

16220 N. CLEVELAND AVE.

NORTH FORT MYERS, FL



OFFERING SUMMARY

Address: 16220 N. Cleveland Ave.
North Fort Myers, FL 33903

County: Lee

Property Size: 7.07± Acres

Zoning: C-1A and C-2 (Lee County)

Future Land Use: Central Urban

Utilities: All available to site

STRAP Number: 27432412000000000

Tax Information: \$5,221 (2021)

List Price:
\$1,750,000

PLEASE DIRECT ALL OFFERS TO:

Christi Pritchett, CCIM
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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.





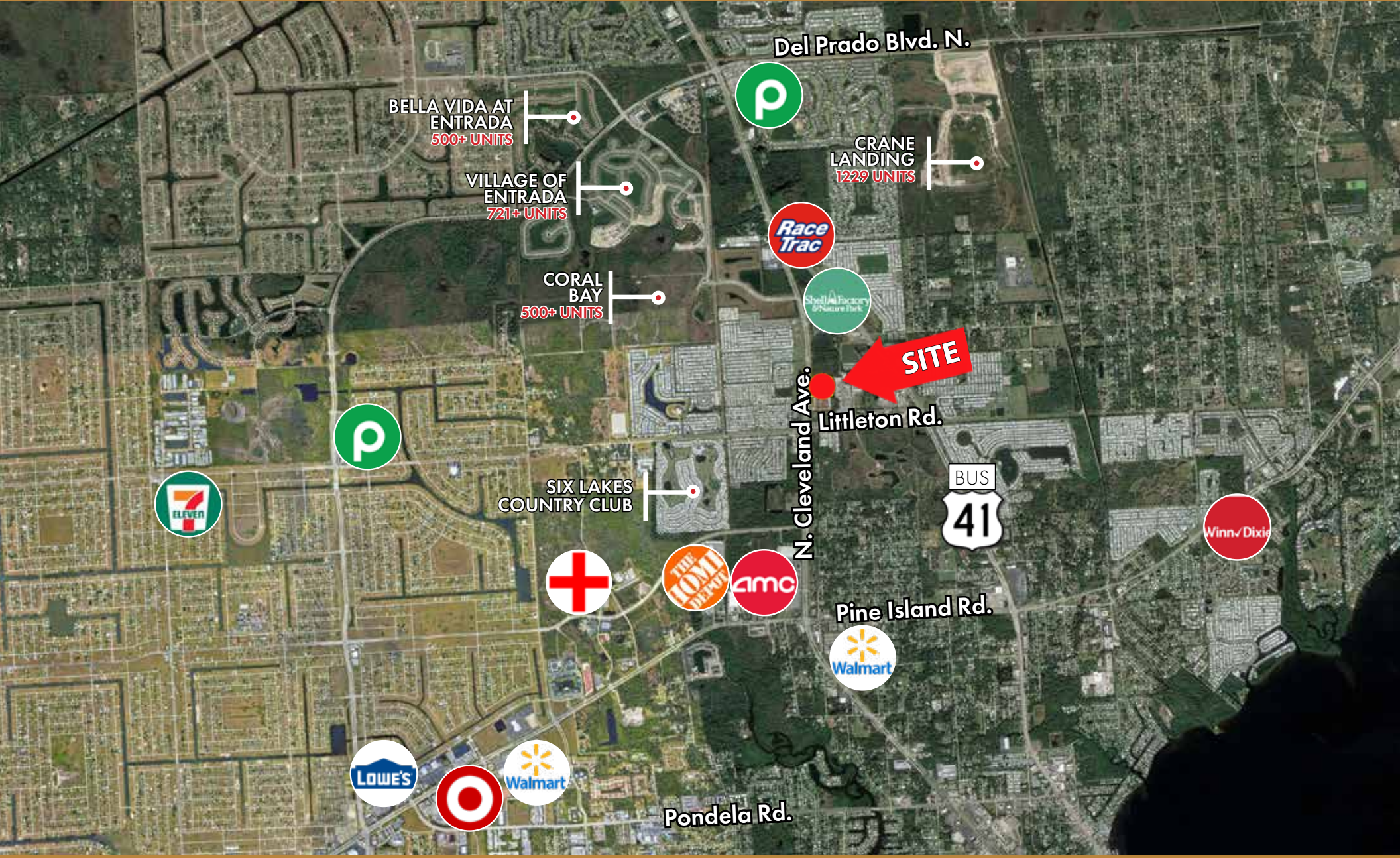
PROPERTY HIGHLIGHTS

- 7± acre development parcel with potential for a variety of commercial or residential uses.
- Located along highly traveled N. Cleveland Ave., with average daily traffic counts of 20,500 cars per day.
- Under the existing future land use designation of Central Urban, the standard density range is 4 to 10 du/ ac. and a maximum density of 15 du/acre.
- Located just 1.5± miles from the Publix-anchored shopping center at the intersection of North Tamiami Trail and Del Prado extension.

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AREAS OF INTEREST



LOCATION MAP



LOCATION HIGHLIGHTS

- 1.2± miles from Pine Island Rd./SR78
- 1.5± miles from Publix-anchored shopping center
- 2.5± miles from Cape Coral
- 9± miles from downtown Fort Myers
- 7± miles from I-75
- 18± miles from Punta Gorda Airport (PGD)
- 25± miles from SWFL International Airport (RSW)

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LIMITATIONS AND DISCLAIMERS

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