

FOR SALE or BUILD-TO-SUIT LEASING OPPORTUNITY US 41 & Harborage Dr., Fort Myers, FL

Sale Price: \$1,495,000

Parcel Size: 2.55± Acres

Strap #: 07-46-25-00-00010.0000

Zoning: Commercial

Location: West side of US 41, just South of Alico Rd.



144' of frontage on US-41, directly north of the Harborage community

- Located near intensive developments including Harbour Plaza, Publix, Rayma C. Page Elementary School, CVS, Arby's, Dunkin
- Quick access to I-75, Southwest Florida International Airport (RSW) and FGCU.
- Residential communities in the immediate area: The Harborage, Hidden Harbor & 400 high-end apartments at Emerson Square.
- Possible uses include Restaurants, Health Spa, Day Care Center, Hardware Store, Beauty Shop, Place of Worship, Repair Services, Banks and Financial Institutions, Paint and Wallpaper Stores, Vet Office along with many other uses.



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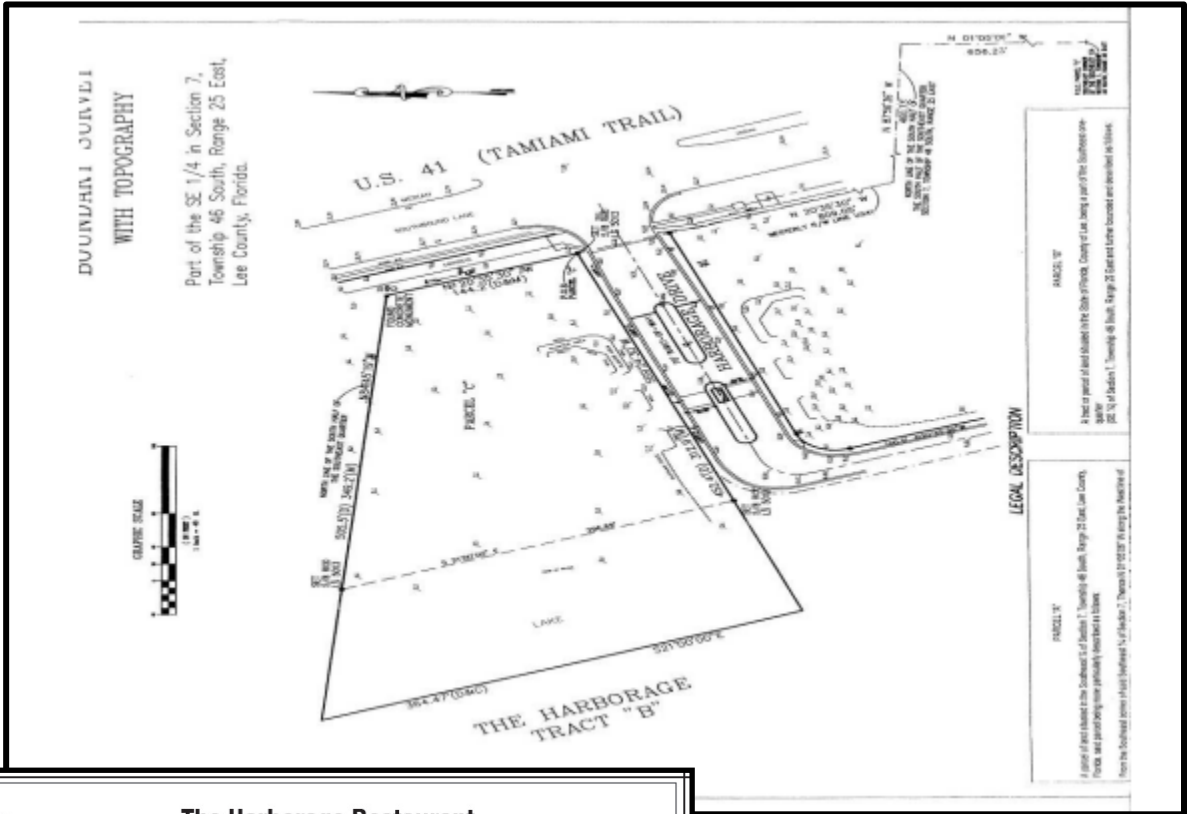
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PERMITTED USES

