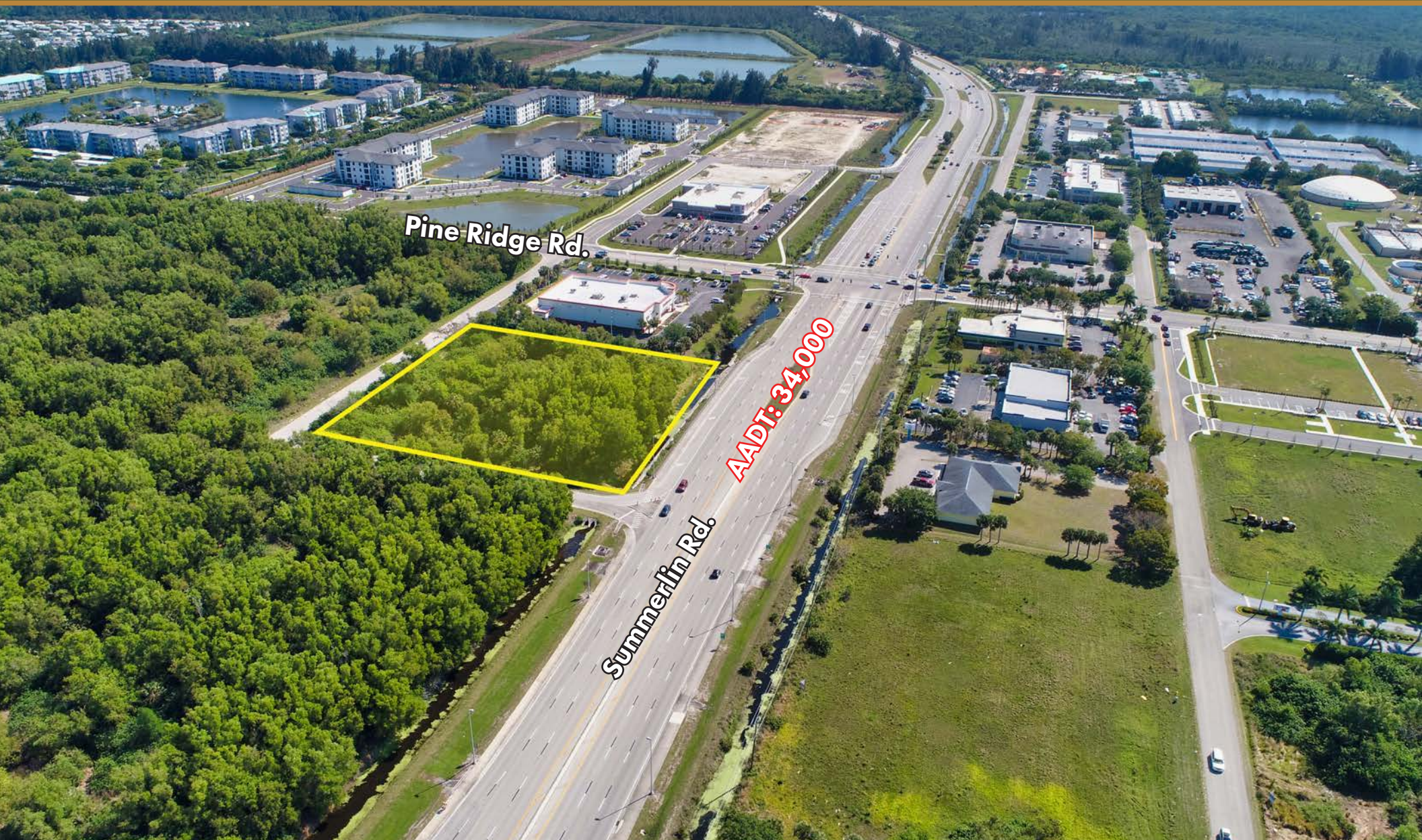


SUMMER RIDGE COMMERCIAL

FORT MYERS, FL



SUMMER RIDGE COMMERCIAL



OFFERING SUMMARY

Address: Summer Ridge Ln. at
Summerlin Rd.
Fort Myers, FL 33908

County: Lee

Size: 1.87± Acres

Zoning: CT (Tourist Commercial
District)

Parcel ID: 06-46-24-36-00000.0020

Price: \$1,140,400 | \$14.00 PSF

OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

PLEASE DIRECT ALL OFFERS TO:

Justin Thibaut - jthibaut@lsicompanies.com



SUMMER RIDGE COMMERCIAL



San Carlos Blvd.

Adjacent 4.8± acres
owned by Family
Health Centers

Summerlin Rd.

AADT: 34,000

CVS
pharmacy

Pine Ridge Rd.



