



FOR SALE – COMMERCIAL LAND

10581 Ben C. Pratt/Six Mile Cypress Pkwy.
Fort Myers, FL 33966

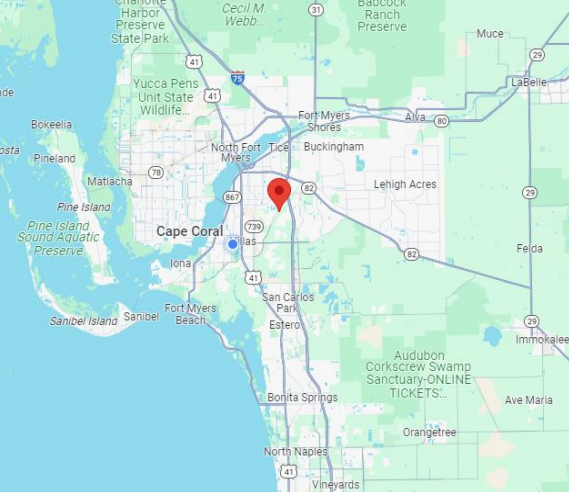
PRICE: \$1,299,000 (\$7.80/PSF)

Size: 3.82± Acres | 1.47 acres of Wetlands

Zoned: CG (General Commercial)

Strap #: 04-45-25-P2-00200.0010

Location: Easy access to I-75. Close to a variety of local amenities and attractions – Minnesota Twins stadium. Convenient access to Colonial Blvd & Daniels Pkwy.

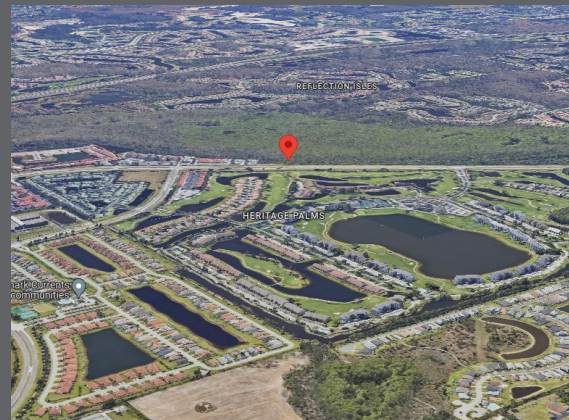


PROPERTY DESCRIPTION:

This property is perfect for a variety of uses – Office, Multi-Family, Medical, Self-Storage or Water Management systems, etc.

Desirable Uncleared Raw Land on the East side of Six Mile Cypress and adjacent to newly developed Offices, Residential, Multi-Family and Retail Properties.

Fort Myers is primed for continued growth in all areas of the local economy, benefiting new owners and businesses.



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REMAX
COMMERCIAL
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DEMOGRAPHICS

10581 Ben C Pratt Six Mile Cypress Pkwy., Fort Myers, FL

	2 MILES	5 MILES	10 MILES
2024 TOTAL POPULATION	26,459	147,716	461,301
2024 MEDIAN AGES	45	43	45
2024 HOUSEHOLDS	11,838	61,493	191,534
AADT (2025)	22,000 (Six Mile Cypress Pkwy)		



Planning: Eastwood Village (max of 2,600 units, 130 hotel units, 200,000 SF of Retail & 45,000 SF of office space)

Development Order: Penzance Square CPD

Permitting: Costco Colonial Hotel & Retail

Under Construction: Lee Health Hospital Bonavie Cove (238 paired villas)

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