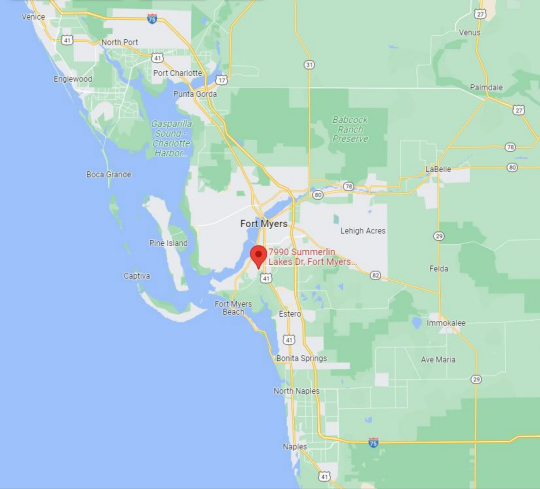




7990 Summerlin Lakes Dr.



## 1.53± acre Commercial Corner Lot For Sale or Build-To-Suit

- Ready-platted parcel w/ in-place utilities. Zoned very Flexible CC
- Up to 20,400± SF Medical/Office. Up to 30,600± SF Bank or Class A office & Up to 8,000± SF Restaurant.
- Convenient access to I-75 and Southwest Florida International Airport • Excellent "Type A" surrounding financial, real estate and professional uses, neighboring retail and residential uses and activities.
- Walking distance to Barbara B. Mann, Florida Southwestern State College and Suncoast Credit Union Arena. The arena seats approx. 3,500 fans for sporting events, concerts, speaking engagements, graduations, and much more.

• **Strap:** 23-45-24-07-00000.0060; **Plat:** PB 64 PG 70

• **Pricing:** \$1,495,000 (\$22.43/PSF) Cash or PMM available to qualified buyer



GALVANO  
DEVELOPMENT

STUDIO  
S.A.S.



**Michael J. Frye, CCIM|CEO**  
Hall of Fame, Lifetime Achievement  
(239) 281-0441  
[mfrye@ccim.net](mailto:mfrye@ccim.net)



**Coleen Frye, ACP**  
Commercial Specialist  
(239) 218-5027  
[cfrye@fryecommercialgroup.com](mailto:cfrye@fryecommercialgroup.com)

