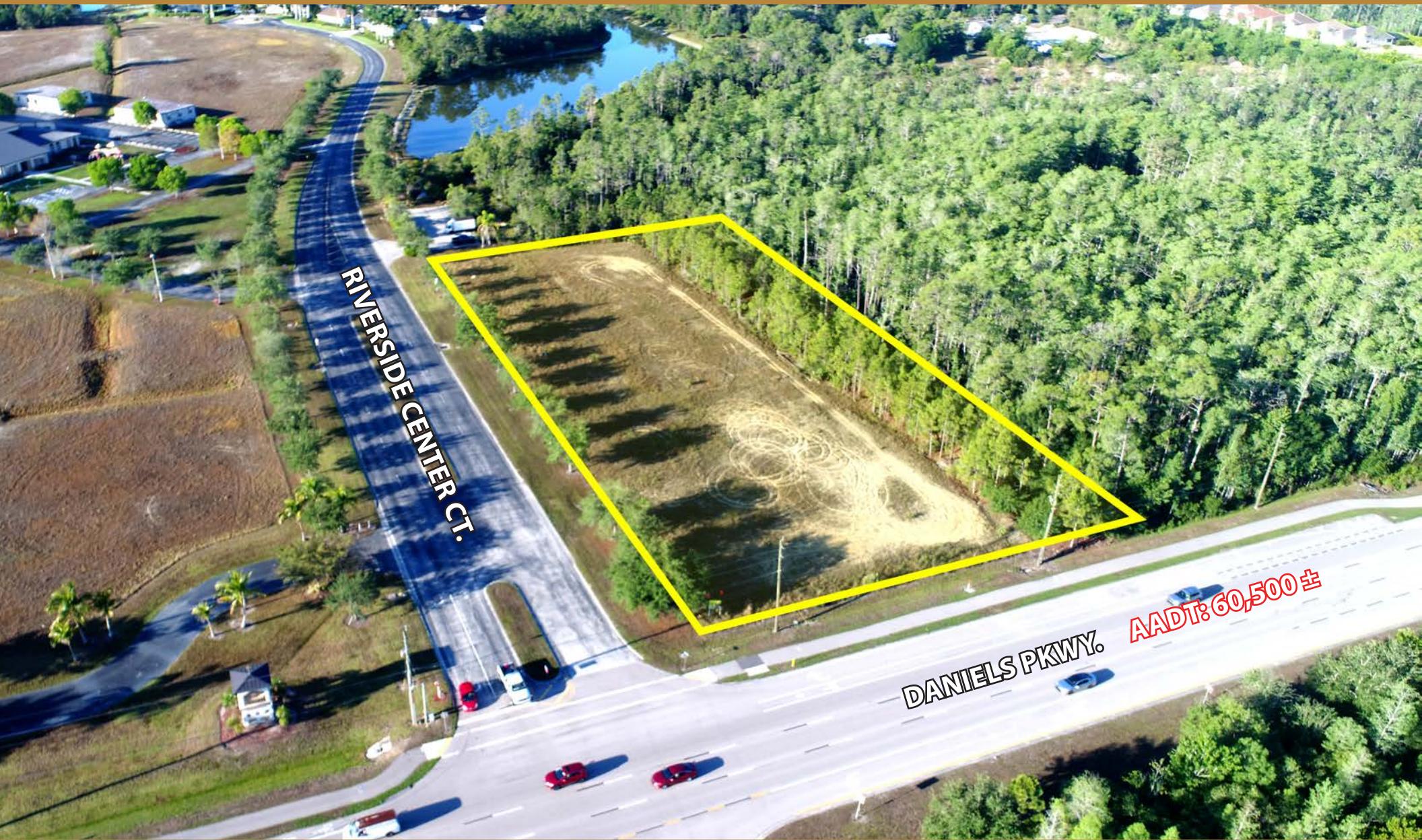


RIVERSIDE CENTER

2.4± ACRE COMMERCIAL PROPERTY IN FORT MYERS, FL



RIVERSIDE CENTER



OFFERING SUMMARY

Location: 13500 Riverside Center Ct.
Fort Myers, FL 33912

Property Size: 2.4± Acres

Zoning: CPD

Future Land Use: Outlying Suburban

Utilities: Water & sewer available

Parcel ID: 21-45-25-11-00000.0030

2019 Taxes: \$9,091.21

Price: \$1,050,000 | \$10.04 PSF

PLEASE DIRECT ALL OFFERS TO:

Hunter Ward, CCIM

hward@lsicompanies.com

239-489-4066

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.



