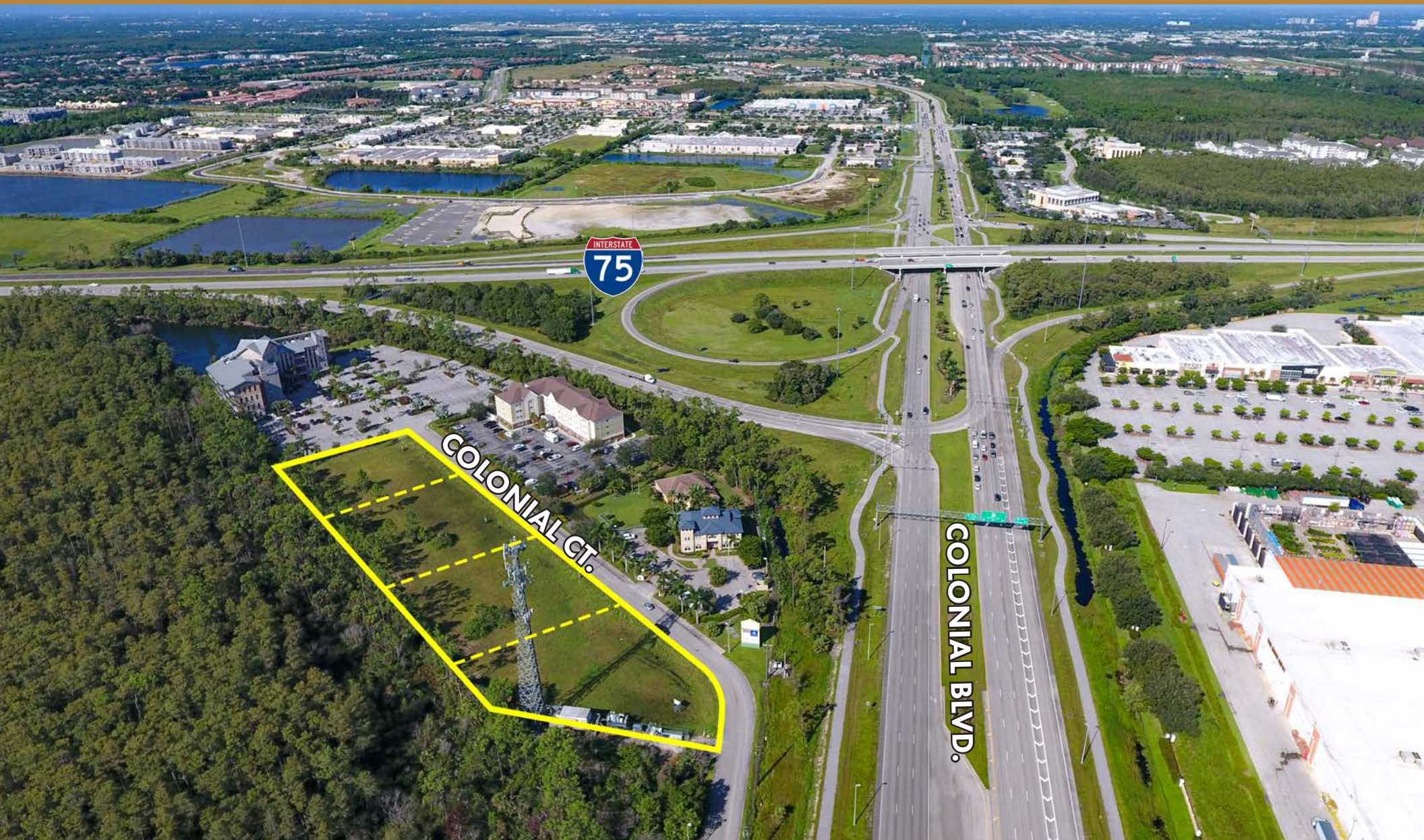


# COLONIAL COURT COMMERCIAL

3.45± ACRE COMMERCIAL OPPORTUNITY IN FORT MYERS, FL



# COLONIAL COURT COMMERCIAL

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## OFFERING SUMMARY

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**Location:** 3607-3629 Colonial Ct.  
Fort Myers, FL 33913

**Size:** 4 Parcels Totaling 3.45± Acres

**Zoning:** CG (Commercial General)

**Price:** \$1,500,000

MARKETED AND EXCLUSIVELY LISTED BY:

**LSI**  
**COMPANIES**  
WWW.LSICOMPANIES.COM

## EXECUTIVE TEAM



Justin Thibaut, CCIM  
President/Partner



Hunter Ward, CCIM  
Sales Associate

## DIRECT ALL OFFERS TO:

**HUNTER WARD**

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.