- a.) Bakeries - Primarily retail, limited preparation;
- b.) Day care center and other preschool facilities;
- c.) Hardware store;
- d.) On-site signs, provided such signs comply with all applicable regulations and ordinances;
- e.) Personal services - including barber and beauty shops, health spas, laundry and dry-cleaning pickup establishments, self service laundromats and the like;
- f.) Pharmacy;
- g.) Place of worship;
- h.) Repair services - including small electric appliance, radio and television, tailor shop, similar specialized repair services;
- i.) Specialty shop - including bookstore, butcher, florist, gift and souvenir shop, newsstand, music shop, optical shop, stationary store, shoe shop, art, hobby and craft shop, tobacco shop and the like. This category does not include convenience grocery stores or other general merchandise stores;
- j.) Antique and curio shops;
- k.) Artists' studios;
- l.) Auto and boat parts - new and used (no repair);
- m.) Awnings and canopies;
- n.) Banks and financial institutions;
- o.) Broadcasting studio, commercial radio and television;
- p.) Business, professional and nonprofit organization offices;
- q.) Business stenographic and other similar schools;
- r.) Caterer;
- s.) Comparison good stores - including clothing, shoes, apparel, accessory jewelry, furniture, appliances, home furnishings, trading stamp redemption, mail order houses, and the like;
- t.) Dancing and music education;
- u.) Electronics equipment stores;
- v.) Garden supplies, nurseries and horticultural services;
- w.) Hardware, paint and wallpaper supplies;
- x.) Interior decorating studio;
- y.) Lawn mower sales, repair and rental;
- z.) Marine supplies - including ships chandlery;
- aa.) Pet shops and pet grooming shops;
- bb.) Photographic service and supplies;
- cc.) Printing shop;
- dd.) Recreational facilities - indoor;
- ee.) Restaurants - excluding drive-in and fast order food establishments, but permitting the consumption-on-premises of alcoholic beverages;
- ff.) Secondhand stores - when entirely within a building;
- gg.) Sporting goods;
- hh.) Taxidermists;
- ii.) Theaters - indoor;
- jj.) Veterinarian or clinic - with overnight boarding limited to those receiving medical treatment;
- kk.) Bicycle sales, retail and repair

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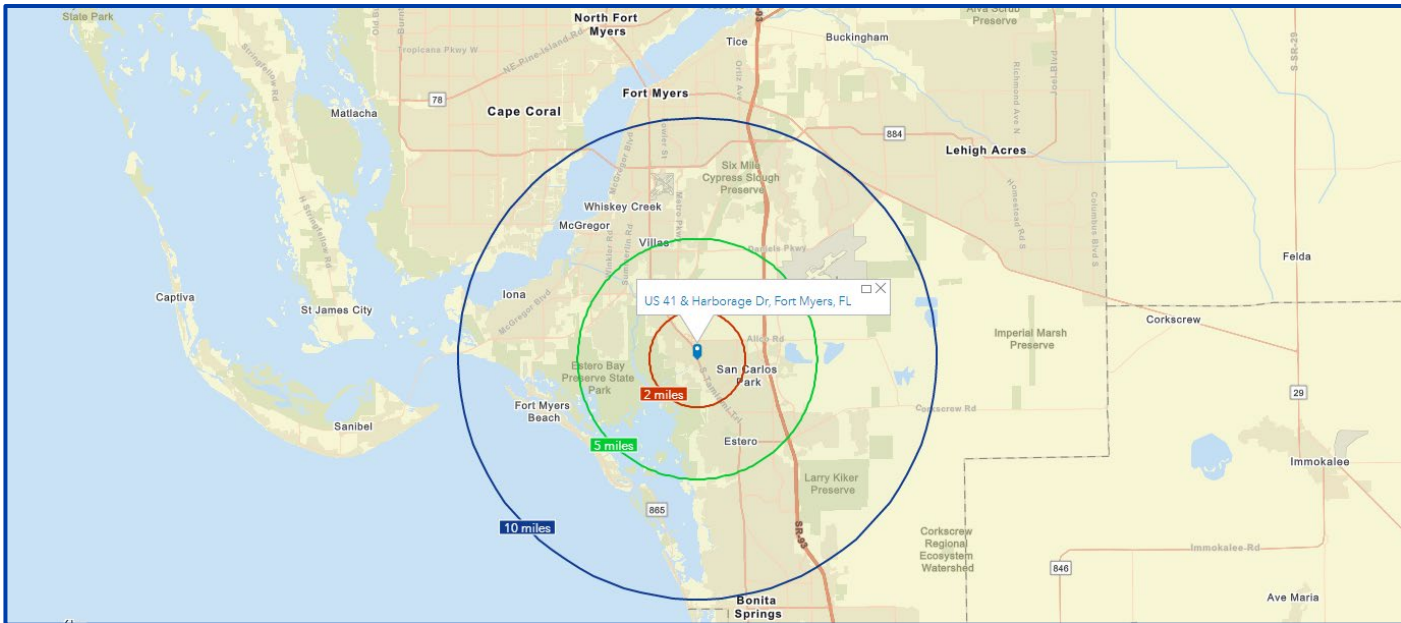


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DEMOGRAPHICS (2022)

US 41 & Harborage Dr., Fort Myers, FL

	2 Miles	5 Miles	10 Miles
Total Population	17,154	98,826	337,315
Median Age	46.4	51.7	54.3
Total Households	7,063	42,309	151,298
Traffic Count	55,000 (2021) – S Tamiami Trl.		



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