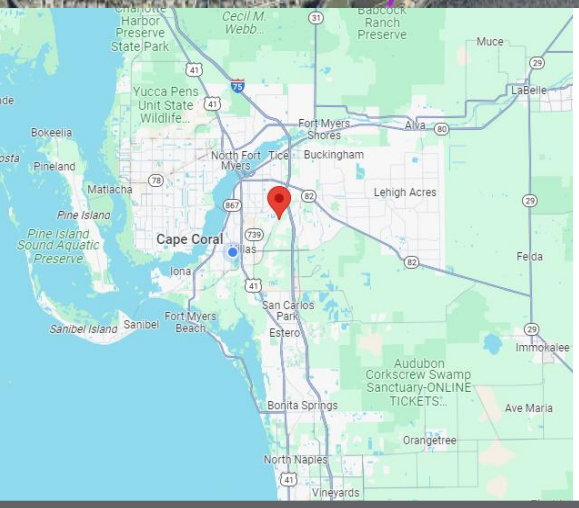




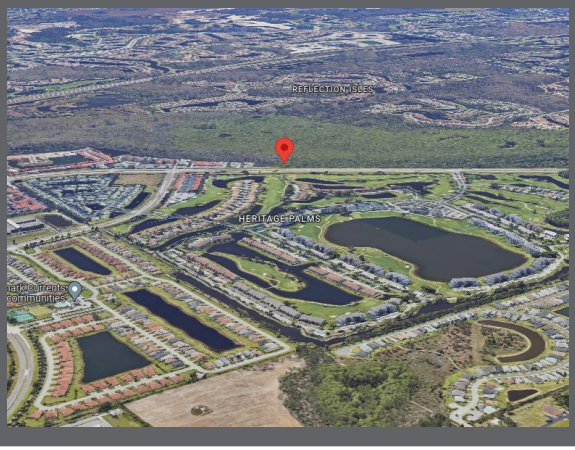
FOR SALE – COMMERCIAL LAND

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.



Pam Bratton, CCIM|SFR|RSPS
2025 SW FL District CCIM Past President
(239) 989-7077
pbratton@remax.net

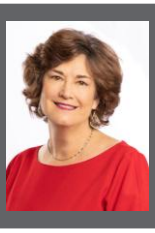
REMAX Realty Group
7910 Summerlin Lakes Dr.
Fort Myers, FL 33907
O: (239) 489-0444
ftmyerscommercial.com

RE/MAX Realty Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof.
This property presentation is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawals without notice.

11-10-2026

RE/MAX COMMERCIAL
REMAX REALTY GROUP

For Sale – 3.82± acres
10581 Ben C. Pratt/Six Mile Cypress Pkwy


Pam Bratton CCIM
(239) 989-7077

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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