PROPERTY HIGHLIGHTS

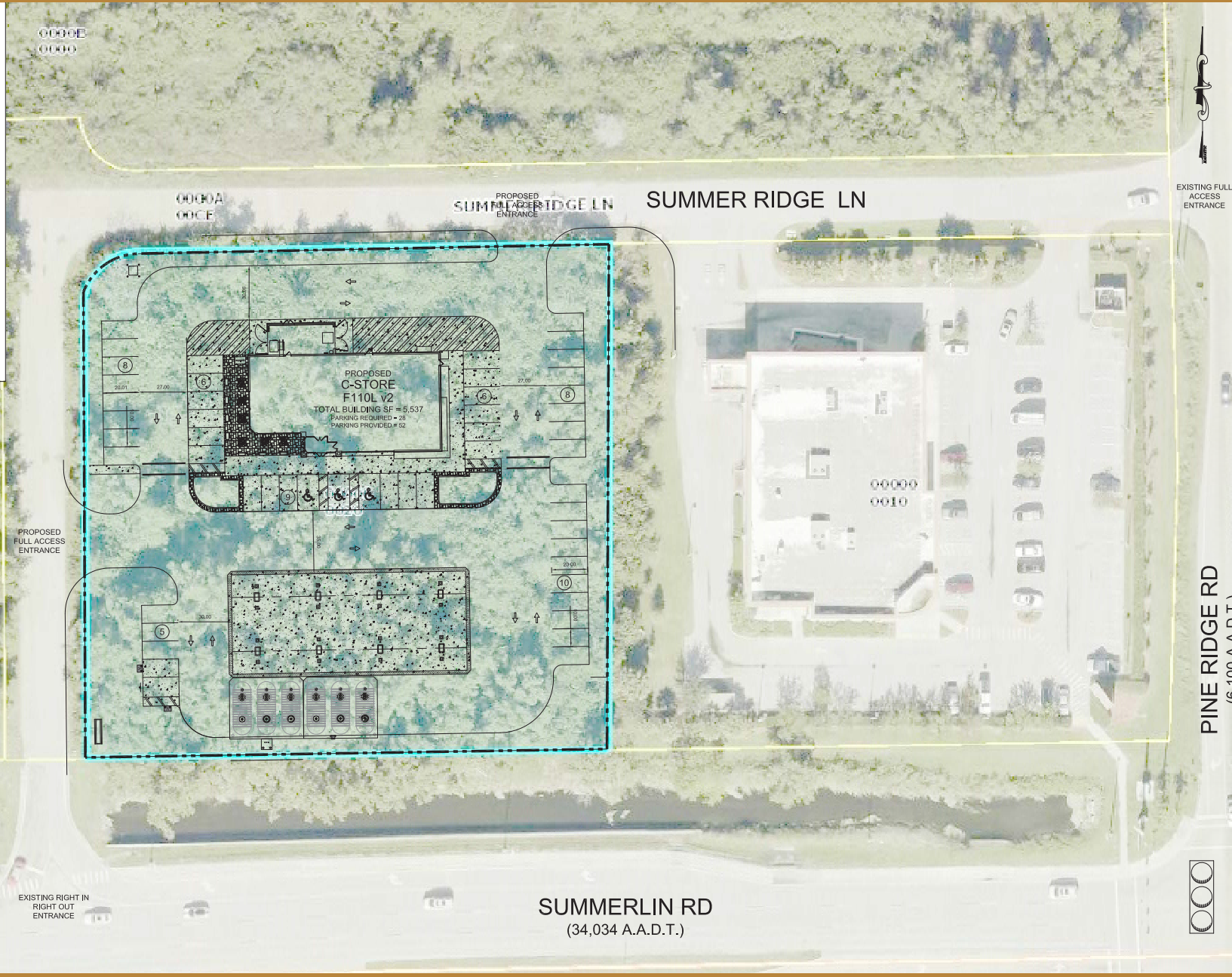
- 1.87± acres of gross land area
- One of the last larger developable sites in this corridor
- Ideal site for a multitude of retail users seeking a high volume location
- Area has seen tremendous residential and commercial growth in the last few years
- Within 5 minutes of Sanibel and Fort Myers beaches
- Close proximity to Hampton Inn and Suites and an upcoming apartment complex delivering 220 units

