property is surrounded by established residential, retail and medical uses, with convenient access toward Fort Myers Beach and the Sanibel/Captiva area.

MUNICIPALITY

Lee County

PROPERTY SIZE

2.58± Acres

ZONING

Commercial Planned Development (CPD)

PARCEL ID

34452400000110000

PRICE

Call Advisor For Pricing

BROKER CONTACT INFO

Alex Ward

Advisor

813.287.8787 x117

alex@thedirt dog.com

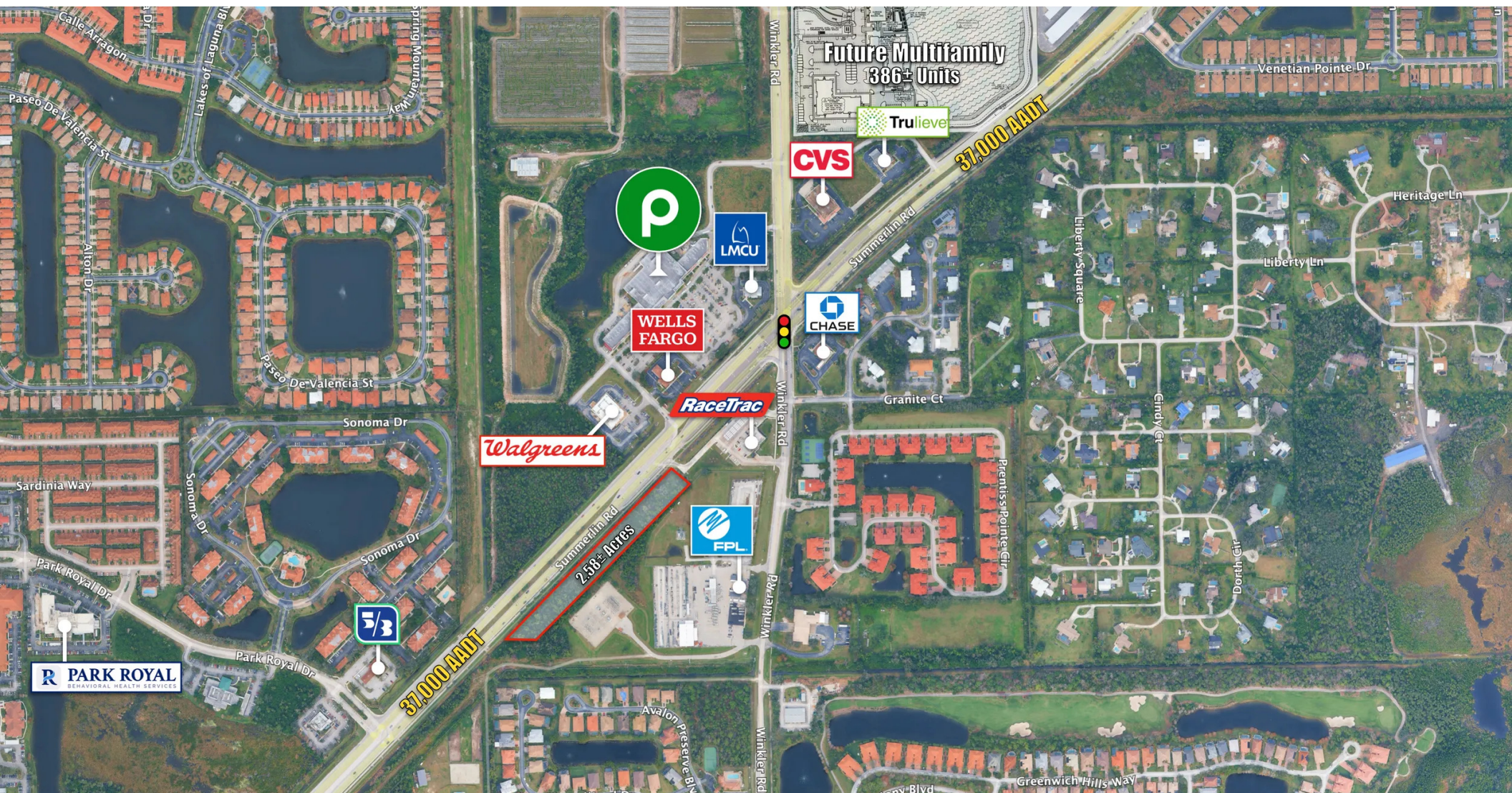
Josh Streitmatter

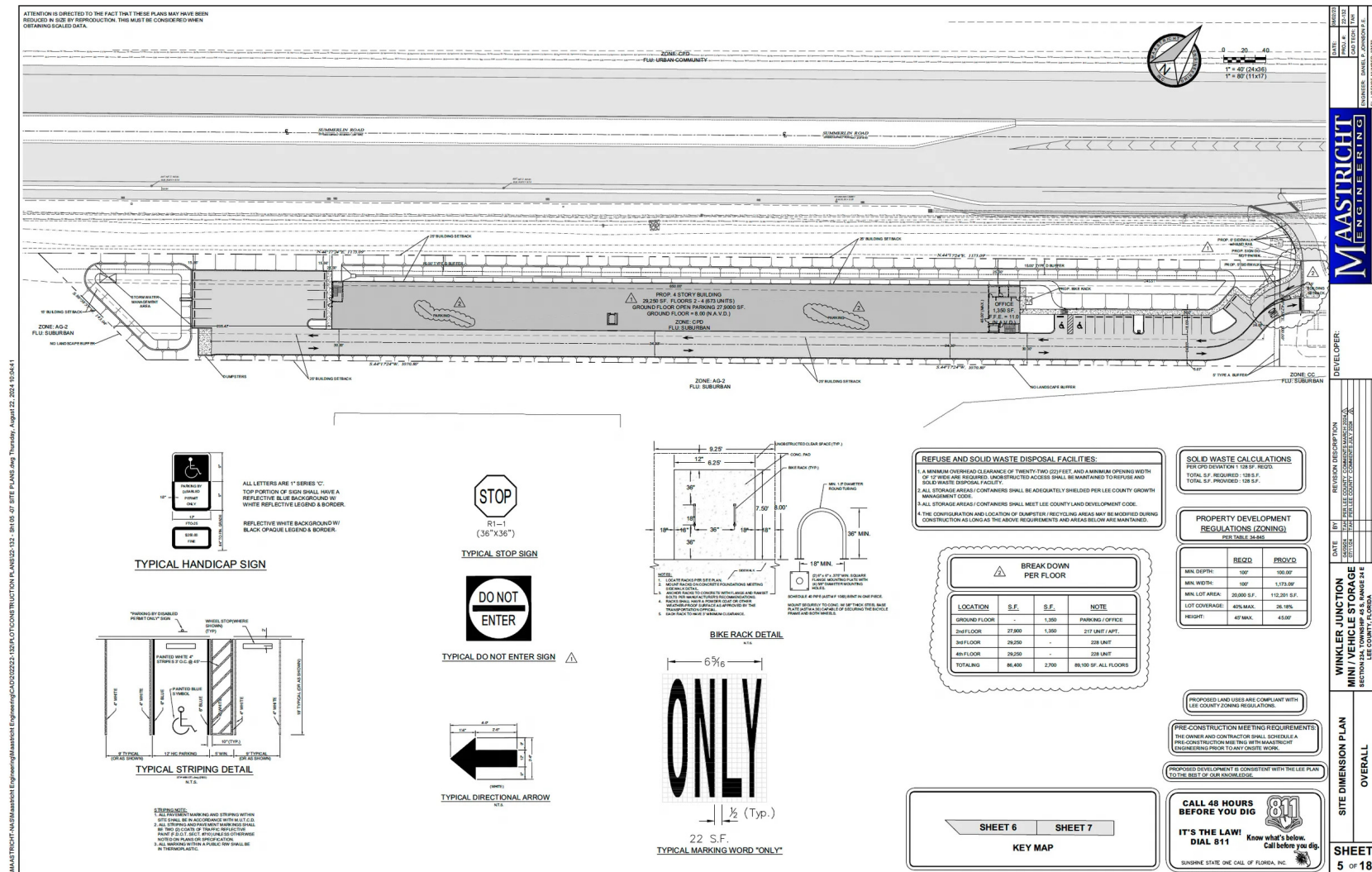
Advisor

813.287.8787 x113

josh@thedirt dog.com

Aerial





SECTION 34 - TOWNSHIP 45 SOUTH - RANGE 24 EAST
LEE COUNTY - FLORIDA

Eshenbaugh
LAND COMPANY

The Dirt Dog

Demographics & Growth Report

SUMMERLIN RD STORAGE // 15881 SUMMERLIN RD, FORT MYERS, FL 33908

POPULATION	1 MILE	3 MILES	5 MILES
Total Population (2020 Census)	6,923	48,868	110,667
Total Population (ACS 2024 5-Yr)	7,006	44,022	104,168