RIVERSIDE CENTER



SIX MILE CYPRESS PKWY.

PROPERTY DETAILS

- Property is cleared and filled
- 220± feet of frontage along Daniels Pkwy.
- Well-positioned along Daniels Pkwy. with access via Riverside Center Ct.
- Zoning allows ALF or up to 19,200 square feet of medical office space and more (see page 4)
- Maximum building height of 35 feet or two floors
- Exceptional traffic counts along Daniels Pkwy. averaging 60,500 vehicles per day
- Within 2.3± miles of Gulf Coast Regional Medical Center which is undergoing a \$315 million expansion
- Surrounded by well-established communities such as Fiddlesticks, Legends, Olde Hickory, The Club at Renaissance, Paseo, and more

DANIELS PKWY.

AADT: 60,500±

RIVERSIDE CENTER



LOCATION HIGHLIGHTS

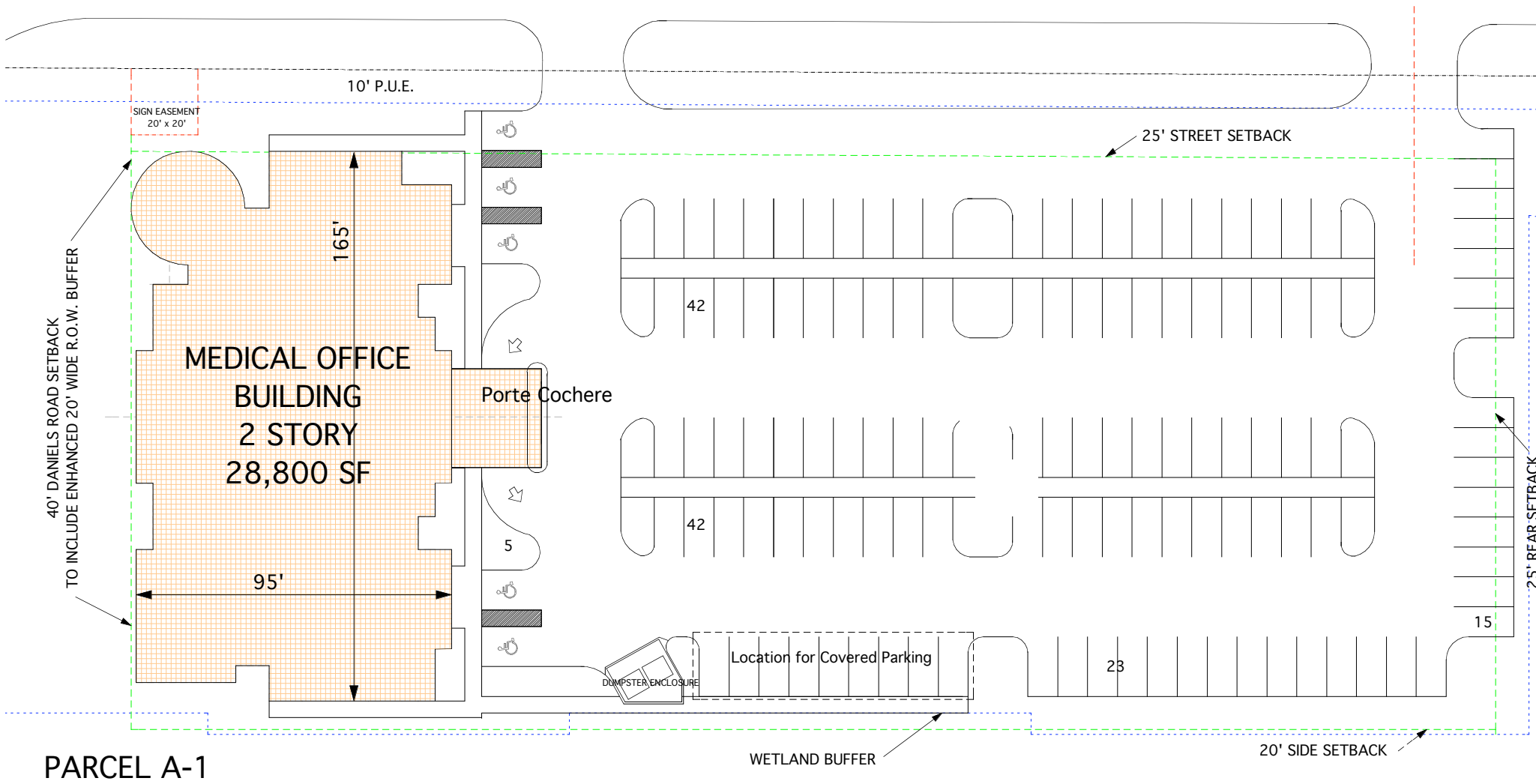
- 0.7± miles from Publix
- 1.1± miles from I-75
- 1.7± miles from Daniels Marketplace/
Whole Foods
- 2.3± miles from Gulf Coast Medical Center
- 2.4± miles from Hammond Stadium