06-14-2022

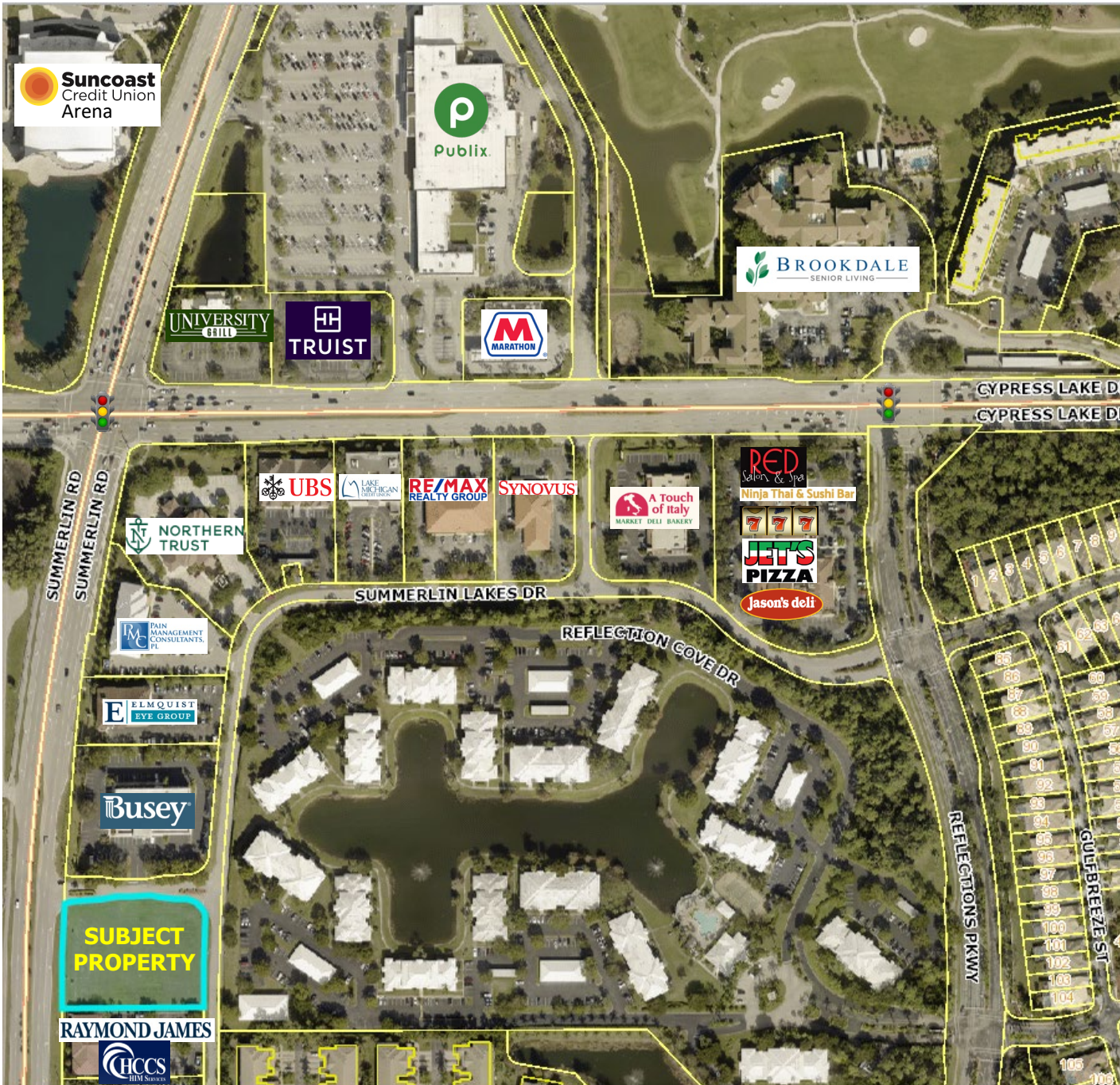


Michael J. Frye, CCIM|CEO  
 (239) 281-0441



Coleen Frye, ACP  
 (239) 218-5027

For Sale – 1.53± Acres  
 7990 Summerlin Lakes Dr.



7910 Summerlin Lakes Dr., Fort Myers, FL 33907 | O: (239) 489-0444 | [ftmyerscommercial.com](http://ftmyerscommercial.com) | [michaelfrye.com](http://michaelfrye.com)

