

HEAVY INDUSTRIAL CORNER DEVELOPMENT OPPORTUNITY

FOR SALE

OLD METRO PARKWAY & HUNTER STREET, FORT MYERS, FL 33916



- PRICE:** \$2,100,000 @ \$5.66 PSF
- SIZE:** 8.52± Acres (371,131± SF) 265' Frontage on Old Metro Parkway
- LOCATION:** SE corner of Old Metro Parkway and Hunter Street, between Metro Parkway and Hanson Street
- ZONING:** IH - Heavy Industrial (City of Fort Myers)
- RE TAXES:** \$6,890 (2021)
- UTILITIES:** Water & Sewer
- PARCEL ID:** 30-44-25-P4-00107.0100

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This site is ideal for Self Storage or businesses with large outside storage needs or that work with large equipment. Property has 265' front feet on Old Metro Parkway and approximately 835'± of additional front feet on Hunter Street. Access to I-75 via Exit 136 or 138 is only 4.5± miles east. FPL power lines run along the east boundary. This site is mostly cleared and needs little fill compared to competing sites in this submarket with higher asking prices. A long-term land lease is possible.

CONTACT
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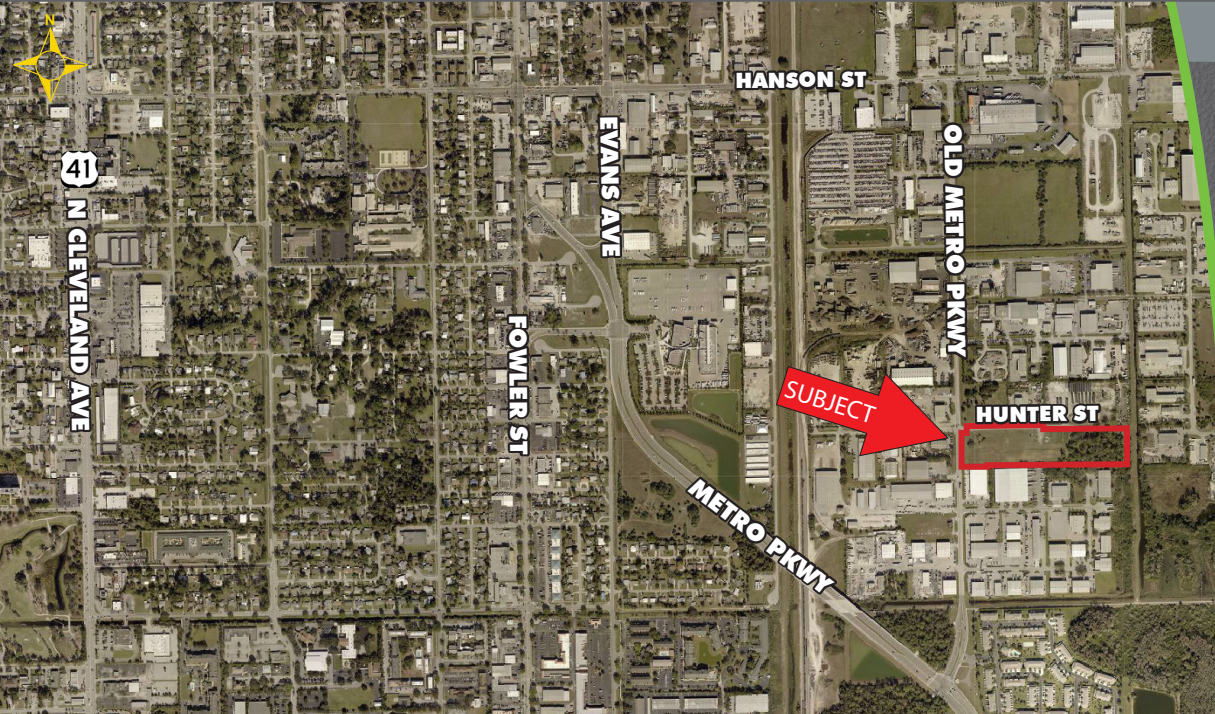
12140 Carissa Commerce Ct, Suite 102
Fort Myers, FL 33966
1100 Fifth Ave. S, Suite 100
Naples, FL 34102