CONCEPTUAL SITE PLAN

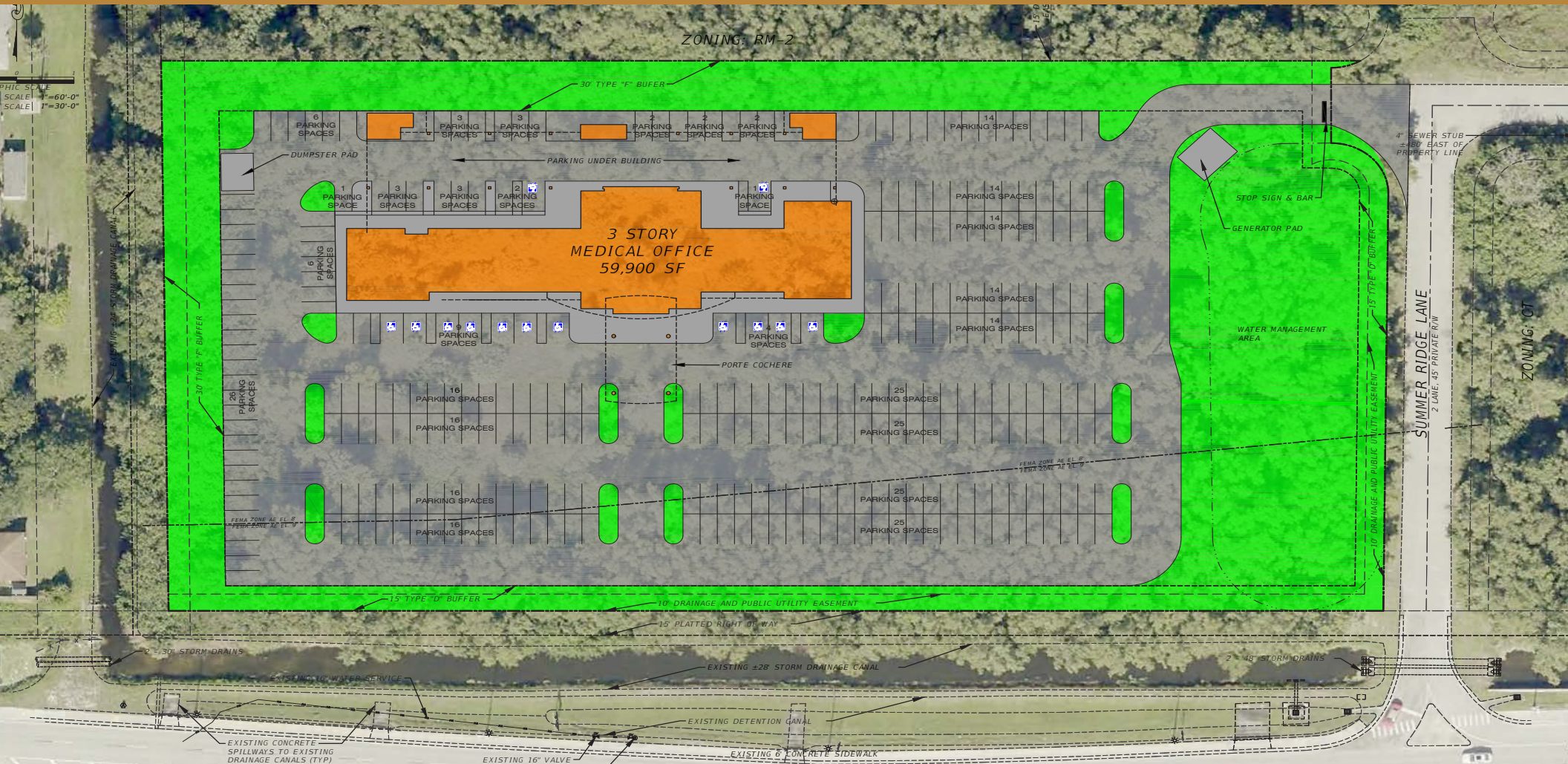
SITE DATA:				
	SITE AREA	BLDG AREA	REQUIRED PARKING	PROVIDED PARKING
C-STORE	+/- 1.86 ACRES	5,537 S.F.	28	52

C-STORES REQUIRES 1 SPACE PER 200 SF OF GROSS FLOOR AREA. A SPECIAL EXCEPTION PERMIT IS REQUIRED FOR GAS STATIONS PARKING OVER 120 % OF REQUIRED TOTAL REQUIRES A PARKING STUDY

- CURRENT ZONING IS CT (TOURIST COMMERCIAL) ADJACENT PROPERTY IS ZONED CC, CT, & RM2. SITE IS UNDER LEE COUNTY JURISDICTION.
 - SUMMERLIN RD IS UNDER LEE COUNTY JURISDICTION.
 - SUMMER RIDGE LN IS UNDER LEE COUNTY JURISDICTION.
- BLDG SETBACKS:
FRONT: 25 FEET
SIDE CORNER: 20 FEET
SIDE: 15 FEET
REAR: 20 FEET
- LANDSCAPE SETBACKS:
A 10 FT SETBACK IS REQUIRED ALONG ALL STREET RIGHT-OF-WAYS.
- BUFFERS:
A MINIMUM 25 FT BUFFER IS REQUIRED BETWEEN COMMERCIAL ZONED AND RESIDENTIALLY ZONED PROPERTIES.
- UNDERGROUND DETENTION MAY BE NEEDED FOR THIS SITE.
- NO SLOPE EXCEEDS 5%.
- THIS PLAN WAS DRAWN BASED ON TAX MAP INFORMATION AND SHOULD BE ASSUMED TO BE APPROXIMATE. THIS PLAN IS CONCEPTUAL ONLY AND ALL BOUNDARIES, ROADWAYS, ETC, ARE NOT EXACT.
- ENTRANCE LAYOUT IS CONCEPTUAL AND HAS NOT BEEN REVIEWED BY LOCAL OR STATE D.O.T. LAYOUT IS SUBJECT TO CHANGE AND RW MAY BE REQUIRED.



