

14380 METROPOLIS AVE.

COMMERCIAL LAND OPPORTUNITY IN FORT MYERS, FL



OFFERING SUMMARY

Address: 14380 Metropolis Ave.
Fort Myers, FL 33912

County: Lee

Property Size: 0.63± Acres | 27,351 SF

Zoning: CPD

Future Land Use: Intensive Development

Permits in Place: Approved Development
Order, Active SFWMD ERP

Utilities: All utilities available to site

Parcel ID: 30-45-25-05-00000.0090

2020 Taxes: \$2,680.94

Price: \$295,000 | \$10.78 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.





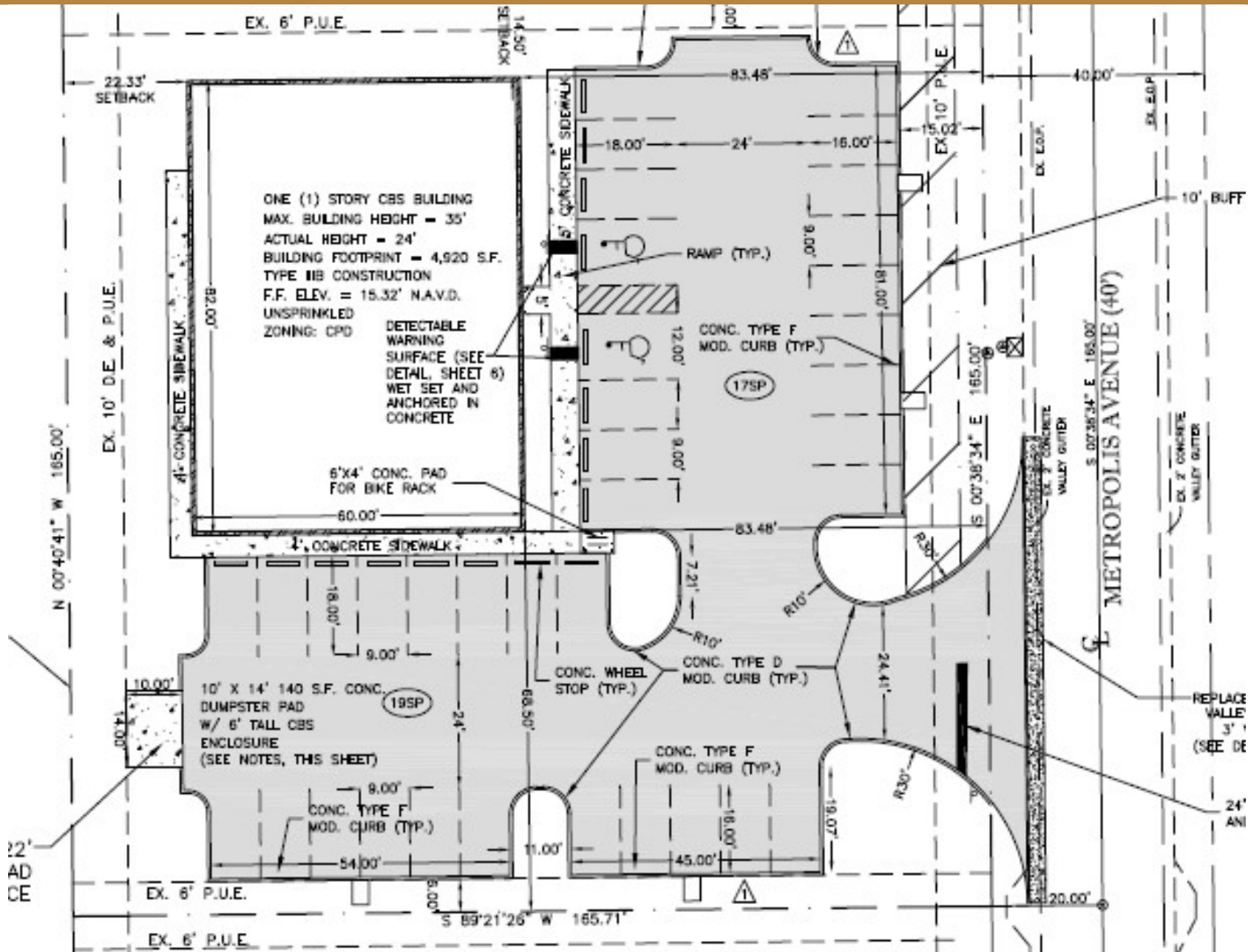
METRO PKWY.