Peak-Season Population (Est.)	8,400	60,700	141,600
Population Density (per sq. mi. of land)	2,279	1,682	1,672
Average Age	51.4	55.3	53.5
HOUSEHOLDS & HOUSING			
Total Households	3,357	22,703	52,202
Persons per Household	2.1	1.9	2.0
Renter-Occupied Households	22.5%	22.2%	23.6%
Units in 10+ Unit Buildings	22.6%	26.5%	23.2%
Seasonal / Second-Home Units	15.5%	25.6%	24.2%
Average HH Income	\$126,439	\$110,224	\$106,257
Average Home Value	\$459,566	\$413,270	\$433,963

141,600

Peak-season population within five miles

18,749

Seasonal & second-home units within five miles

49,452

Registered vessels, Lee County 6th of 67 Florida counties

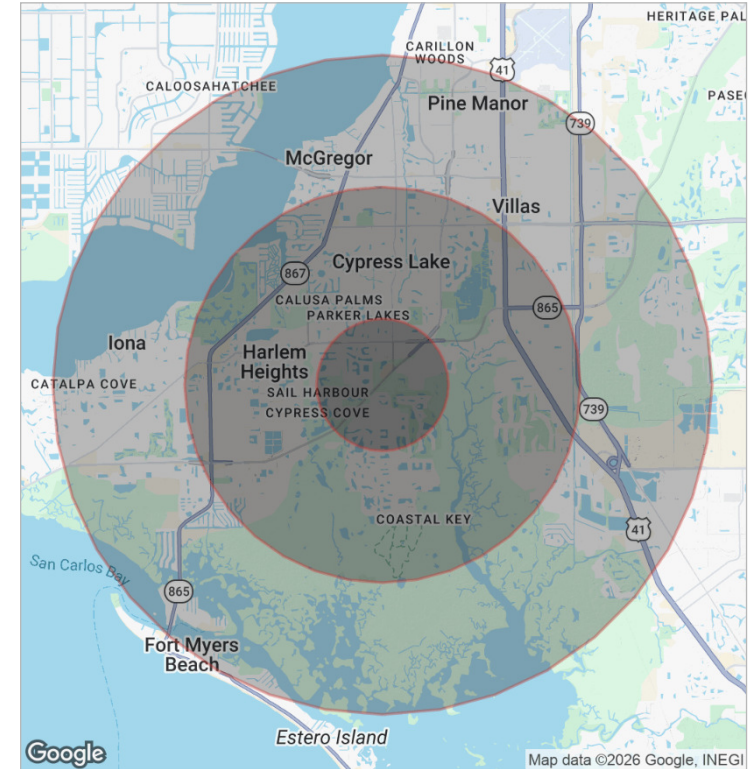
37,000

Vehicles per day on Summerlin Rd FDOT 2025, fronting the site

TRADE-AREA INDICATORS

INDICATOR	VALUE
Summerlin Road traffic — FDOT 2025, fronting the site	37,000 AADT
Registered vessels, Lee County — 6th of Florida's 67 counties	49,452
Lee County population growth — 2020 to July 2025	+15.1%
Median age, ZIP 33908 — vs. 48.4 county, 39.2 U.S.	64.8
HealthPark Medical Center — 0.7 mi west, Lee Health	326 beds

Sources: 1/3/5-mile figures independently computed for this site from 2020 Decennial Census block counts (TIGERweb) and ACS 2024 5-Year block-group tables — B01001, B01003, B11001, B19025, B25002, B25003, B25004 and B25024 — apportioned by clipping 2020 census-block geometry against each radius and weighting by block population and housing units. Density uses land area only, excluding bay and Gulf water. Peak-season population adds seasonal and occasional-use units at each ring's household size. Also: Census Bureau QuickFacts and ACS 1-Year (Lee County, ZIP 33908); FDOT Florida Traffic Online 2025 AADT, COSITE 126019; Florida FWC 2024 vessel registrations; Lee Health; and Lee County Property Appraiser records.