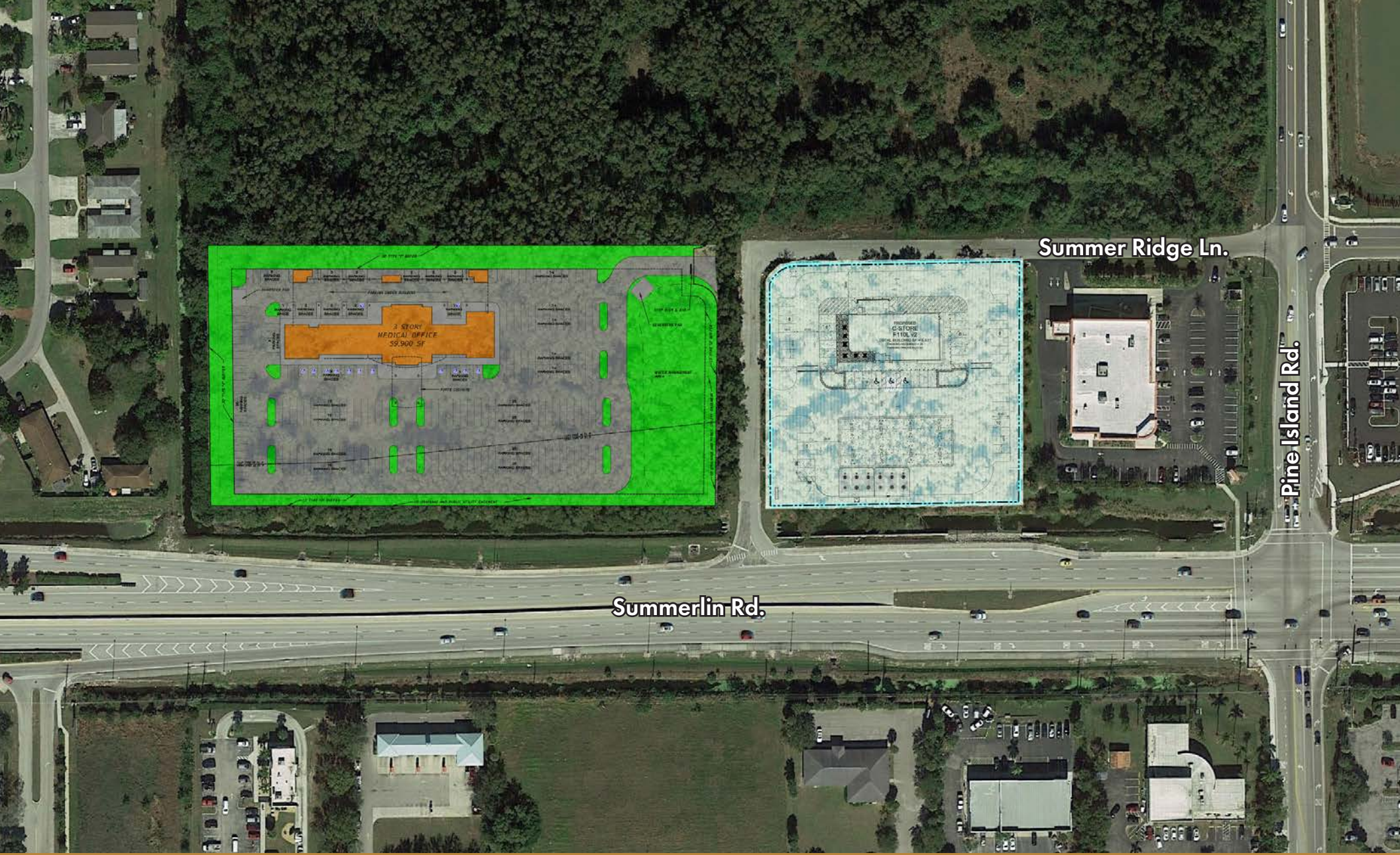
PLANNED ADJACENT FAMILY HEALTH CENTERS LOCATION



