

BAYSHORE VILLAGE MARKET SQUARE

COMMERCIAL DEVELOPMENT OPPORTUNITY



Caloosahatchee River



EXIT 143

BAYSHORE RD. / SR78

WELLS RD.

BAYSHORE VILLAGE MARKET SQUARE



OFFERING SUMMARY

Address: 17300 Wells Rd.
N. Fort Myers, FL 33917

Property Size: 8.75± Acres

Zoning: CPD

Future Land Use: General Interchange

Approved Uses: 99,999 sq. ft. of
commercial space

Utilities: All available

Parcel ID: 22-43-25-00-00023.0000

2019 Taxes: \$3,130.46

Price: \$1,600,000 | \$4.20 PSF

PLEASE DIRECT ALL OFFERS TO:

Christi Pritchett
cpritchett@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.



BAYSHORE VILLAGE MARKET SQUARE



Bayshore Commons

214 Residential Units

Publix Walgreens



0.5± MILES



OAK CREEK / CHAPEL CREEK

1,745 Residential Units Planned



BRIGHTWATER

1,300 Residential Units

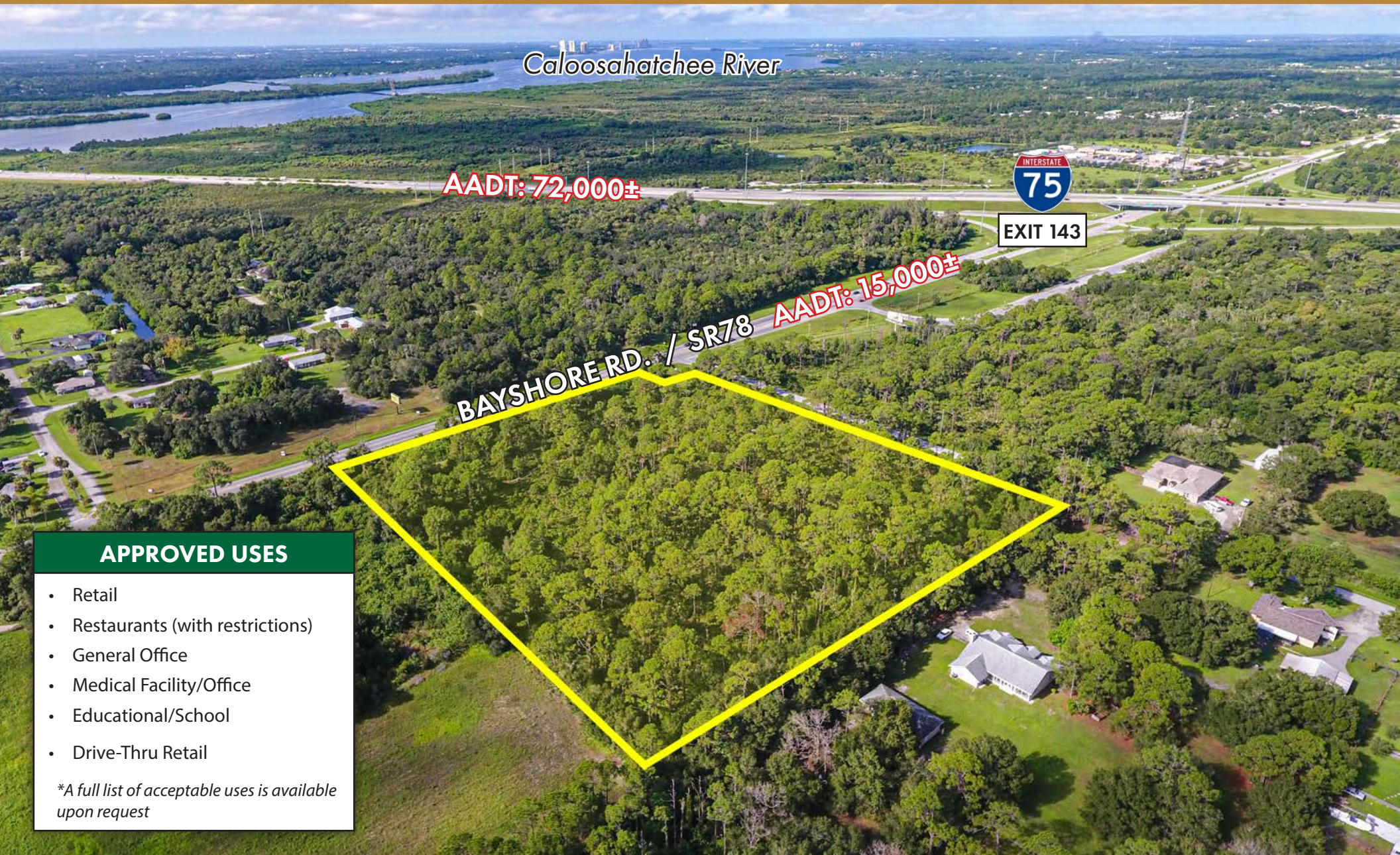
DR-HOUGHTON
America's Butcher

MARONDA
Home

PROPERTY HIGHLIGHTS

- 8.75± Acres | Zoned CPD
- Zoning allows up to 99,999 sq. ft. of development with a wide multitude of retail and commercial uses
- Located along the highly trafficked corridor from I-75 to Babcock Ranch
- The area surrounding the property has experienced significant new residential growth and includes multiple under-construction and planned residential development

BAYSHORE VILLAGE MARKET SQUARE



Caloosahatchee River

AAADT: 72,000±



BAYSHORE RD. / SR78 **AAADT: 15,000±**

APPROVED USES

- Retail
- Restaurants (with restrictions)
- General Office
- Medical Facility/Office
- Educational/School
- Drive-Thru Retail