Located in the heart of Fort Myers, **Colonial Court Commercial** offers four commercial parcels designated CG (General Commercial), allowing for a wide range of potential uses. The parcels vary in size with three being 0.83± acres and the northern parcel being 0.96± acres, totaling 3.45± acres. The site, less than a quarter mile east of I-75, is just off Colonial Blvd., the primary east-west corridor running through Fort Myers and connecting Cape Coral to Lehigh Acres and beyond. Accordingly, the area sees high traffic counts (89,000± per day) year-round. Directly across Colonial Blvd. is the entrance to The Forum – a massive mixed-use development – in addition to a multitude of other retail, food, and lodging options in the surrounding area. The northernmost parcel maintains visibility from Colonial Blvd.



The location's accessibility makes the site perfect for daily commuters or temporary guests alike, paired with a tremendous amount of new and ongoing residential and commercial development in close proximity. The parcel at the southwest corner of the development is already approved for the construction of a sign up to 110 feet high, providing excellent visibility for I-75 traffic. Whether an owner-user, developer, or investor, these parcels offer an opportunity to build in a growing submarket with demonstrated increase in commercial demand, or buy and temporarily hold land while it appreciates in the center of rapidly growing Southwest Florida.

## **POTENTIAL USES UNDER CG ZONING**

*Contact us for the full list of potential uses*

- Residential Multi-Family
- Assisted Living Facility
- Day Care
- Educational Facility
- Medical Facility/Office
- Religious Institution
- Restaurant
- Hotel/Inn/Bed & Breakfast (excluding extended stay)
- Pet Services
- Indoor Multi-Story Self Storage
- Light Industrial

# SITE RESTRICTIONS



## SITE RESTRICTIONS

- 20% of the eastern side of the property that abuts Six Mile Slough Preserve is designated preserve and cannot be developed
- Any new structures must be approved by the Design Review Committee
- Advertising signs shall be restricted to advertising only the use conducted on the lot or the products produced and sold thereon by the respective owner
- City of Fort Myers LDC allows for 70' height limit (5 story buildings)



## SIGNAGE PERMISSIONS

- Tract F is approved for the construction of an electric sign up to 110 feet high
- This sign will be visible to northbound and southbound traffic on I-75 and Colonial Blvd.
- Traffic counts along I-75 are 89,000± daily and increasing each year