SUMMERLIN ROAD
6 LANE, PUBLIC R/W

<p>SITE INFORMATION: TOTAL SITE AREA: ±4.8 ACRES SETBACK FROM STREET: 25' SETBACK FROM WATER: 25' SETBACK FROM SIDE YARD: 20' SETBACK FROM REAR YARD: 20' BUILDING HEIGHT: 35' MAX OPEN SPACE: 30% MIN. REQUIRED PARKING: 4.5 SP / 1,000 SF</p>	<p>DEVELOPMENT STRAP NUMBERS: 06-46-24-36-0000C.0000</p>	<p>ZONING INFORMATION: SITE ZONING: CT RESOLUTION #: ZAB-82-015A PLANNING COMMUNITY: N/A FUTURE LAND USE: CENTRAL URBAN</p>	<p>PARKING INFORMATION: MEDICAL OFFICE: 59,900 SF REQUIRED PARKING: 4.5 SP / 1,000 SF 59,900 SF * 4.5 SP / 1,000 SF = 270 SP PROVIDED PARKING: 307 SP PROVIDED ADA PARKING: 13 SP</p>	<p>ACCESS INFORMATION: ACCESS UNDETERMINED REQUIRED INTERSECTION SEPARATION FOR SUMMER RIDGE LANE 125' MIN, 125' PROVIDED, PER LDC 10-285(a)</p>
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SITE PLAN OVERLAY



RETAIL MAP



RETAIL MAP

Publix
The UPS Store

PNC

ExtraSpace
Storage

Caloosahatchee River

TARGET
DOLLAR TREE
BIG LOTS
Rib City
bealls
SUBWAY

DUNKIN' DONUTS
CHASE
WELLS FARGO
Tuesday Morning
Real Deals
GULF HARBOUR
YACHT & COUNTRY CLUB

Summerlin Rd.

AADI: 34,000

CVS
pharmacy

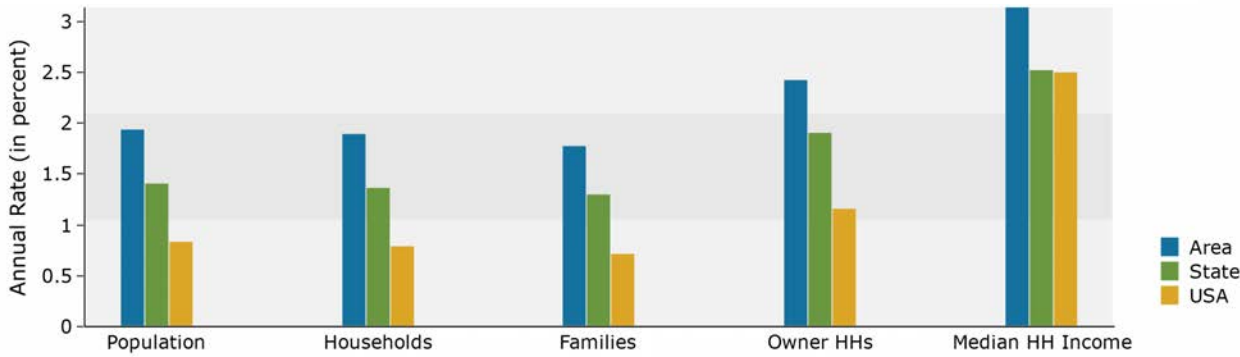
Pine Ridge Rd.

