

RE/MAX Realty Group  
Commercial Division  
7910 Summerlin Lakes Dr.  
Fort Myers, FL 33907  
(239)489-0444



**FOR SALE**  
**322 SW Pine Island Road (SR 78)**  
**Cape Coral, FL 33993**

**SIZE:** 12.71± Acres (553,647.6 Square Feet)

**ZONING:** Commercial, Pine Island Road Corridor Commercial

**PRICE:** \$7,391,000

**UTILITIES:** Water & Sewer - ALL ASSESSMENTS PAID IN FULL



Geographic center of The City of Cape Coral. Across from the new Sam's Wholesale Club, Kohls, Walmart Neighborhood Store, 56,000/SF Publix, Auto Dealerships and Buffalo Wild Wings.

The site is cleared and has approximately 1,000 feet of frontage on Pine Island Road.

Excellent development opportunities for Commercial & Offices.



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- \*Retail/Office/Industrial/Sales/Leasing
- \*Specializing in Commercial Investment
- \*International Referral Network
- \*Real Estate Sales & Exchange



Hal Arkin

Frye Commercial Group  
Direct (239) 910-5363  
harkin@remax.net

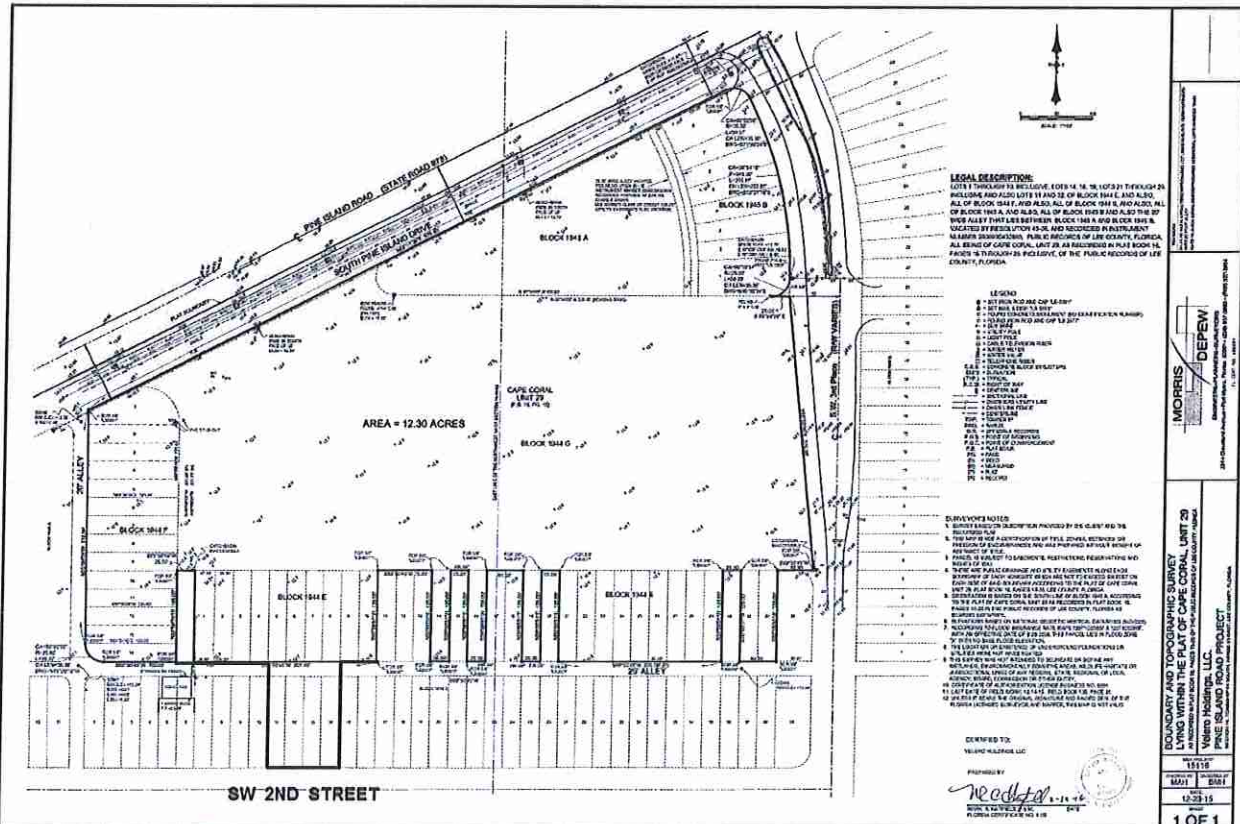


Pine Island Road (SR 78)  
 12.71± Acres  
 Commercial Corner

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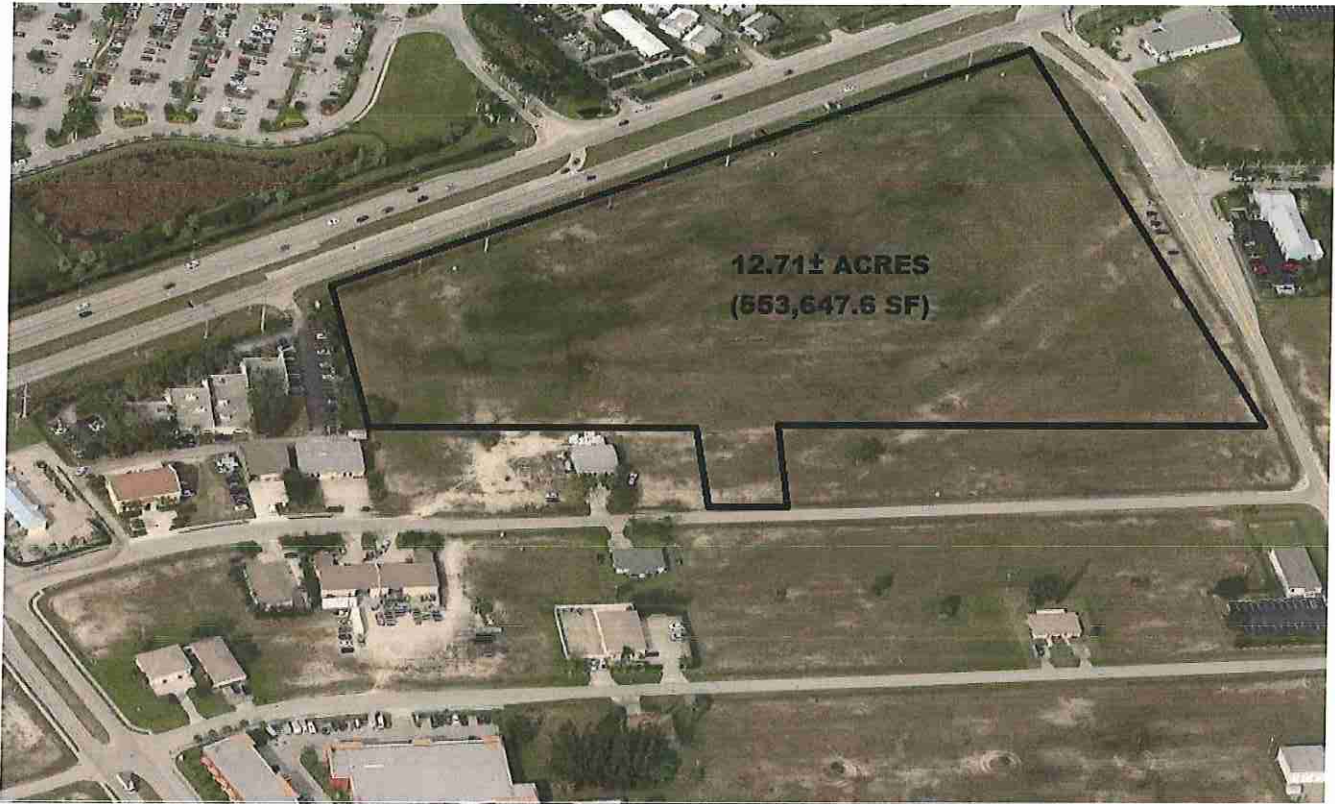


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	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>Population</b>	<b>4,231</b>	<b>50,612</b>	<b>124,306</b>
<b>Households</b>	<b>1,359</b>	<b>17,063</b>	<b>42,434</b>
<b>Average HH Income</b>	<b>\$53,316</b>	<b>\$55,077</b>	<b>\$59,618</b>

