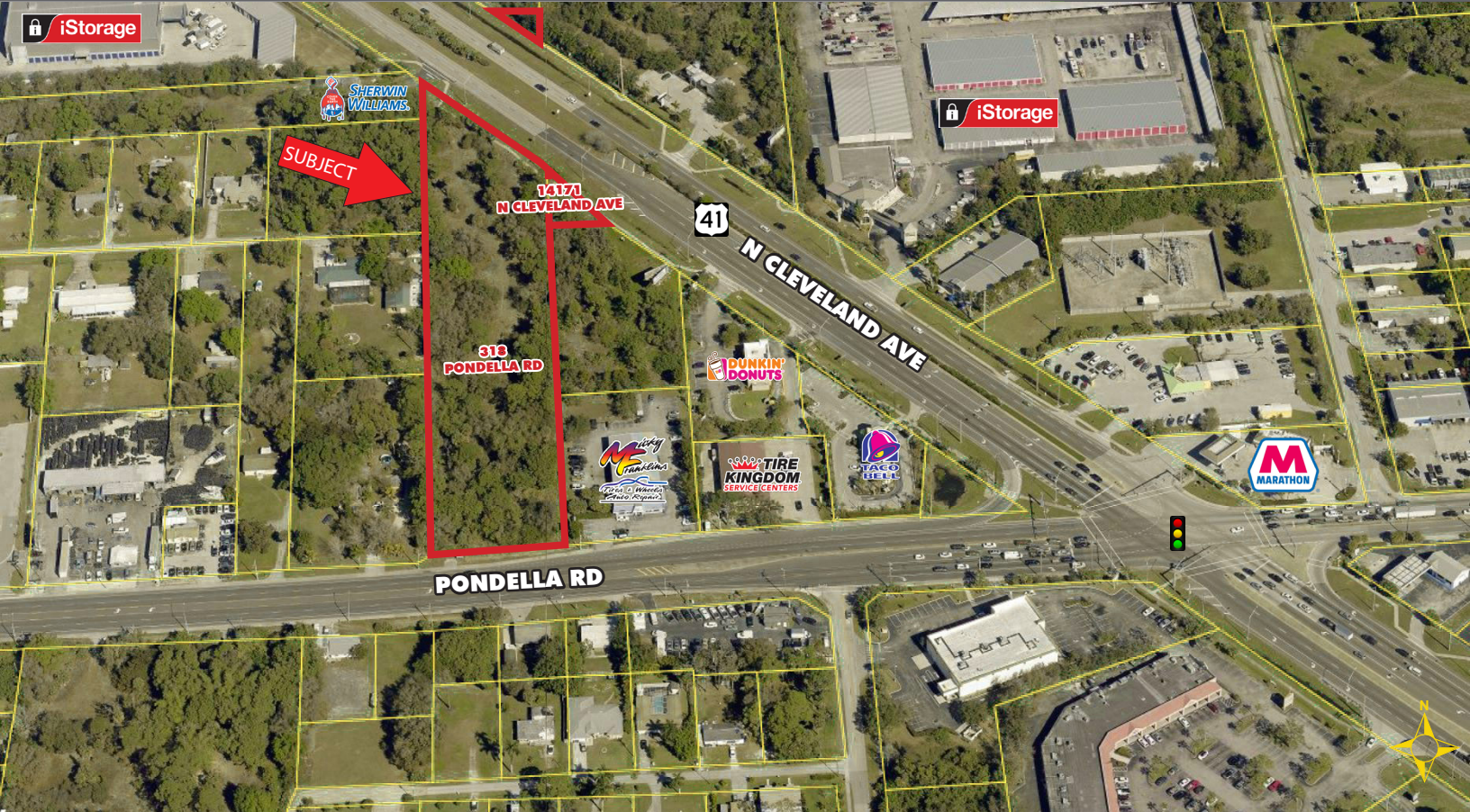


# 3.25± ACRE C1/MIXED-USE SITE FRONTAGE ON US 41 & PONDELLA RD

## FOR SALE

318 PONDELLA RD & 14171 N CLEVELAND AVE, NORTH FORT MYERS, FL 33903



- PRICE:** \$985,000 @ \$6.96 PSF Gross (\$7.07 PSF Net South of US 41)
- SIZE:** 3.25± Acres Total (3.20± Acres South of US 41)  
(387'± US 41 Frontage & 166'± Pondella Road Frontage)
- LOCATION:** NW quadrant of signalized intersection of N Cleveland Avenue (US 41) and Pondella Road
- ZONING:** C1 - Commercial (Lee County), Mixed-use and North Fort Myers Commercial Corridor Overlay which allows High-Density Residential, Car Lot, Gas Station and other commercial uses
- F.L.U.:** Intensive Development, allowing up to 14 Dwelling Units/Acre