AADT: 23,500±

PROPERTY HIGHLIGHTS

- Located in the epicenter of medical offices surrounding the newly renovated Gulf Coast Regional Medical Center
- Turnkey vacant commercial lot with approved Development Order (DO) for a 4,920 Sq. Ft. single-story commercial building for medical/dental office use
- Potential for a larger building design up to 2-stories or height of 35 feet

APPROVED MASTER CONCEPT PLAN



BUILDING RENDERING



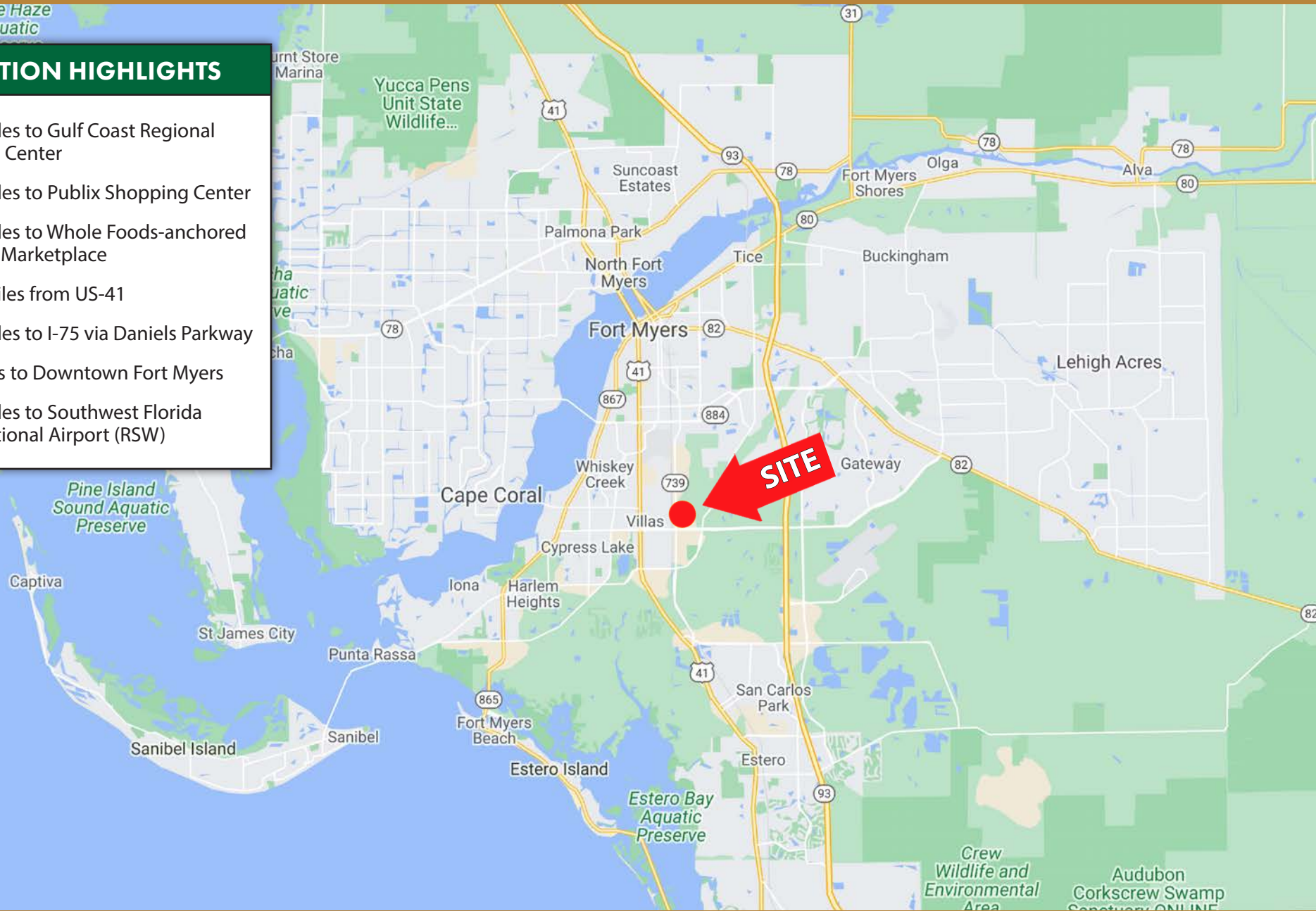
RETAIL MAP



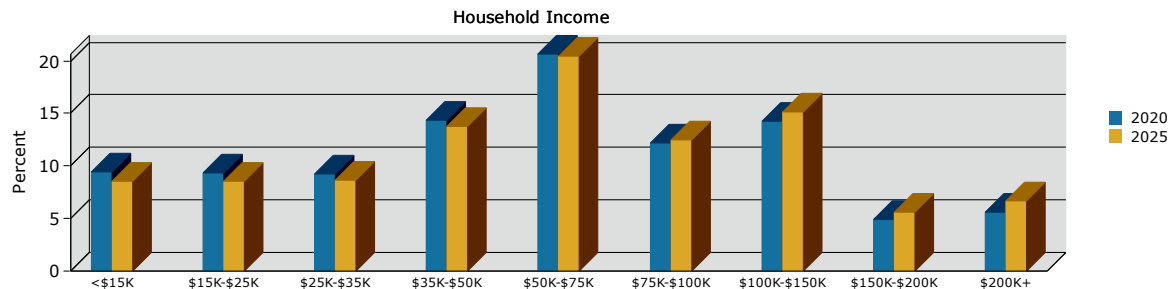
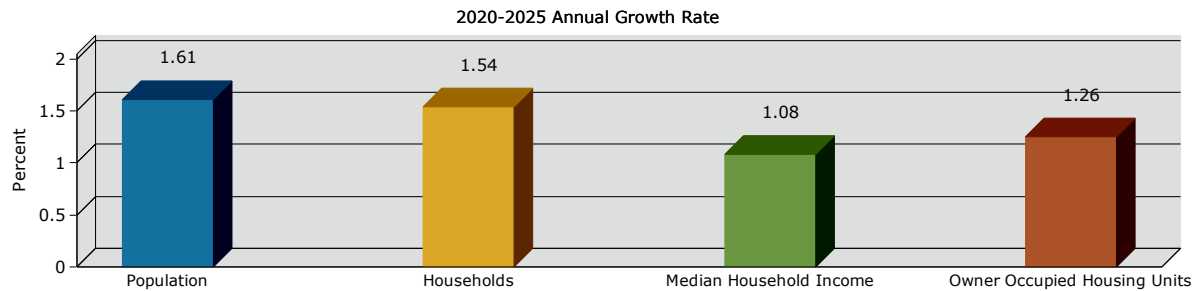
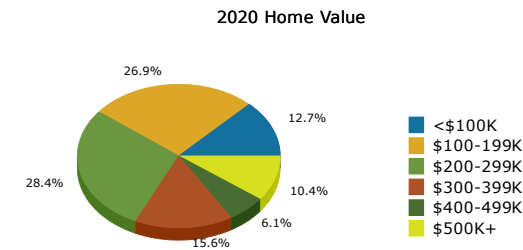
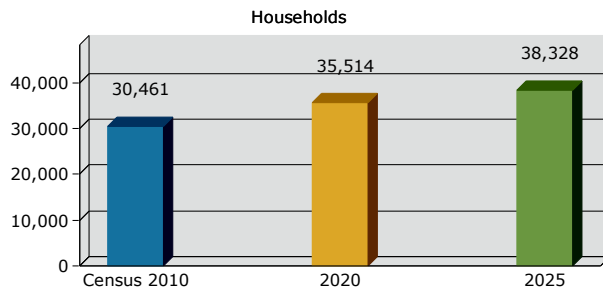
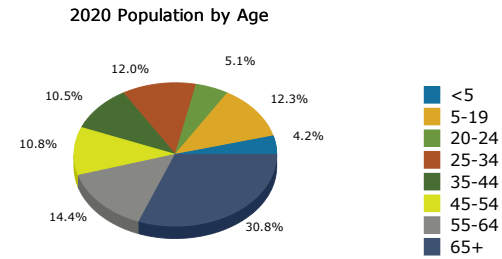
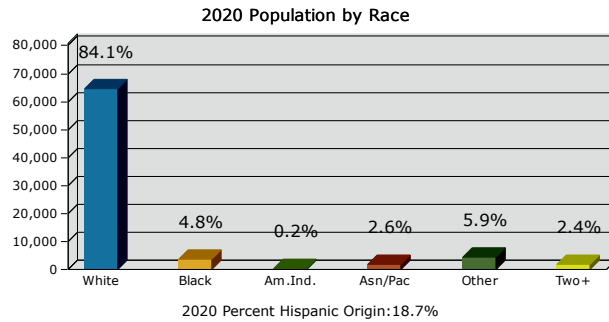
LOCATION MAP