# RETAIL MAP



# PROJECTS UNDER CONSTRUCTION



**TAVERNA APARTMENTS**  
251 UNITS

**ENCORE APARTMENTS**  
288 UNITS

**ECHOLON APARTMENTS**  
195 UNITS



**COLONIAL BLVD.**

# PROJECTS UNDER CONSTRUCTION



**DECORUM  
APARTMENTS**  
435 UNITS

**THE TOWN  
APARTMENTS**  
384 UNITS

**CYPRESS GARDEN  
APARTMENTS**  
192 UNITS

**THE OASIS  
APARTMENTS**  
298 UNITS

**128-KEY  
HOTEL**



**TOPGOLF**

**COLONIAL BLVD.**

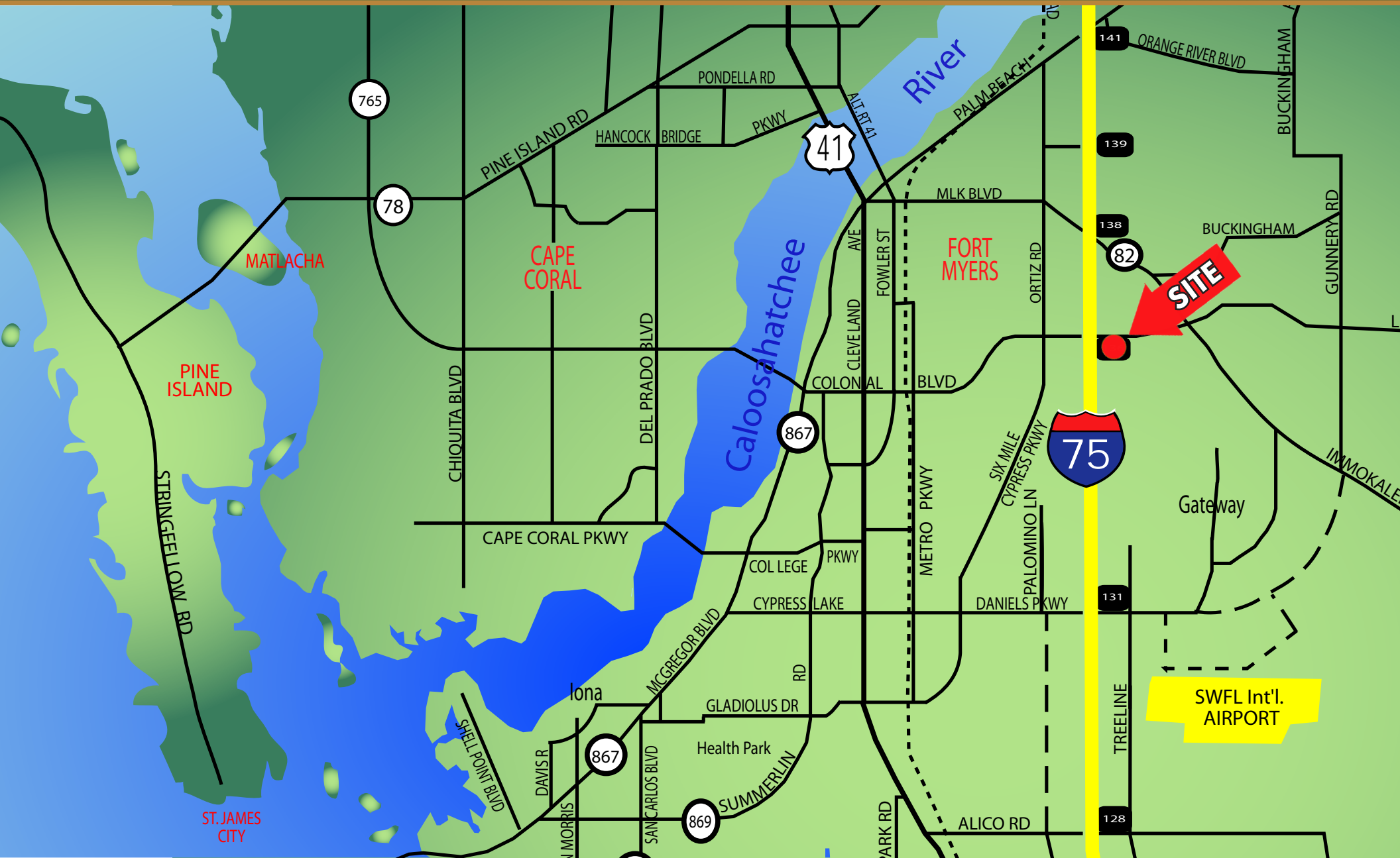




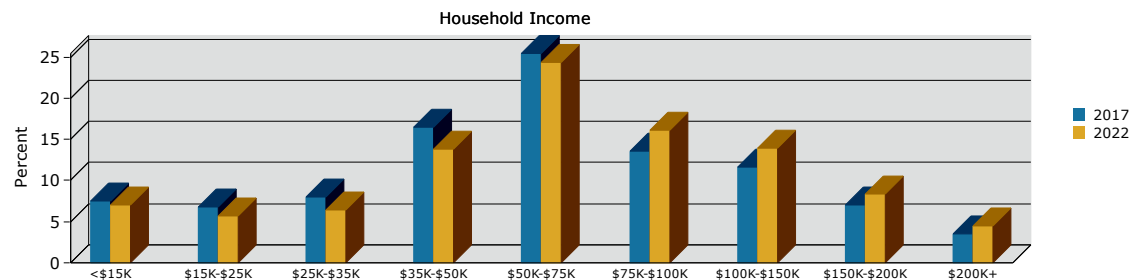
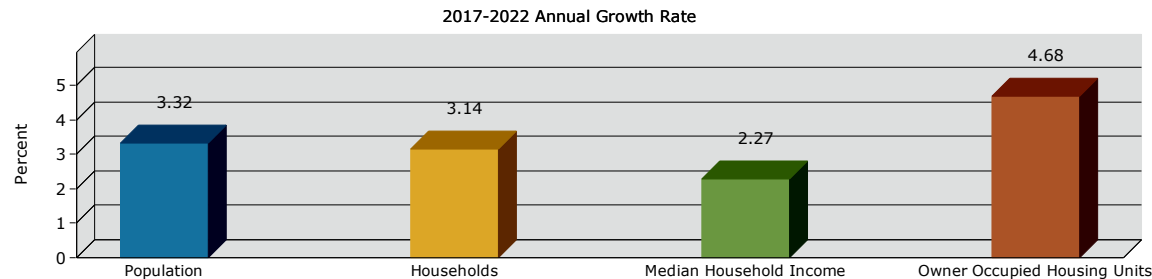
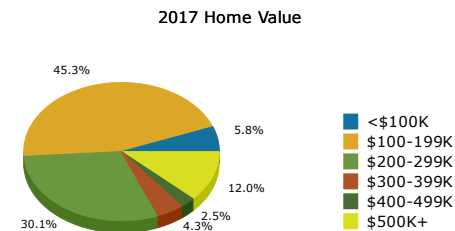
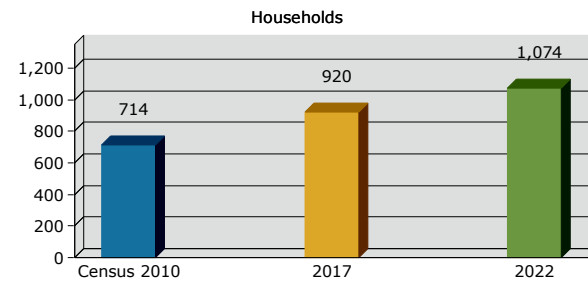
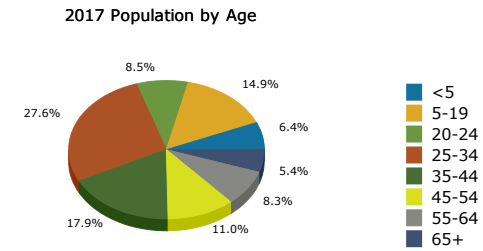
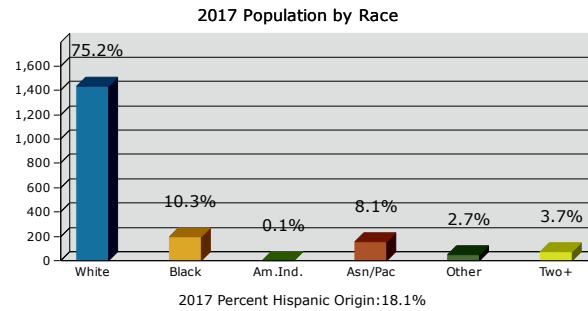
# SELF STORAGE DESIGN CONCEPT