ALDI

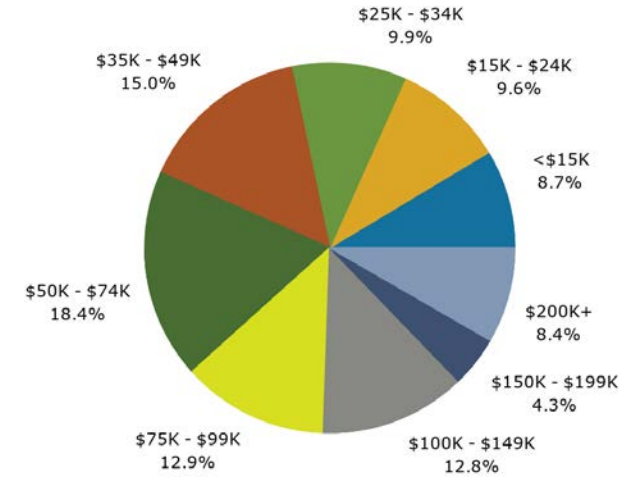
DEMOGRAPHIC PROFILE – 5-10 MIN. RADIUS



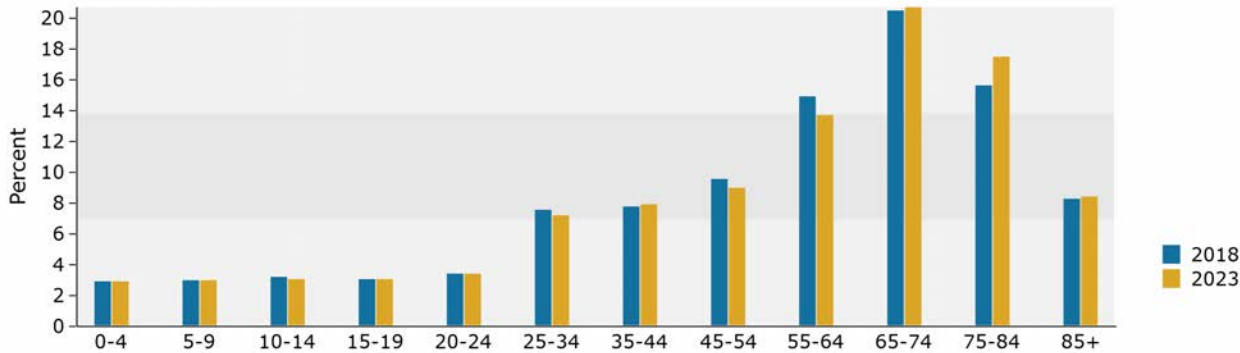
Trends 2018 - 2023



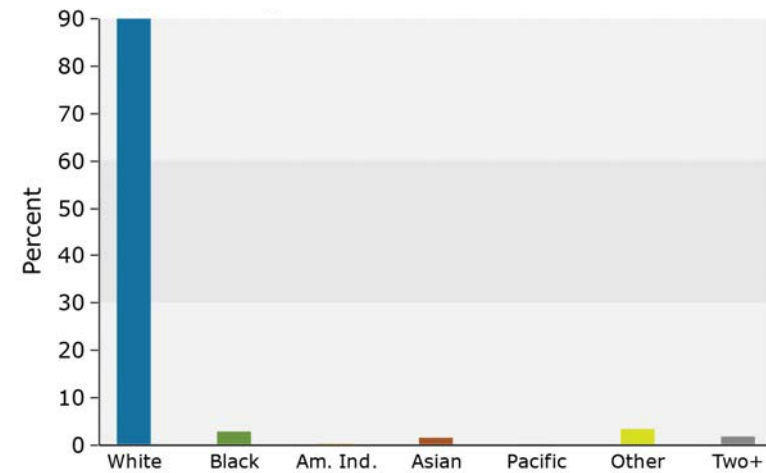