**A full list of acceptable uses is available upon request*

BAYSHORE VILLAGE MARKET SQUARE



BABCOCK RANCH

17,000 Residential Units



2.5± MILES

STONEHILL MANOR

71 Residential Units Planned



BAYSHORE RD. / SR78
AADT: 15,000±



EXIT 143

AADT: 72,000±

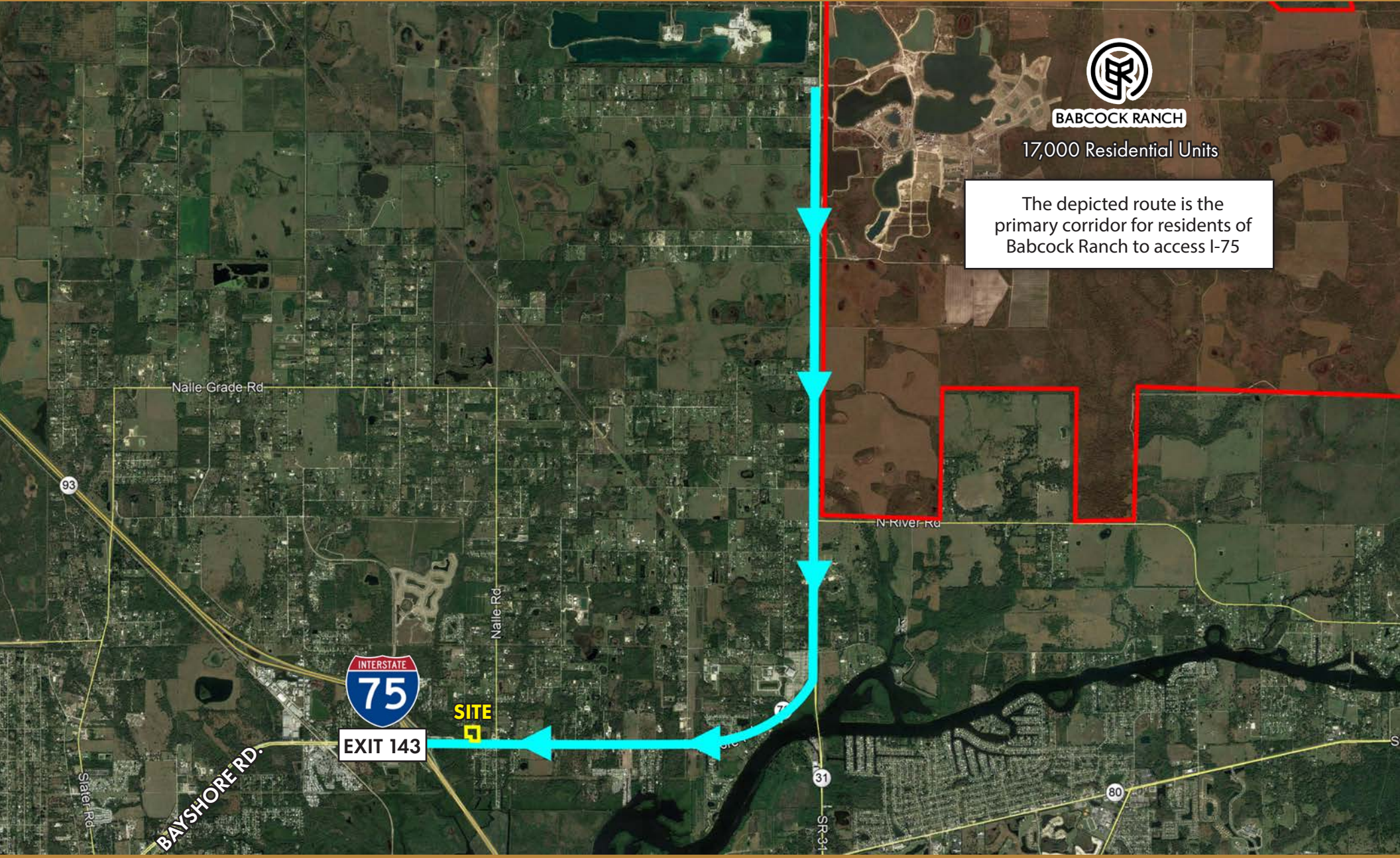
LOCATION HIGHLIGHTS

- 0.25± miles from I-75
- 6.5± miles from US41
- 7.5± miles from Downtown Fort Myers
- 15± miles from Southwest Florida International Airport
- 20± miles from Punta Gorda Airport