COMMERCIAL APPROVED USES

- Administrative Offices
- Assisted Living Facility
- Bank & Financial Institution (with
Drive-Through Facility)
- Caretakers Residence
- Contractor and Builders, Group 1
- Communication Tower (up to 100
feet)
- Daycare Centers (Adult & Child) only in
Conjunction with Religious Facility
- Emergency Operations Center
- Insurance Company
- Medical Office

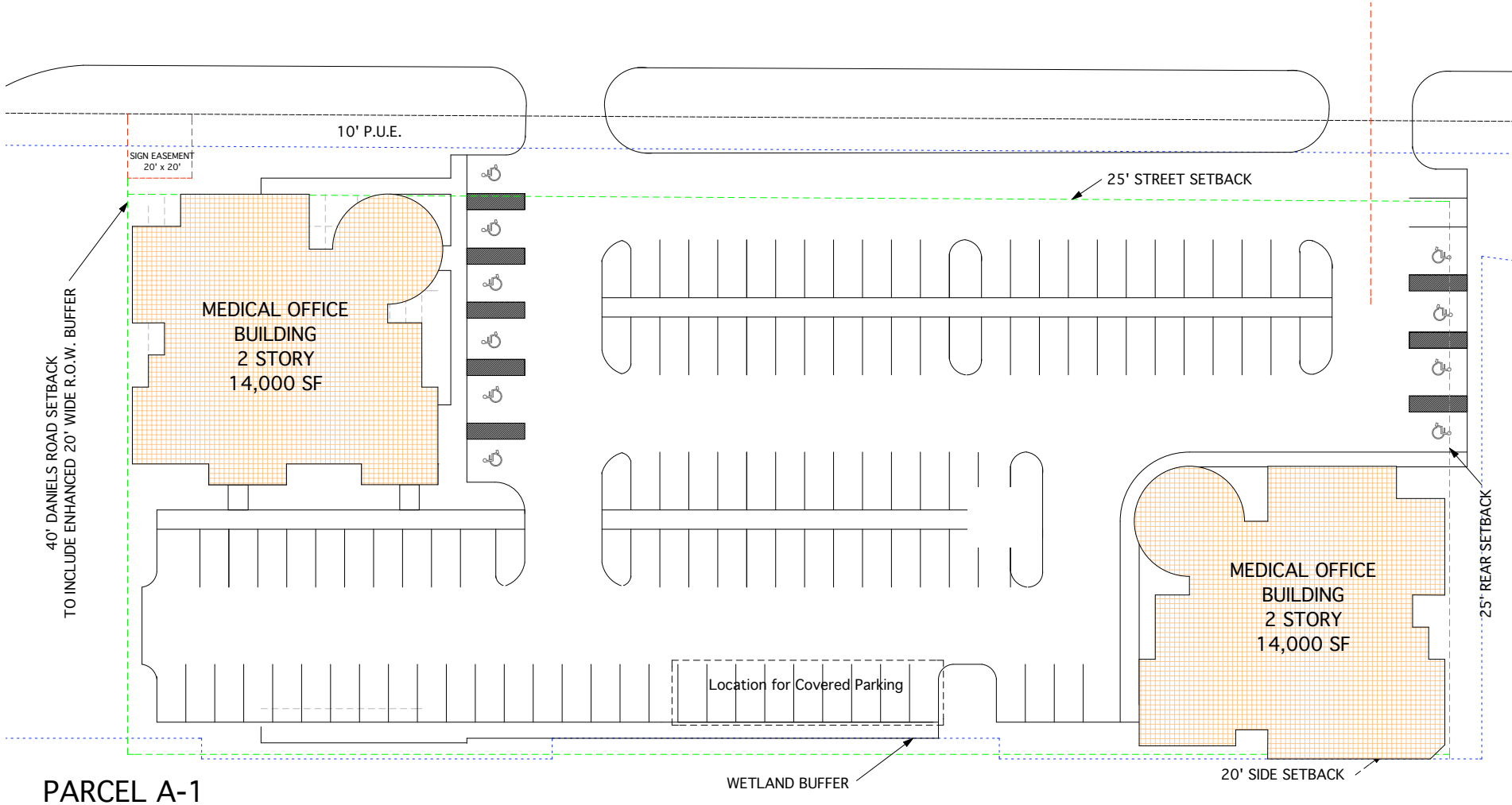
A full list of acceptable uses is available upon request