2018 Household Income



Population by Age



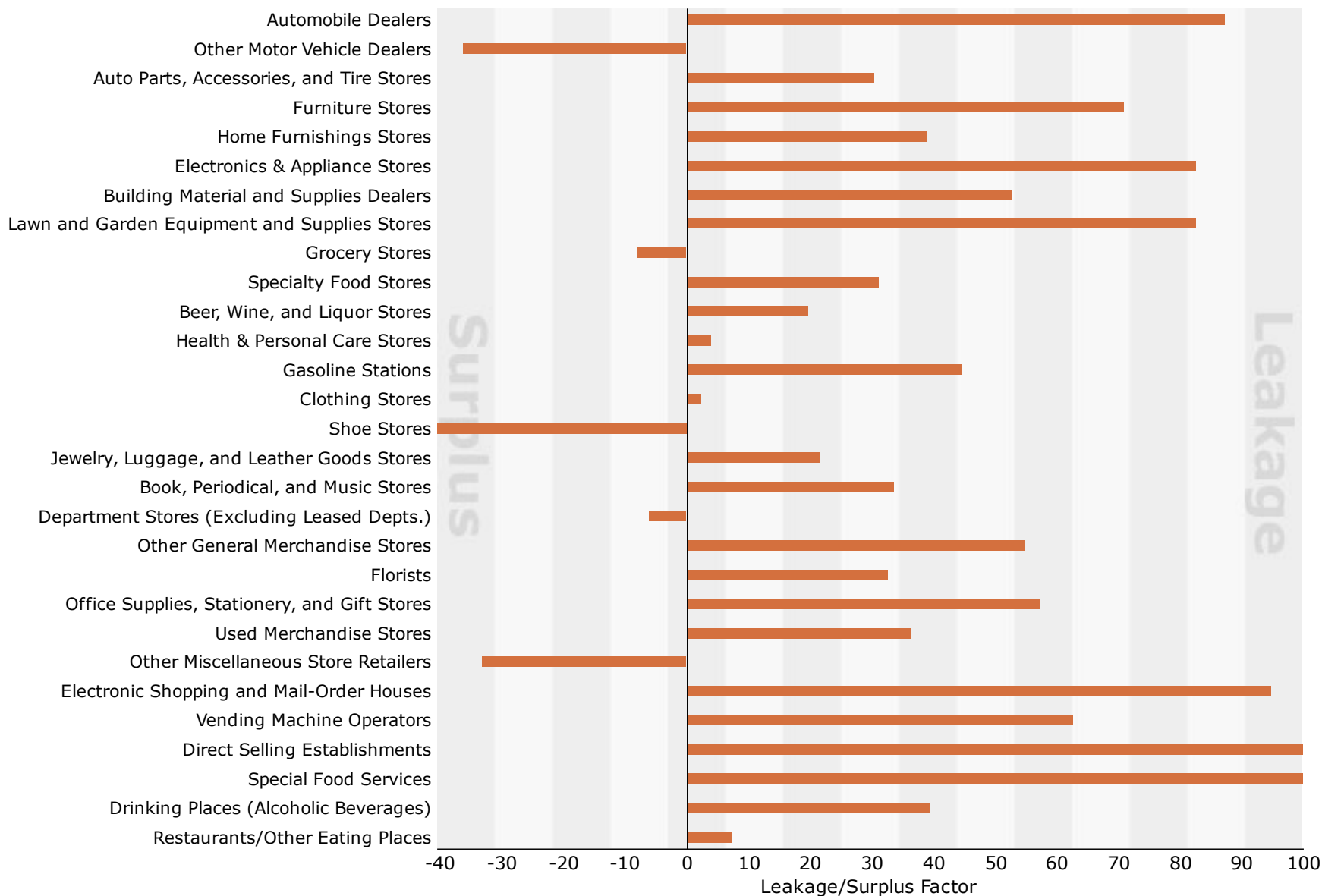
2018 Population by Race



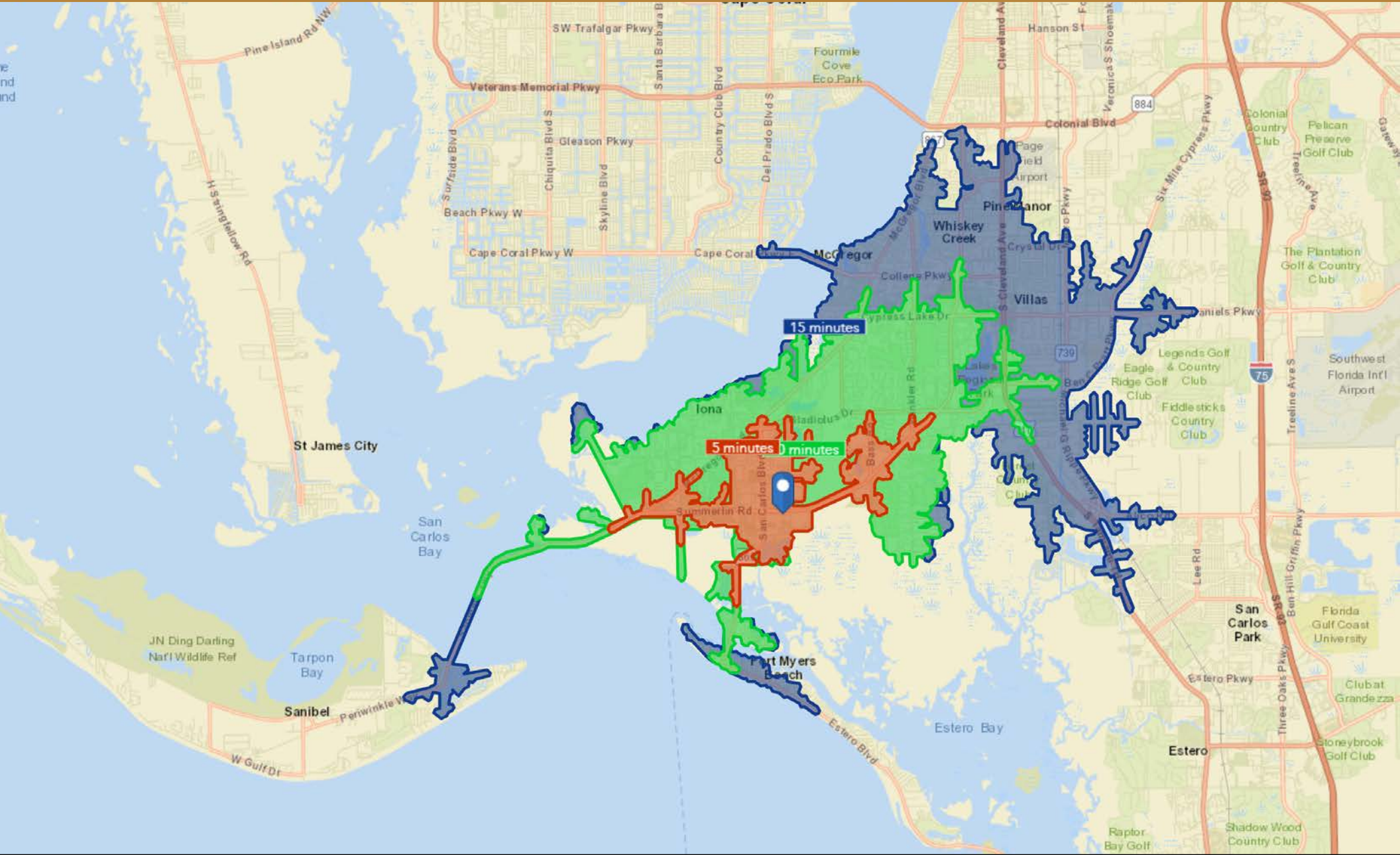
RETAIL MARKETPLACE PROFILE – 3 MILE RADIUS



