

0.76± ACRE HARD CORNER LOT SIGNALIZED INTERSECTION

FOR SALE

4025 FOWLER STREET, FORT MYERS, FL 33901



PRICE: \$495,000 @ \$15.01 PSF (\$11.73 PSF with \$108,074± Impact Fees Credit)

SIZE: 0.76± Acres (32,974± SF)

DIMENSIONS: 165'± on Fowler Street x 200'± on Winkler Avenue

LOCATION: SE corner of Fowler Street & Winkler Avenue, just north of Colonial Blvd

ZONING: CI - Commercial Intensive (City of Fort Myers)

F.L.U.: CC - Commercial Corridor

RE TAXES: \$3,029.68 (2021)

PARCEL ID: 36-44-24-P3-00022.0040

COMMERCIAL CORNER

Completely cleared site with pad and all utilities available, ready for development.

Ideally situated at the signalized intersection of Fowler Street and Winkler Avenue

with dual ingress & egress, surrounded by retail, office and medical. Commercial

Intensive zoning allows a variety of commercial uses. \$108,074± City Impact Fees

credit towards the future building permits available to the purchaser.

CONTACT

FRED KERMANI, CCIM, AIA
Partner

239.659.4960

fred.kermani@creconsultants.com

www.creconsultants.com/FredKermani

12140 Carissa Commerce Ct, Suite 102
Fort Myers, FL 33966

1100 Fifth Ave. S, Suite 100
Naples, FL 34102

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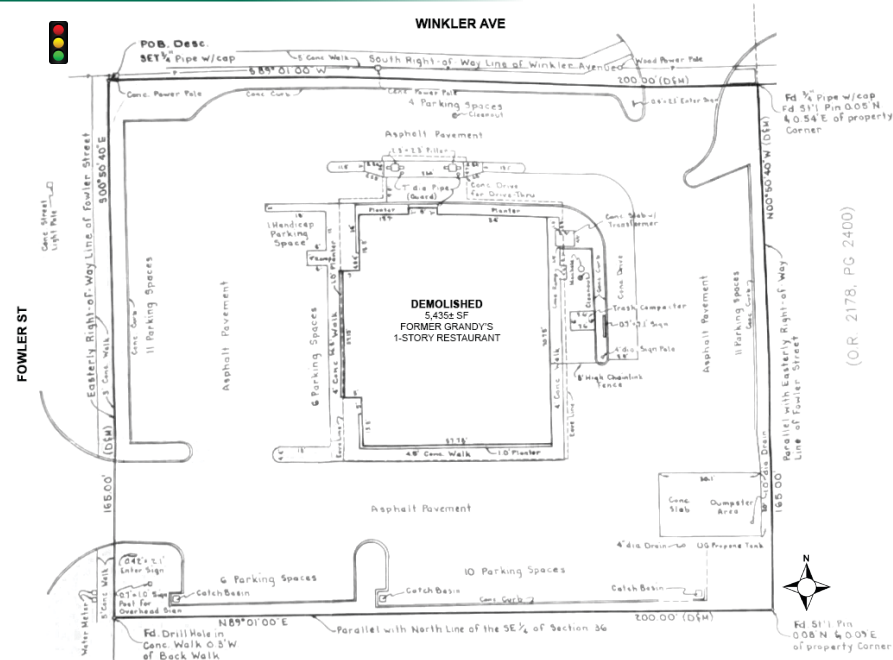
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HIGHLIGHTS

- Completely cleared pad site
- All utilities available
- Signalized intersection of Fowler Street and Winkler Avenue
- Two curb cuts
- \$108,074± Impact Fees credit

SURVEY FROM 2005



2021 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	10,612	68,694	151,700
EST. HOUSEHOLDS	4,537	28,760	65,744
EST. MEDIAN HOUSEHOLD INCOME	\$35,852	\$47,131	\$55,031

25,000 AADT (Fowler Street)
16,800 AADT (Winkler Avenue)

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