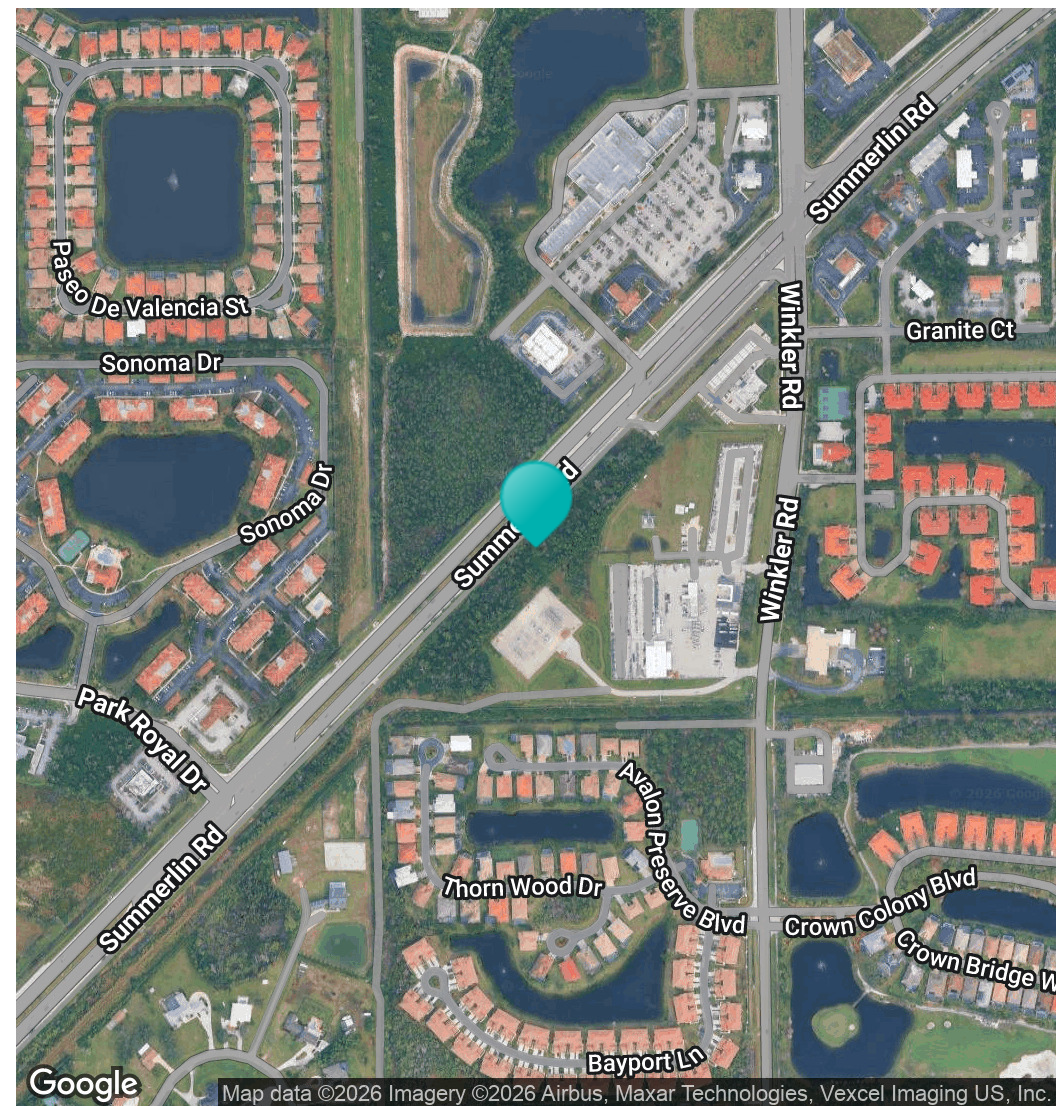