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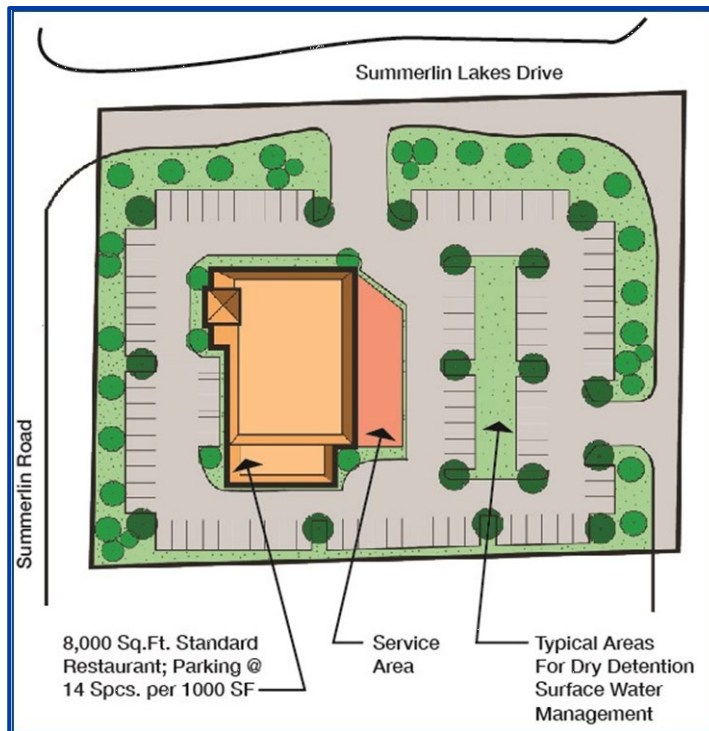
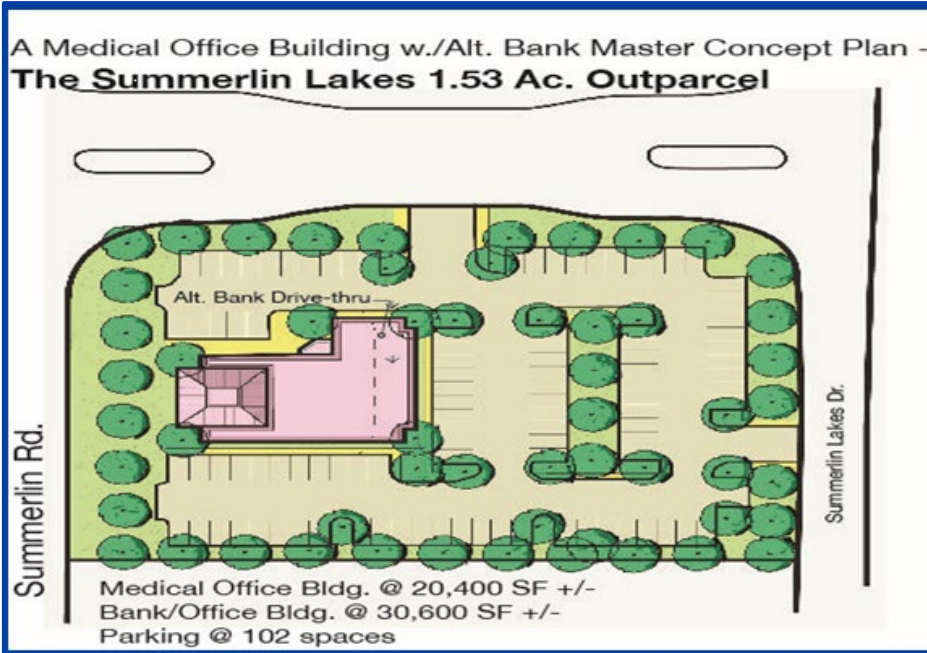
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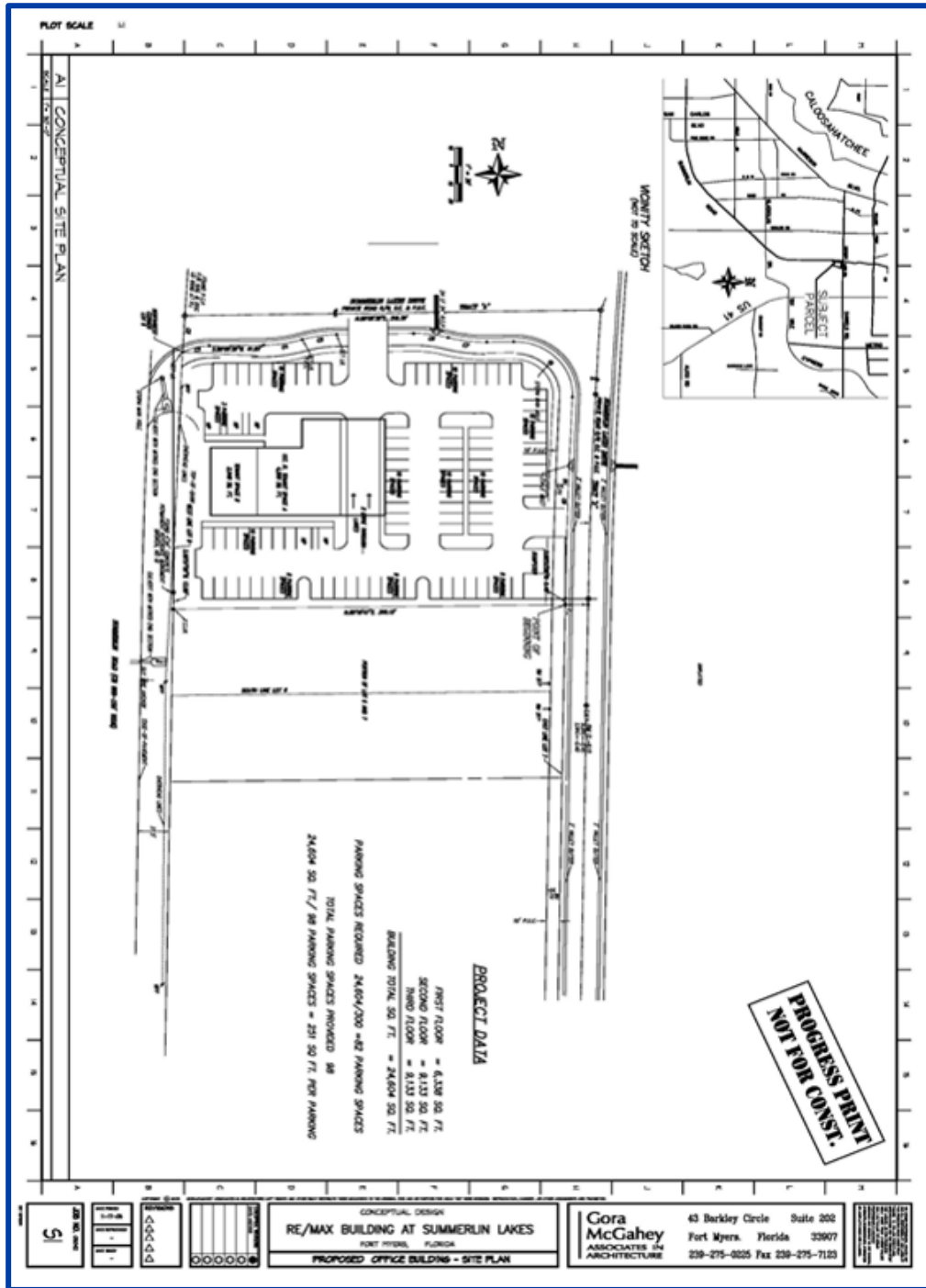