CONCEPTUAL SITE PLAN - ONE MEDICAL BUILDING



PARCEL A-1

CONCEPTUAL SITE PLAN - TWO MEDICAL BUILDINGS



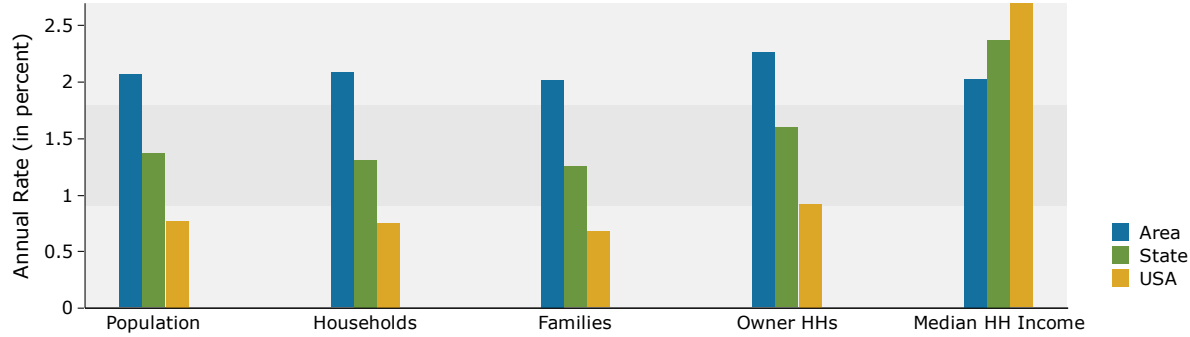
RETAIL MAP



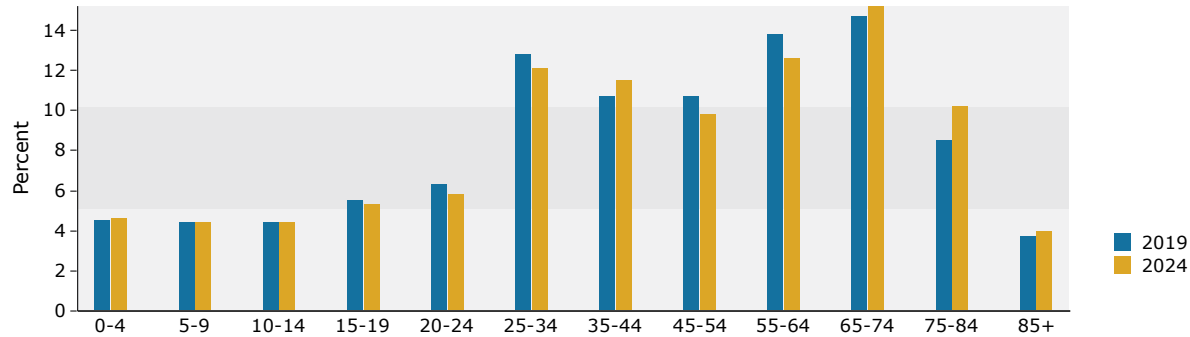