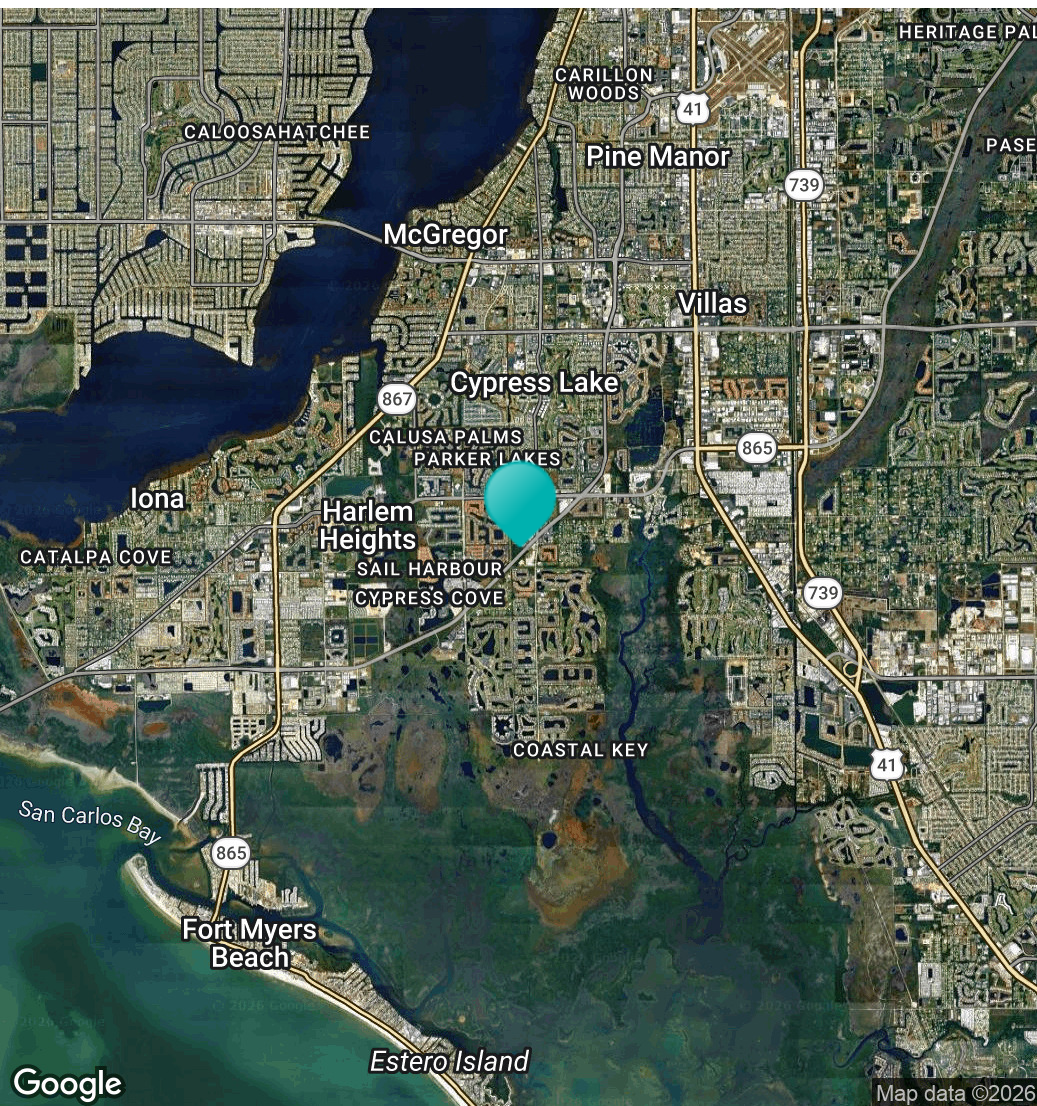
1 Mile 3 Miles 5 Miles