- RE TAXES:** \$2,760.89 (2021)
- PARCEL ID:** 03-44-24-00-00032.0000 & 03-44-24-00-00029.0020

### COMMERCIAL SITE

Unique development site offering great visibility with two road frontages on N Cleveland Avenue (US 41) and Pondella Road. Conceptual plans are available for a 20,000 SF retail building with 2,000 SF fast food or a 28,000 SF retail building.

Zoning allows variety of mixed uses including Car Lot, Gas Station and High-Density Residential

### CONTACT

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[www.creconsultants.com/FredKermani](http://www.creconsultants.com/FredKermani)

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

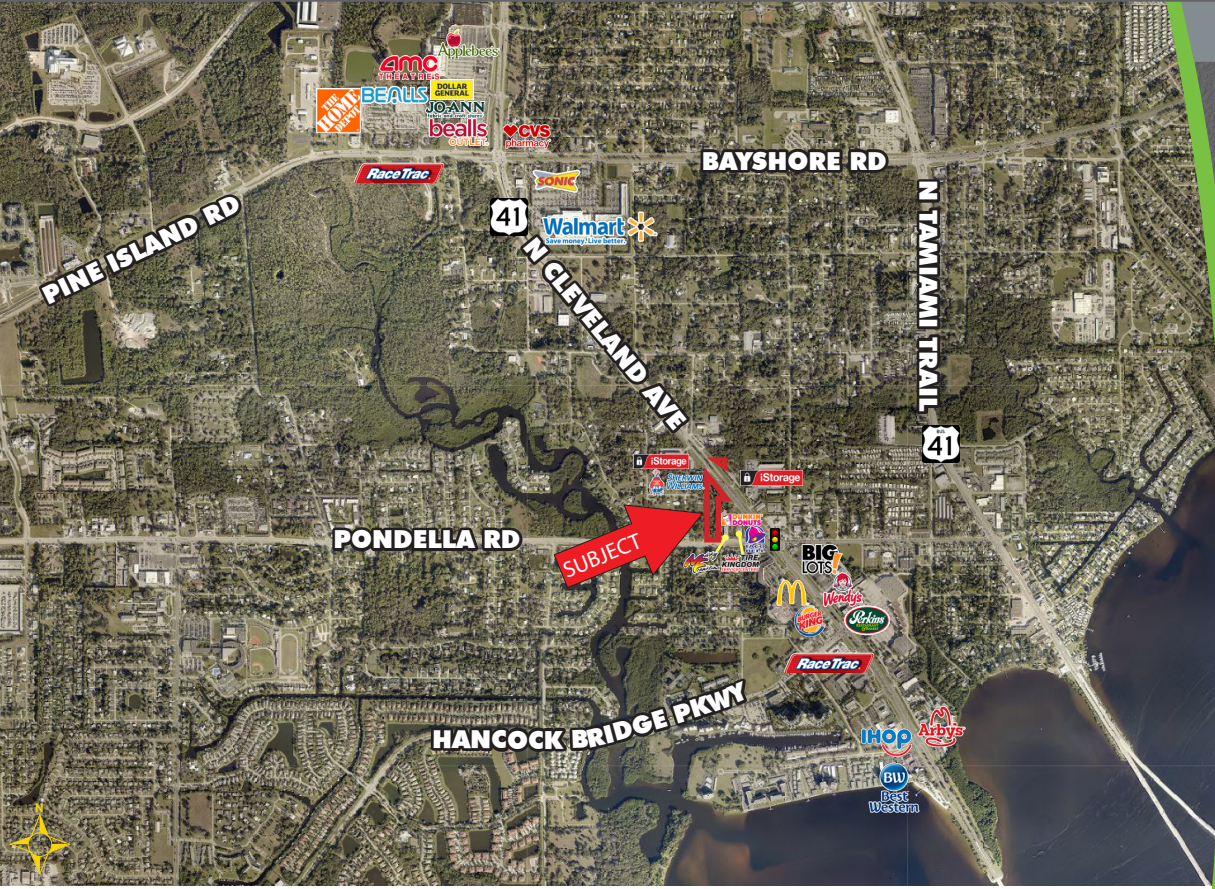
1100 Fifth Ave. S, Suite 100  
Naples, FL 34102