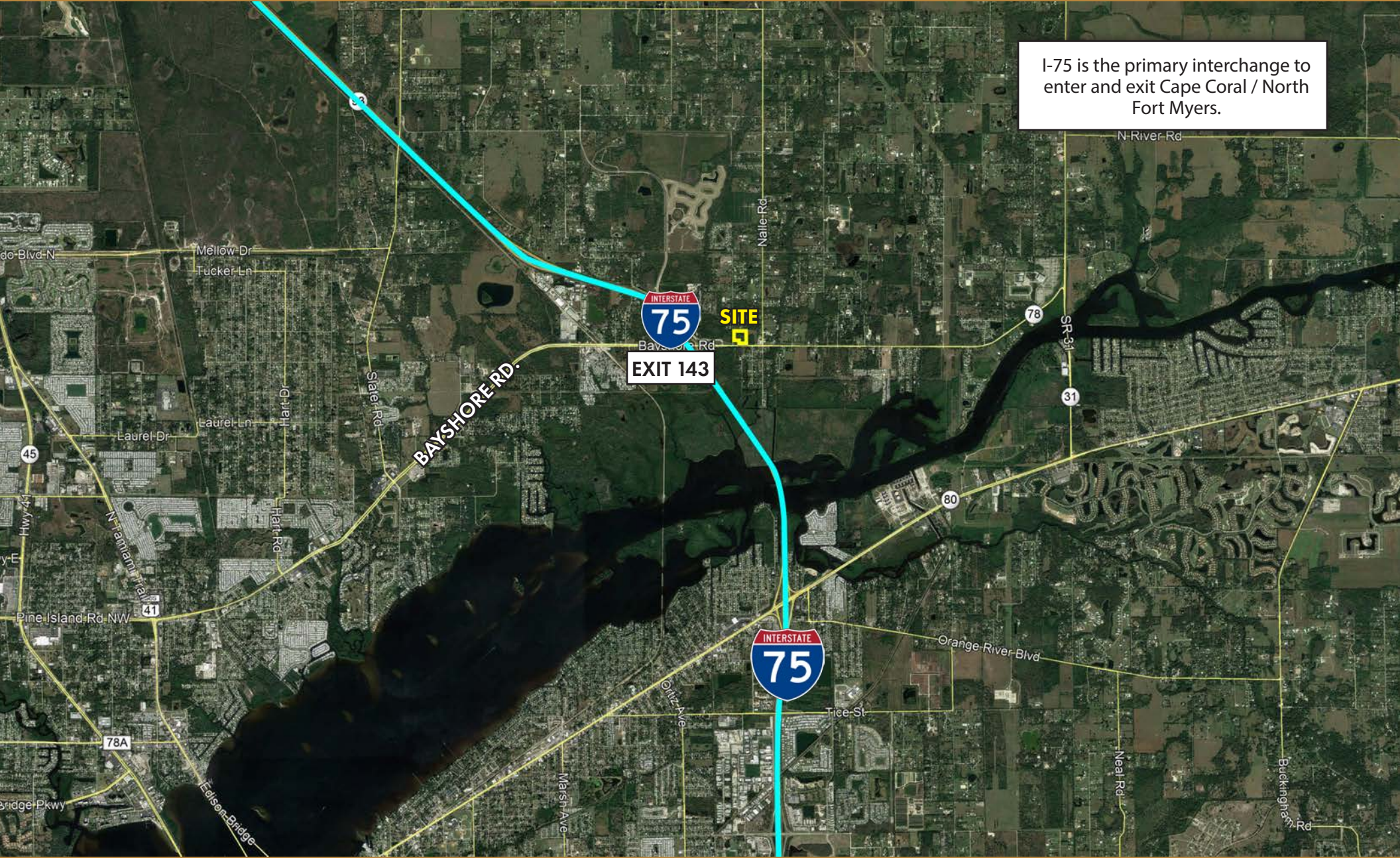
SURROUNDING DEVELOPMENTS



BAYSHORE VILLAGE MARKET SQUARE

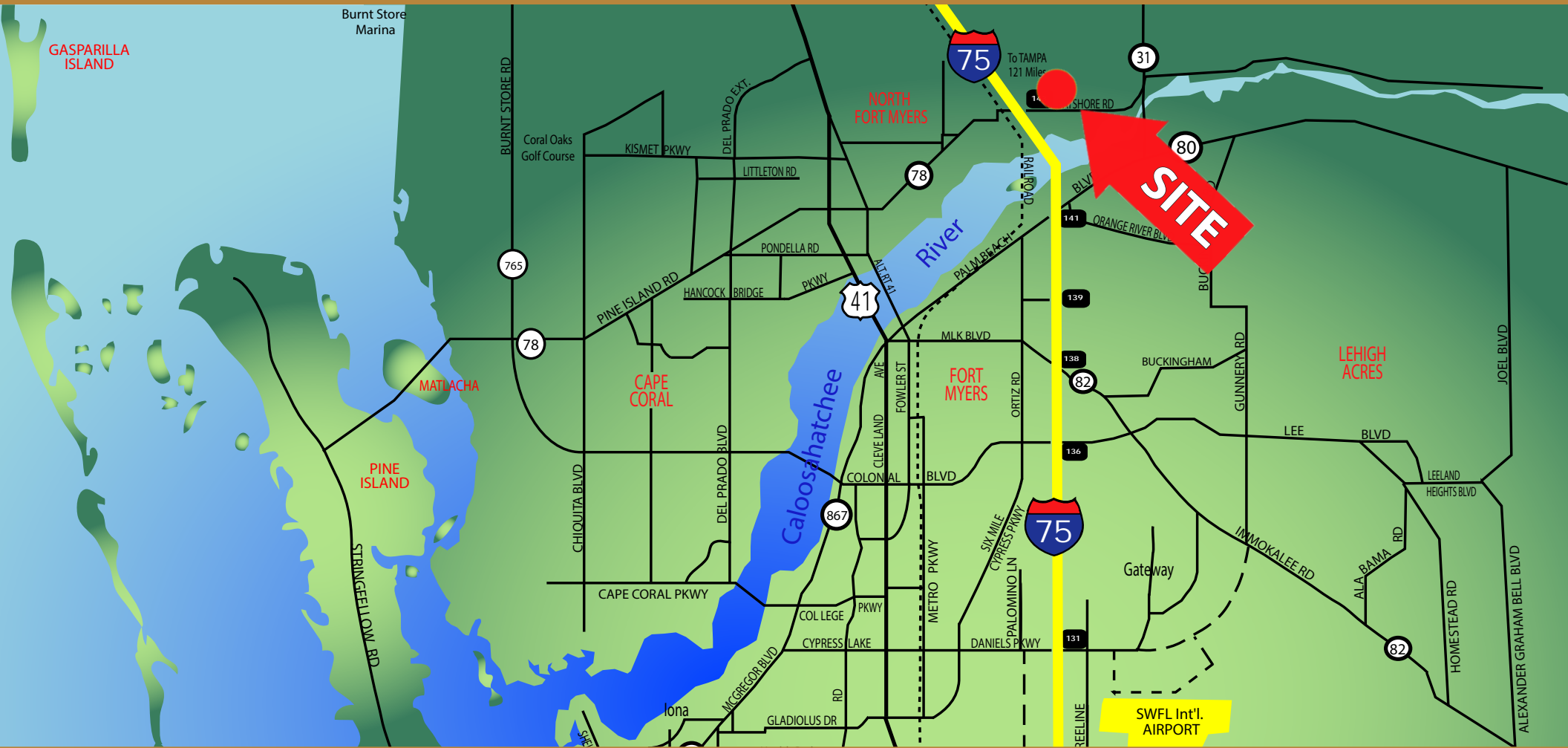


BAYSHORE VILLAGE MARKET SQUARE



I-75 is the primary interchange to enter and exit Cape Coral / North Fort Myers.

BAYSHORE VILLAGE MARKET SQUARE



LIMITATIONS AND DISCLAIMERS

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