# LOCATION MAP



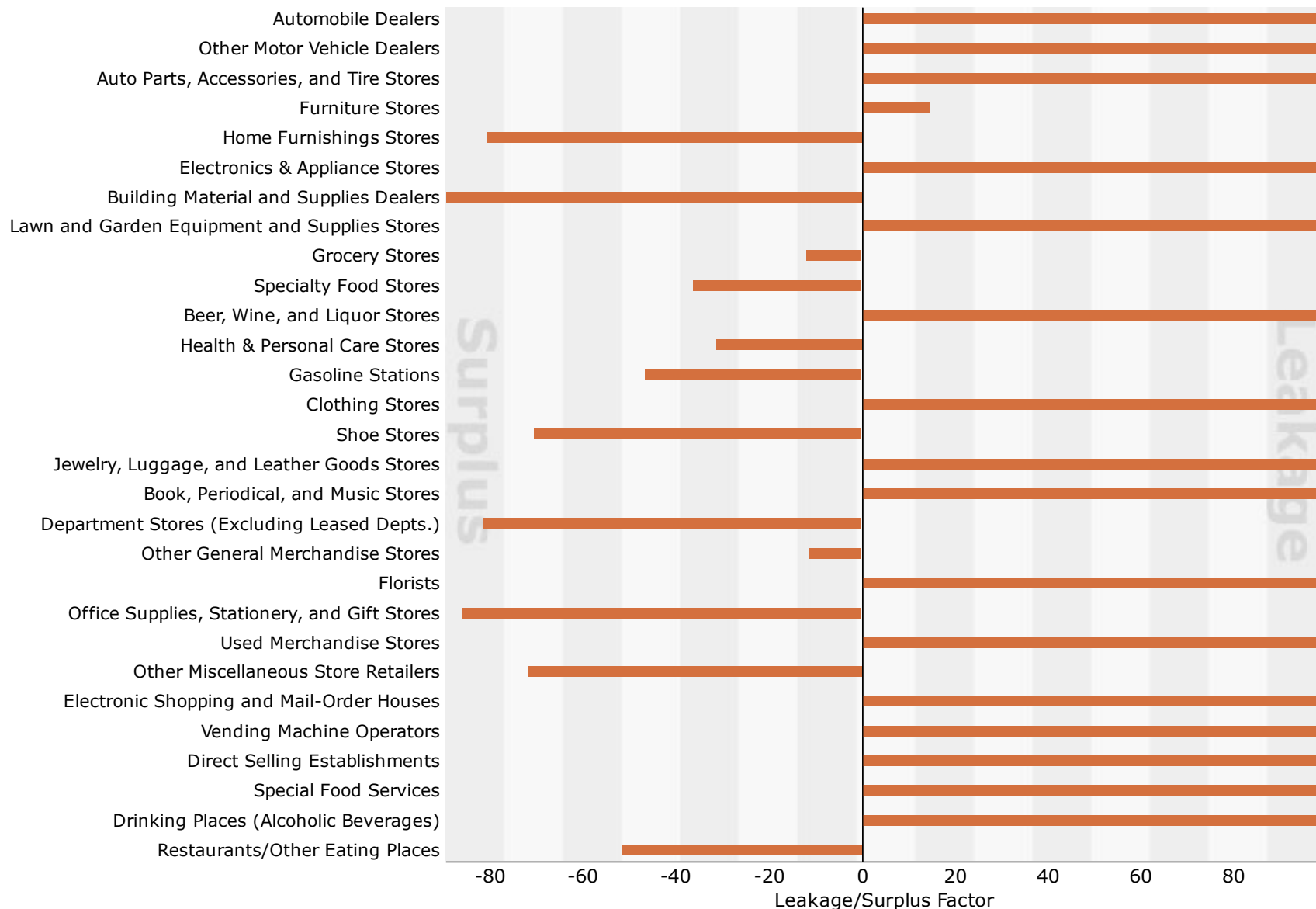
# GRAPHIC PROFILE – 5 MINUTE DRIVE TIME



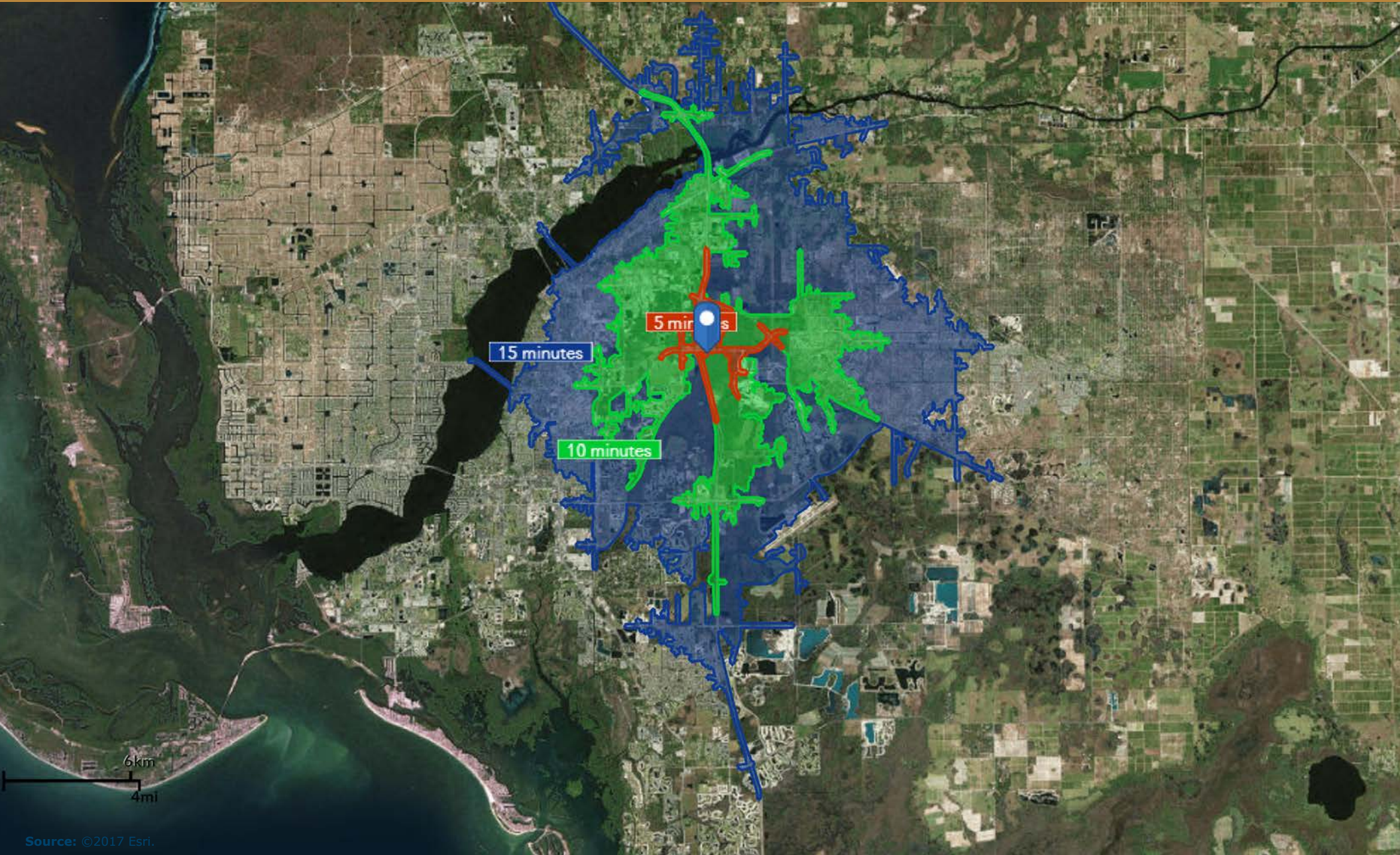
# RETAIL MARKETPLACE PROFILE – 5 MINUTE DRIVE TIME



## Leakage/Surplus Factor by Industry Group



# DRIVE TIME MAP



Source: ©2017 Esri.



## SPORTS & RECREATION

The Southwest Florida environment provides excellent weather for enjoying sports and recreation year-round. Golfers can enjoy the nearby Fort Myers Country Club Golf Course as it's just one of many golf courses from which to choose in the Fort Myers area. Baseball fans can enjoy two MLB teams during Spring Training season – The Boston Red Sox at JetBlue Park and The Minnesota Twins at CenturyLink Sports Complex (Hammond Stadium). The Fort Myers Miracle baseball team plays during the summer months and a variety of sporting events occur year round at these world-class facilities. Finally, Fort Myers' location on the Gulf of Mexico make it an excellent place to enjoy a variety of water sports such as boating, kayaking and fishing.

## ATTRACTIONS & ENTERTAINMENT

Southwest Florida's greatest attractions and entertainment opportunities offer something for everyone, from festival-goers and theatre lovers to families and college students. Calusa Nature Center & Planetarium and Six Mile Cypress Slough Preserve are two of the closest nature attractions. Each provide wonderful opportunities to explore the Southwest Florida environment and enjoy the beautiful weather. Sun Harvest Citrus is also a very popular outing with a Florida flair, where visitors can purchase grove-fresh oranges and orange juice. Of course, the beaches – including world renowned Sanibel and Captiva Islands and Fort Myers Beach – and other Fort Myers attractions are within a few miles of the property. Additional entertainment can be found throughout the area. From the festivals of The Fort Myers River District to world-class entertainment at Barbara B. Mann Performing Arts Hall and Germain Arena, there is an abundance of cultural and entertainment opportunities for residents to enjoy year-round.