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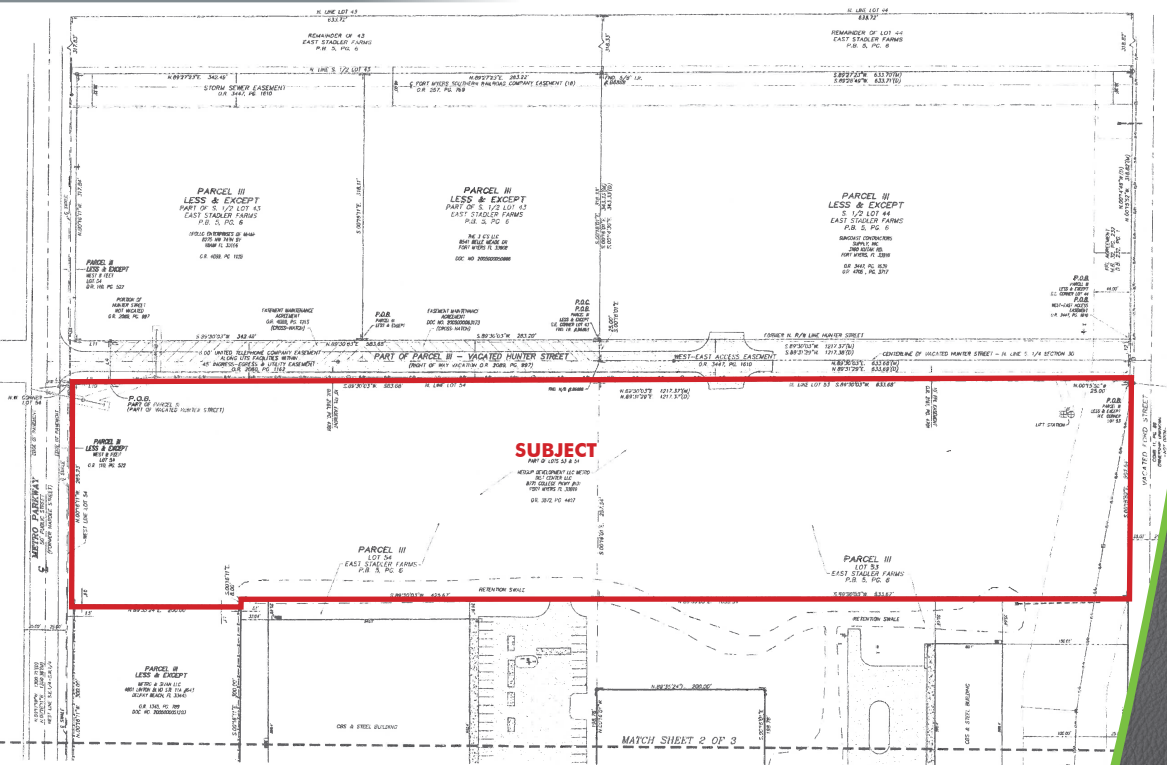
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HIGHLIGHTS

- Quick & easy access to I-75, both Exit 136 & 138
- Parcel is mostly cleared with good existing elevations and functional shape
- Heavy Industrial zoning
- Abundant road frontage
- Hunter Street is a private road

SITE PLAN



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2021 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	6,681	63,176	144,732
EST. HOUSEHOLDS	2,514	26,256	61,195
EST. MEDIAN HOUSEHOLD INCOME	\$34,522	\$45,128	\$53,238
TRAFFIC COUNTS (2020)	5,600 AADT (Old Metro Parkway)		

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