Trade-area radii centered on the subject site | Map data ©2026 Google, INEGI

STORAGE DEMAND DRIVERS

- Seasonal and second-home units are 24.2% of all housing within five miles — about 18,700 units, roughly eight times the national rate of 3.0%.
- Peak-season population reaches an estimated 141,600 within five miles, a 36% swing above the 104,168 resident base.
- Lee County registers 49,452 vessels, 6th of Florida's 67 counties — one for every 17.7 residents — and 29% of residents are 65 or older.
- Summerlin Road is the primary route to Fort Myers Beach and Sanibel; HealthPark Medical Center (326 beds) sits 0.7 miles west and a Publix center is directly across.

Location Maps



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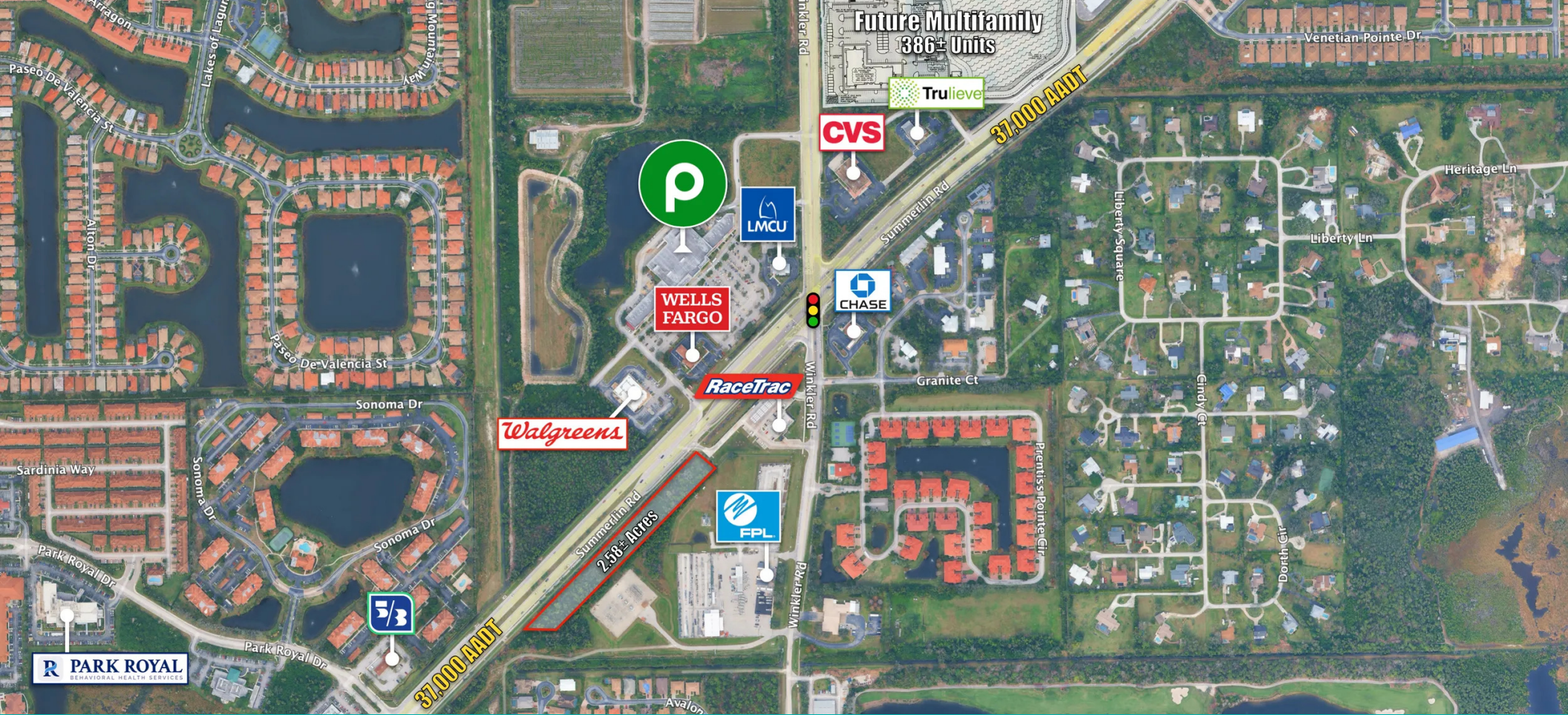
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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Eshenbaugh Land Company, LLC makes no warranties and/or representations

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

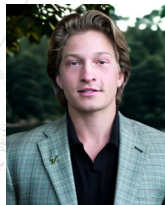
Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.



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Questions | Give us a call or drop us an email

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