

# COMMERCIAL CORNER LOT

5.13± ACRES



## FOR SALE

336 BLACKSTONE DRIVE, FORT MYERS, FL 33913



- PRICE:** \$1,700,000 @ \$7.61 PSF
- SIZE:** 5.13± Acres (600'± State Road 82 x 370'± Blackstone Drive)
- LOCATION:** SE corner of State Road 82 and Blackstone Drive, 5 miles east of the Daniels Parkway/Gunnery Road intersection
- ZONING:** C-1A - Commercial (Lee County)
- F.L.U.:** Urban Community, allows Commercial uses as well as up to 6 Units/Acre or 24 ALF Beds/Acre (Subject to rezoning)
- RE TAXES:** \$2,117.35 (2021)
- PARCEL ID:** 20-45-27-55-00044.0000

### DEVELOPMENT SITE

5± Acre corner lot offering great exposure with over 600' frontage on State Road 82 and 370' on Blackstone Drive. Excellent commercial opportunity along a major east/west corridor. Seller financing available for qualified buyer. Informal wetland determination report is available.

### 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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### HIGHLIGHTS

- SE Corner of State Road 82 and Blackstone Drive
- 5 miles east of the Daniels Parkway/Gunnery Road intersection
- Zoned C-1A, Commercial
- State Road 82 road widening is underway

### ZONING MAP



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2022 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	2,276	16,258	54,283
EST. HOUSEHOLDS	712	5,217	18,411
EST. MEDIAN HOUSEHOLD INCOME	\$67,088	\$59,287	\$54,579
TRAFFIC COUNTS (2021)	15,700 AADT (State Road 82)		

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