## EDUCATION

A highly respected private educational institution, Hodges University, is located just 2 miles from the property. Other higher education opportunities in Fort Myers include Florida Gulf Coast University and Florida Southwestern State College. These are easily accessible, making the site an excellent location for students. For families with children, the School District of Lee County provides excellent public schools within very close proximity to the property. The District provides busing for those who wish to attend a school outside of the immediate neighborhood.



## SHOPPING & DINING

A plethora of shopping and dining attractions are situated conveniently throughout Fort Myers.

**BELL TOWER SHOPS** is a landmark shopping, dining and entertainment destination centrally located in Fort Myers, Florida. The open-air center offers fine retail shops including eclectic boutiques and shopping favorites Williams-Sonoma, Chico's, White House | Black Market, Victoria's Secret, Scout & Molly's Boutique, and Talbots. Exceptional shopping is complemented by distinctive restaurants such as DaRuMa Japanese Steak House, Grimaldi's Pizzeria, Blue Pointe Oyster Bar & Seafood Grill, Cantina Laredo, Mimi's Café, T.G.I. Friday's, and Society. A community partner and pet-friendly destination, Bell Tower Shops hosts special events throughout the year, including concerts, fundraisers, art fairs, and more.

**GULF COAST TOWN CENTER** is a sophisticated contemporary shopping experience with more than 100 stores and restaurants and over a million square feet of business space. The mall hosts special events throughout the year. Bass Pro Shops, Costco, Regal Cinemas, Super Target, and Best Buy anchor this center.

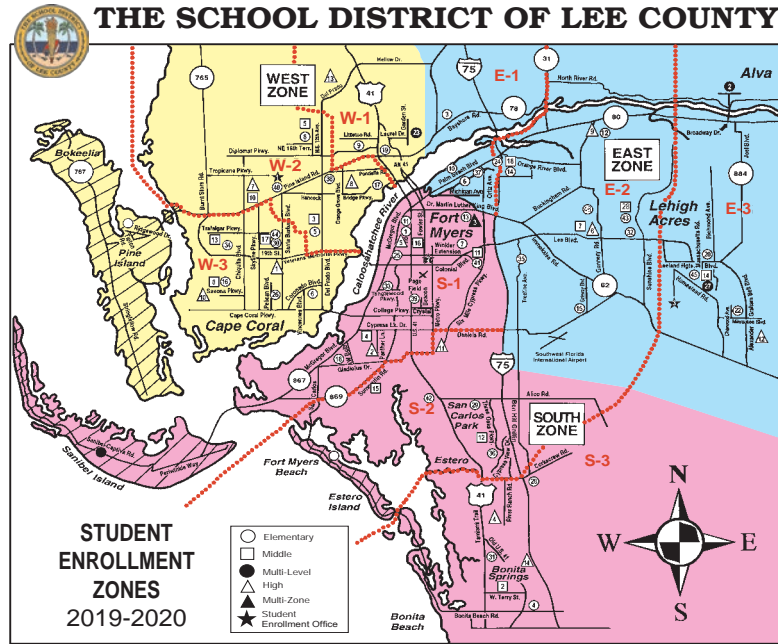
**THE FORUM** is a 458,000± square foot retail property and presents numerous shopping and dining opportunities to Fort Myers residents. Retail stores include Staples, The Home Depot, Bed Bath & Beyond, and Petco. Dining options include Buffalo Wild Wings, Five Guys Burgers and Fries, McAlister's Deli, and Starbucks.

**COCONUT POINT** is a picturesque outdoor mall featuring over 140 stores including Dillard's, Target, Apple Store, Michael Kors, and Barnes & Noble – all surrounding several acres of lakes with a boardwalk. Experience a wide range of dining options, from the elegant Ruth's Chris Steakhouse and South Fork Grille, to family favorites Ted's Montana Grill, Rodizio Grill, Bokamper's Sports Bar and Grill or California Pizza Kitchen. Additionally, the 16 screen Hollywood Theaters is within walking distance of many of the restaurants in this complex.