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## FOR SALE

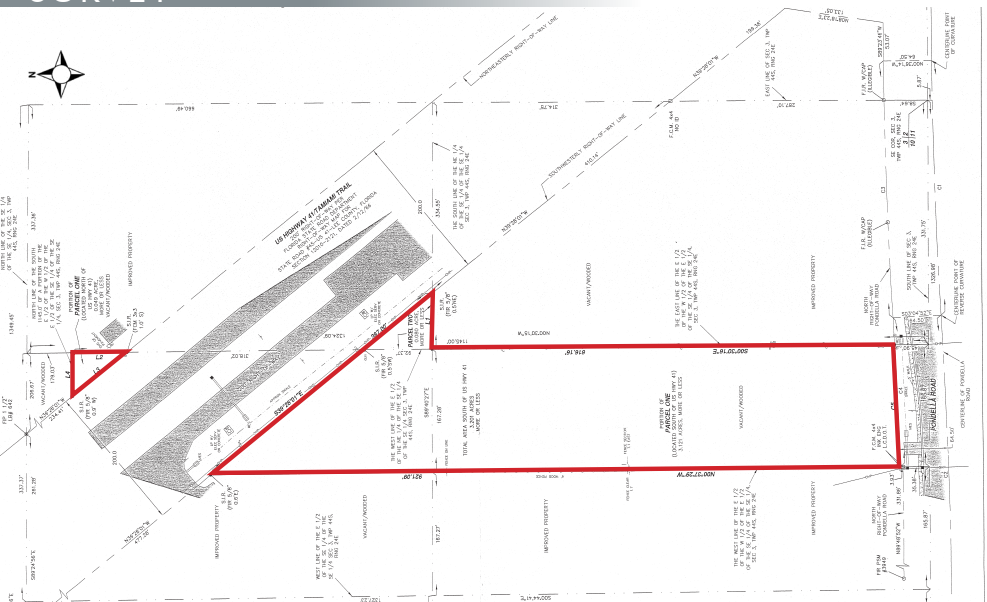
318 PONDELLA RD & 14171 N CLEVELAND AVE, NORTH FORT MYERS, FL 33903



## HIGHLIGHTS

- Ideal for retail or office development
- Two road frontages
- Mixed-Use zoning allows High-Density Residential, Car Lot, Gas Station and more
- Conceptual plans available
- Adjacent to Taco Bell, Dunkin Donuts and Tire Kingdom

## SURVEY



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2021 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	5,566	48,146	145,854
EST. HOUSEHOLDS	2,752	22,738	59,956
EST. MEDIAN HOUSEHOLD INCOME	\$49,313	\$48,263	\$49,268
TRAFFIC COUNTS (2020)	21,500 AADT (Pondella Road) 33,500 AADT (N Cleveland Avenue)		

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