LOCATION HIGHLIGHTS

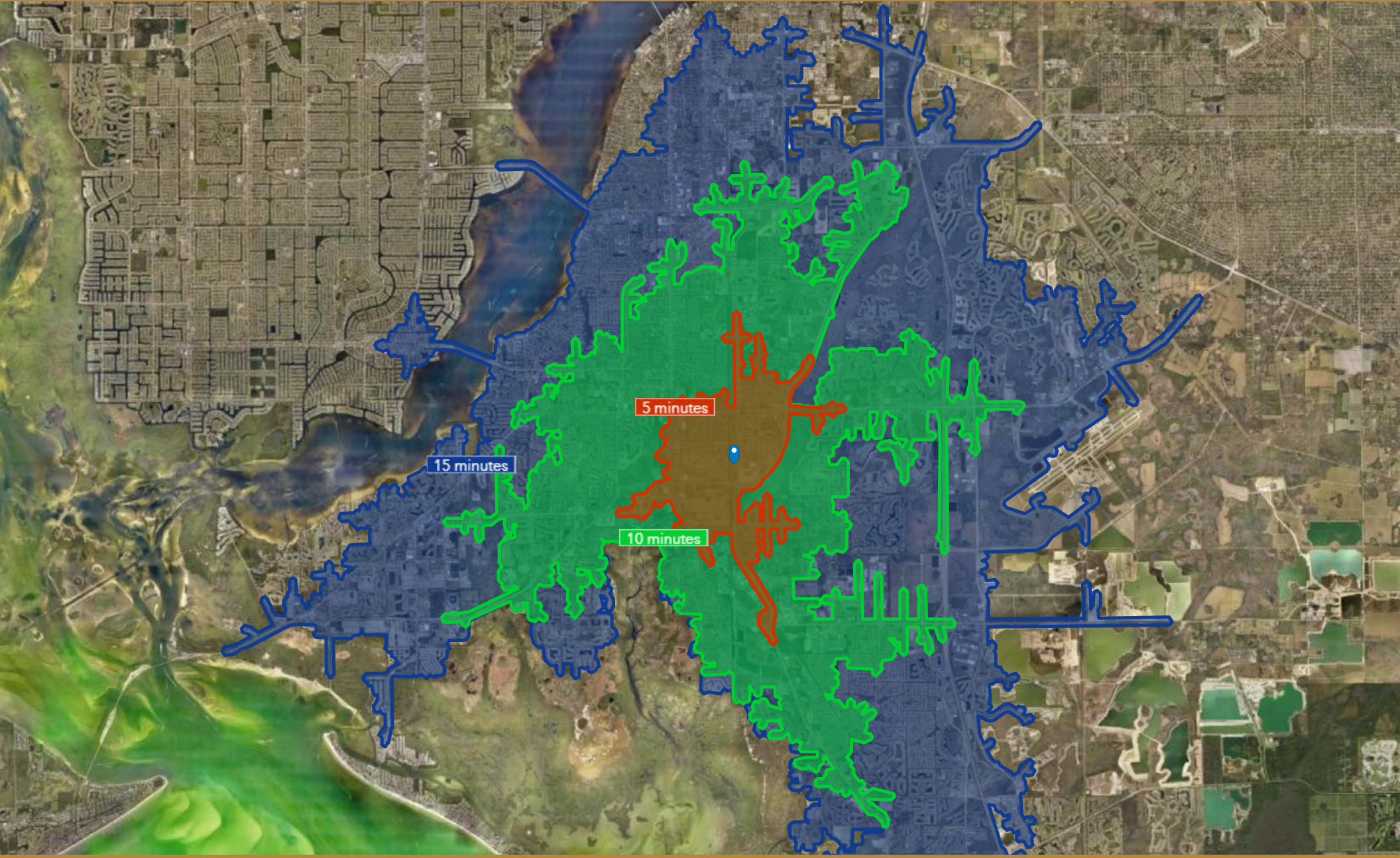
- 0.5± miles to Gulf Coast Regional Medical Center
- 1.3± miles to Publix Shopping Center
- 1.5± miles to Whole Foods-anchored Daniels Marketplace
- 2.0± miles from US-41
- 4.2± miles to I-75 via Daniels Parkway
- 7± miles to Downtown Fort Myers
- 7.5± miles to Southwest Florida International Airport (RSW)



GRAPHIC PROFILE – 10 MINUTE RADIUS



DRIVE TIME MAP



14380 METROPOLIS AVE.



LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Seller. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Seller has knowledge. Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail. It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property. The Seller and LSI Companies disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Buyer to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed. Potential Buyer acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the Potential Buyers, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Buyer will be a qualified Buyer with significant experience in entitlement and development process in Lee County with finesse and wherewithal and be willing to be interviewed by the LSI Companies team.

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