## LOCATION HIGHLIGHTS

- 1± mile from I-75
- 1± mile from Publix Shopping Center
- 5± miles from US 41
- 8± miles from Bell Tower Shops
- 10± miles from Gulf Coast Town Center
- 10± miles from Southwest Florida International Airport
- 16± miles from Coconut Point Mall
- 18± miles from Sanibel, Captiva, and Fort Myers Beaches

# SCHOOL ZONE MAP



Free school bus transportation is provided for students who live beyond two miles from their assigned school. Students residing in barrier island boundary areas of Fort Myers Beach, and Pine Island will attend their barrier island elementary school. Students residing in barrier island boundary area of Sanibel Island will attend their barrier island elementary and middle school.

WEST ZONE	SOUTH ZONE Student Enrollment Office	EAST ZONE
<b>Elementary Schools</b>		
Caloosa (U) .....5	Allen Park .....1	Alva (K-8) .....2
Cape .....6	Bonita Springs (A) (U) .....4	Bayshore (U) .....3
Diplomat (U) .....8	Colonial (U) .....7	Edgewood Academy (A) (U) .....10
Gulf .....16	Edison Park (A) .....11	G. Weaver Hipps .....45
Hancock Creek .....17	Franklin Park (U) .....13	Gateway .....15
Hector A. Cafferata, Jr. (U) .....40	Heights (IB) .....18	Harns Marsh .....43
J. Colin English (IB) (U) .....19	Orangewood .....25	James Stephens Academy (U) .....6
Littleton (U) .....9	Pinewoods .....28	Lehigh .....20
NFM Academy for the Arts (K-8) (A) (U) .....23	Ray V. Pottorf .....41	Manatee (U) .....14
Patriot .....44	Rayma C. Page (U) .....42	Mirror Lakes (U) .....22
Pelican .....26	San Carlos Park (A) (U) .....29	Orange River (U) .....24
Skyline .....30	Spring Creek (U) .....31	River Hall (U) .....12
Trafalgar (U) .....34	Tanglewood .....33	Sunshine .....32
Tropic Isles .....38	Three Oaks .....36	Tice (FL) .....37
	Villas .....39	Tortuga Preserve (U) .....46
		Treline (U) .....35
		Veterans Park (K-8) (A) (U) .....27
<b>Middle Schools</b>		
Caloosa (CA) .....3	Bonita Springs (A) (CA) .....2	
Challenger .....17	Cypress Lake (A) .....4	<b>Middle Schools</b>
Diplomat .....5	Fort Myers Middle Academy (U) .....16	Alva (K-8) .....2
Gulf .....8	Lexington (IB) .....15	Harns Marsh (CA) (A) (U) .....28
Mariner (IB) .....10	Paul Laurence Dunbar .....11	Lehigh Acres (CA) (STEM) (U) .....14
NFM Academy for the Arts (K-8) (A) (U) .....23	Three Oaks (U) .....12	Oak Hammock (A) (U) .....18
Trafalgar .....13		Varsity Lakes (U) .....7
		Veterans Park (K-8) (A) (U) .....27
		<b>High Schools</b>
	Bonita Springs (9th, 10th, & 11th grades only) (FC)-S2 & S3 Only .....14	Dunbar (IB/S) .....3
	Cypress Lake (A) (CAP) .....2	East Lee County (C) (CA) .....12
	Dunbar Zone Magnet (IB/S) .....3	Lehigh Senior (A) (CA) .....6
	Estero (CA) .....4	Riverdale (IB) .....9
	Fort Myers (IB) .....5	
	South Fort Myers (C) (CAP) .....11	

(A) Arts Program; (C) Comprehensive Program; (CA) Cambridge Program; (CAP) AP Capstone; (FC) FGCU Collegiate; (FL) Foreign Language; (IB) International Baccalaureate; (IB/S) IB/STEM; (STEM) Science, Technology, Engineering, Arts, Math; (STEM) Science, Technology, Engineering, Math; (U) this school has a uniform clothing policy



# COLONIAL COURT COMMERCIAL



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