GRAPHIC PROFILE – 15 MIN. RADIUS



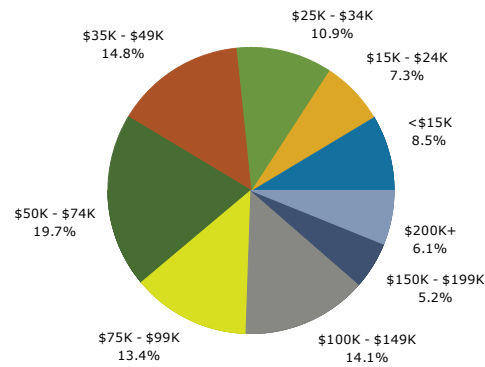
Trends 2019-2024



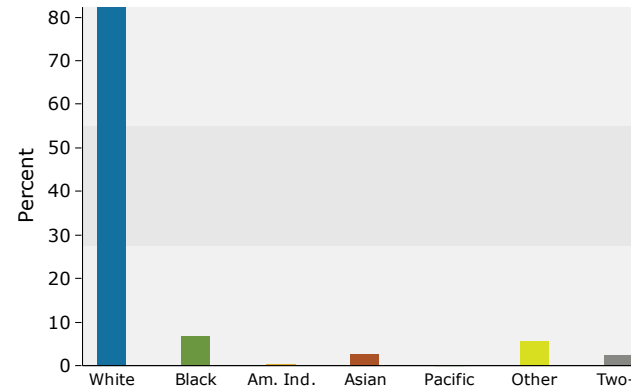
Population by Age



2019 Household Income

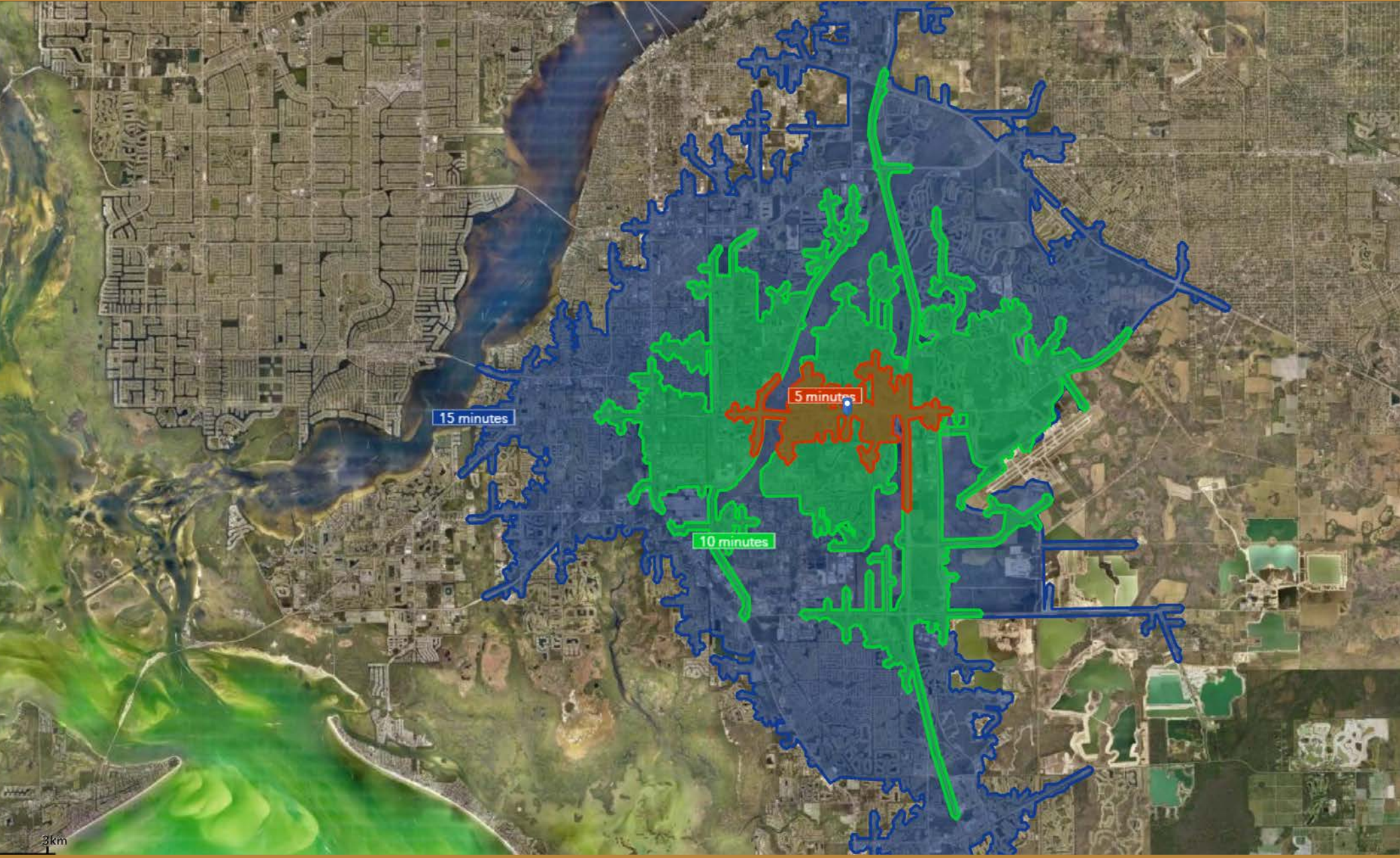