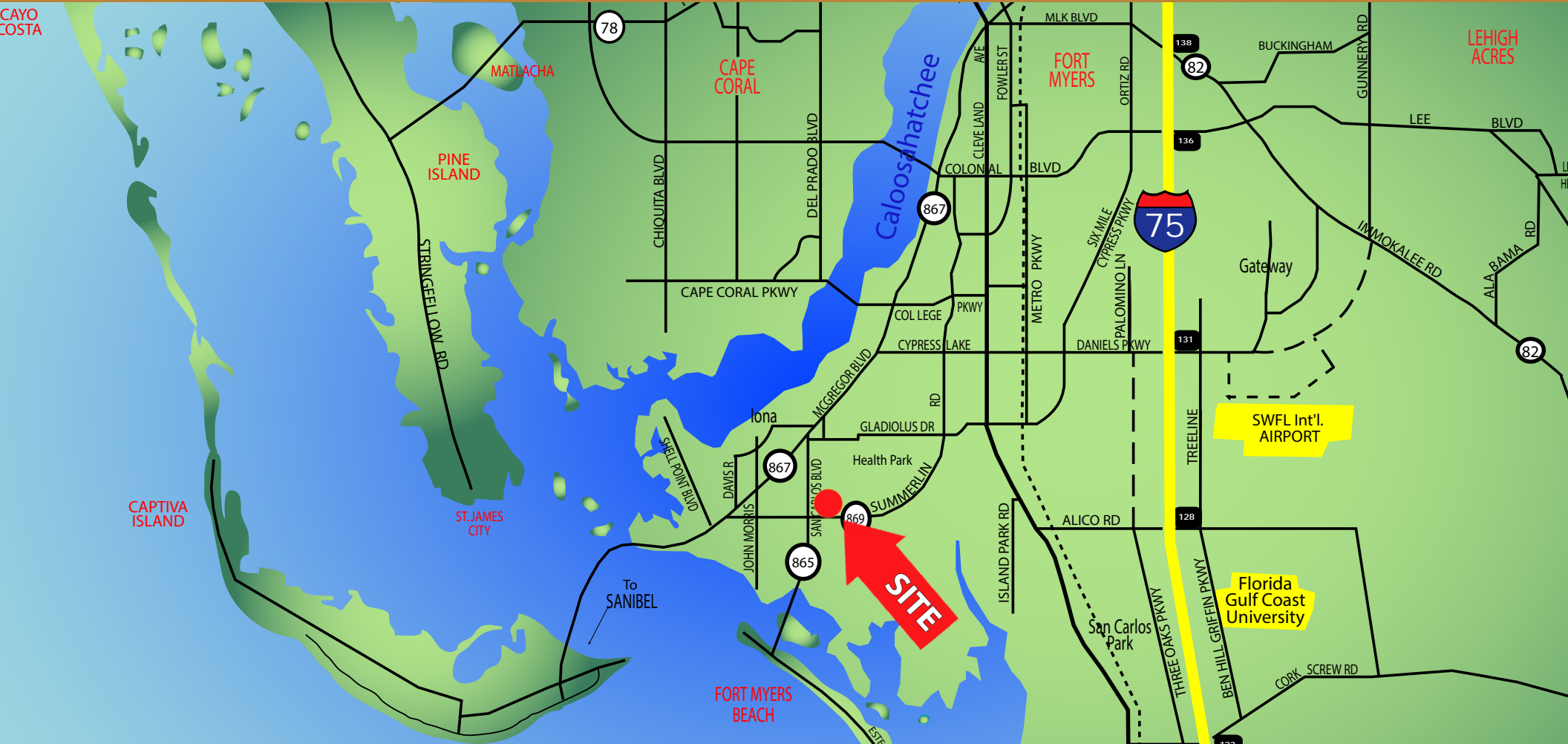
2017 Leakage/Surplus Factor by Industry Group



DRIVE TIME MAP



SUMMER RIDGE COMMERCIAL



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