



LAND/LEASING OPPORTUNITY

**13631 Metropolis Ave.
Fort Myers, FL 33912**

ACCESSIBILITY: Excellent location across from Gulf Coast Medical Center, intersection of Daniels Parkway and Metro Pkwy.

ZONING: CPD - Commercial Planned Development

SIZE: .65± Acres

LAND LEASE RATE: \$6,838 per month

TYPES OF USES: Retail, fast food, restaurant, medical.

STRAP #: 19-45-25-00-00004.003C

TRAFFIC COUNT: 52,400± AADT (2017)



* The subject property is being offered as a build-to-suit/land lease opportunity to a qualified retail, professional, restaurant or medical user.

* Highly visible prime frontage on Metropolis Ave.

* Commercial property is in short supply, making this a great opportunity to secure your foothold in this fast growing and heavily populated area.



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