2019 Population by Race

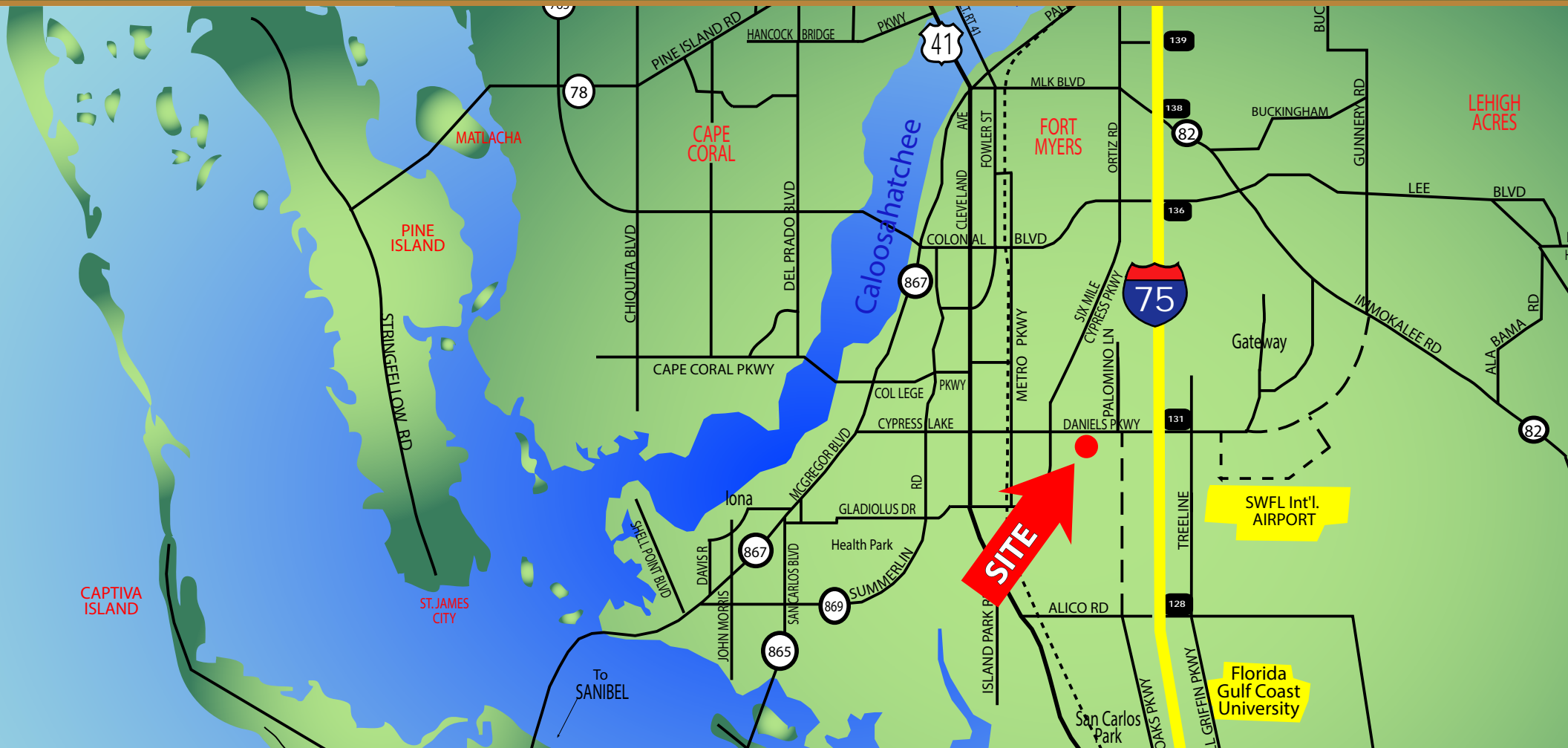


2019 Percent Hispanic Origin: 18.7%

DRIVE TIME MAP



RIVERSIDE CENTER



LIMITATIONS AND DISCLAIMERS

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