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 (239) 281-0441



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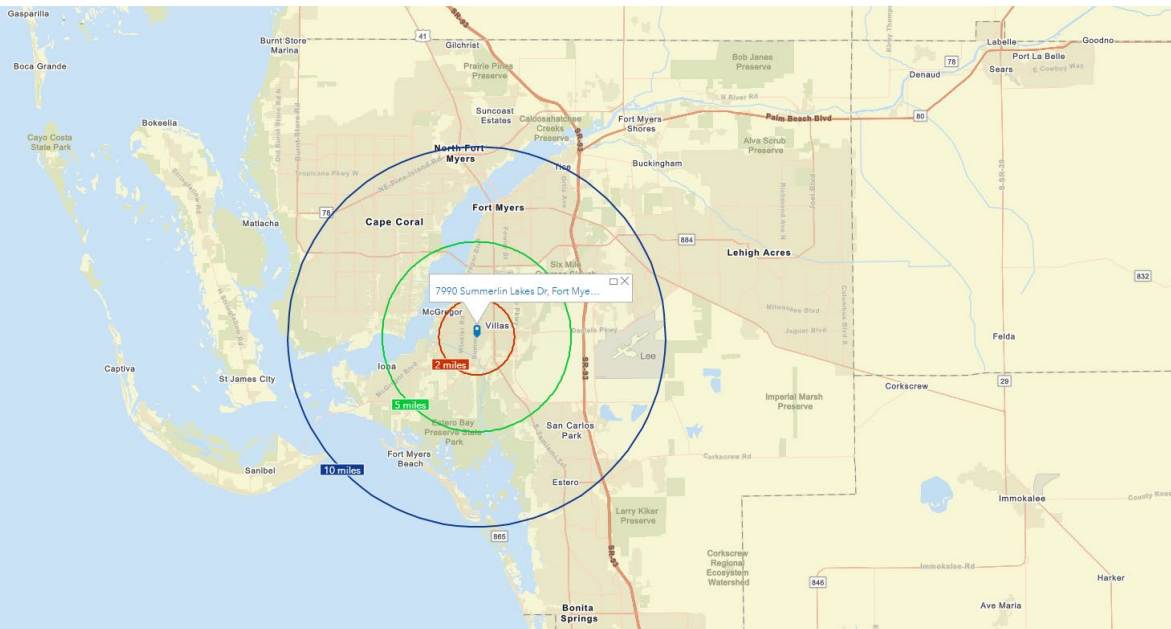
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**For Sale – 1.53± Acres**  
**7990 Summerlin Lakes Dr.**

**DEMOGRAPHICS (2022)**

**7990 Summerlin Lakes Dr., Fort Myers, FL**

	<b>2 Miles</b>	<b>5 Miles</b>	<b>10 Miles</b>
<b>Total Population</b>	39,773	152,634	470,275
<b>Median Age</b>	53.3	52.9	49.5
<b>Total Households</b>	19,915	71,201	200,458
<b>Traffic Count</b>	28,500 (2021) – Summerlin Rd to Gladiolus Dr		



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