**Traffic Count: 39,800 AADT**

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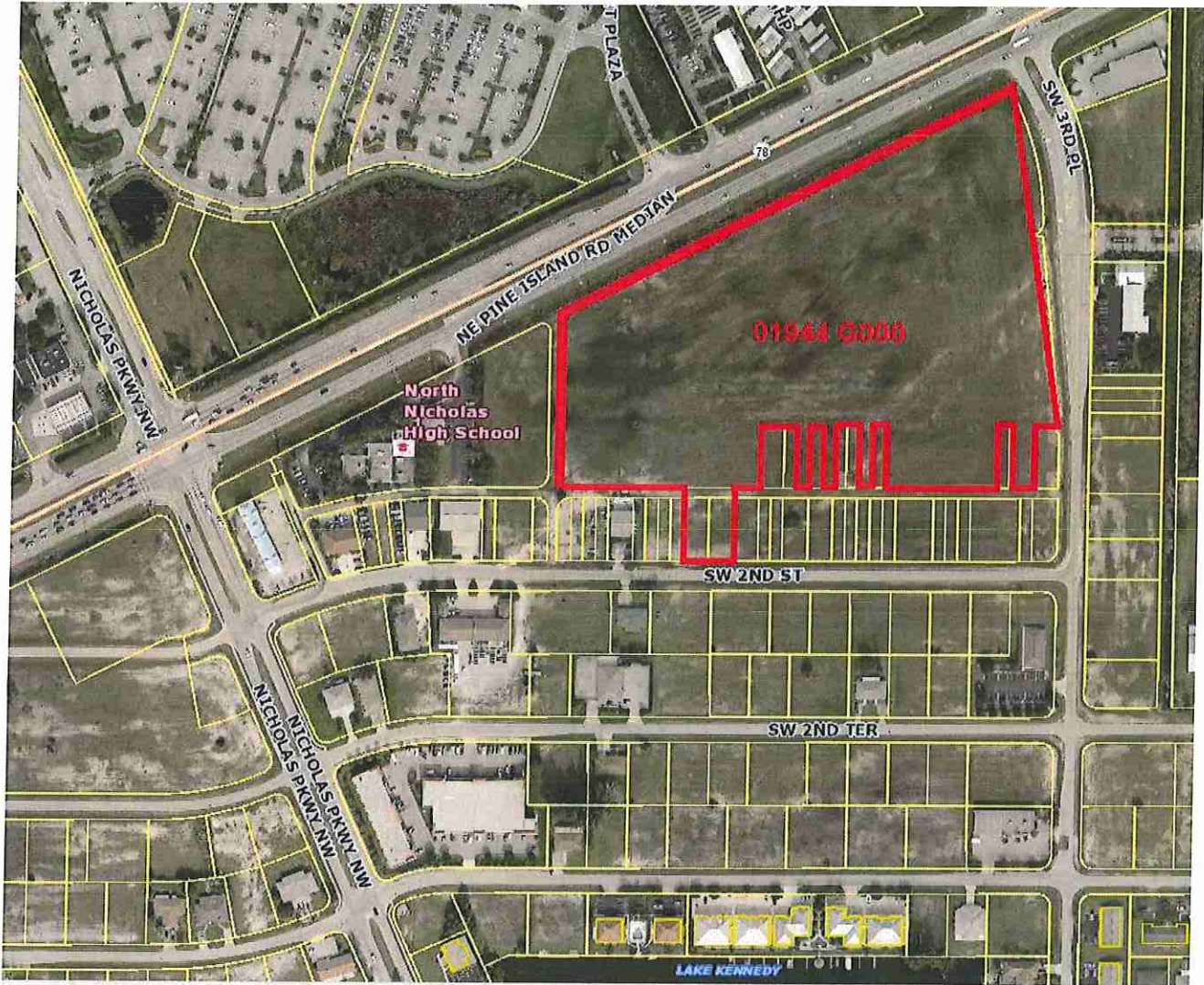


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**REDUCED!**



**PRIME US-41 RETAIL  
LOCATION  
FOR SALE**

**14910 N. Cleveland Avenue  
North Fort Myers, FL 33903**



**PRICE:** \$699,500,000 (\$83.77/PSF)  
**STRAP #:** 03-44-24-01-00000.0078  
**SIZE:** Building 8,350± SF  
(Land 33,500± SF Approximately .77 Acres)  
**ZONING:** C1 - Commercial

**PRICE REDUCED!**

"PRIME" location with excellent visibility fronting U.S.41/ N. Cleveland Avenue by the signalized intersection of Pine Island Road/ SR-78. It is located in front of a Super-Walmart with high traffic counts.

**REAL ESTATE is FOR SALE ONLY.**  
Great opportunities and location for numerous retail operations.



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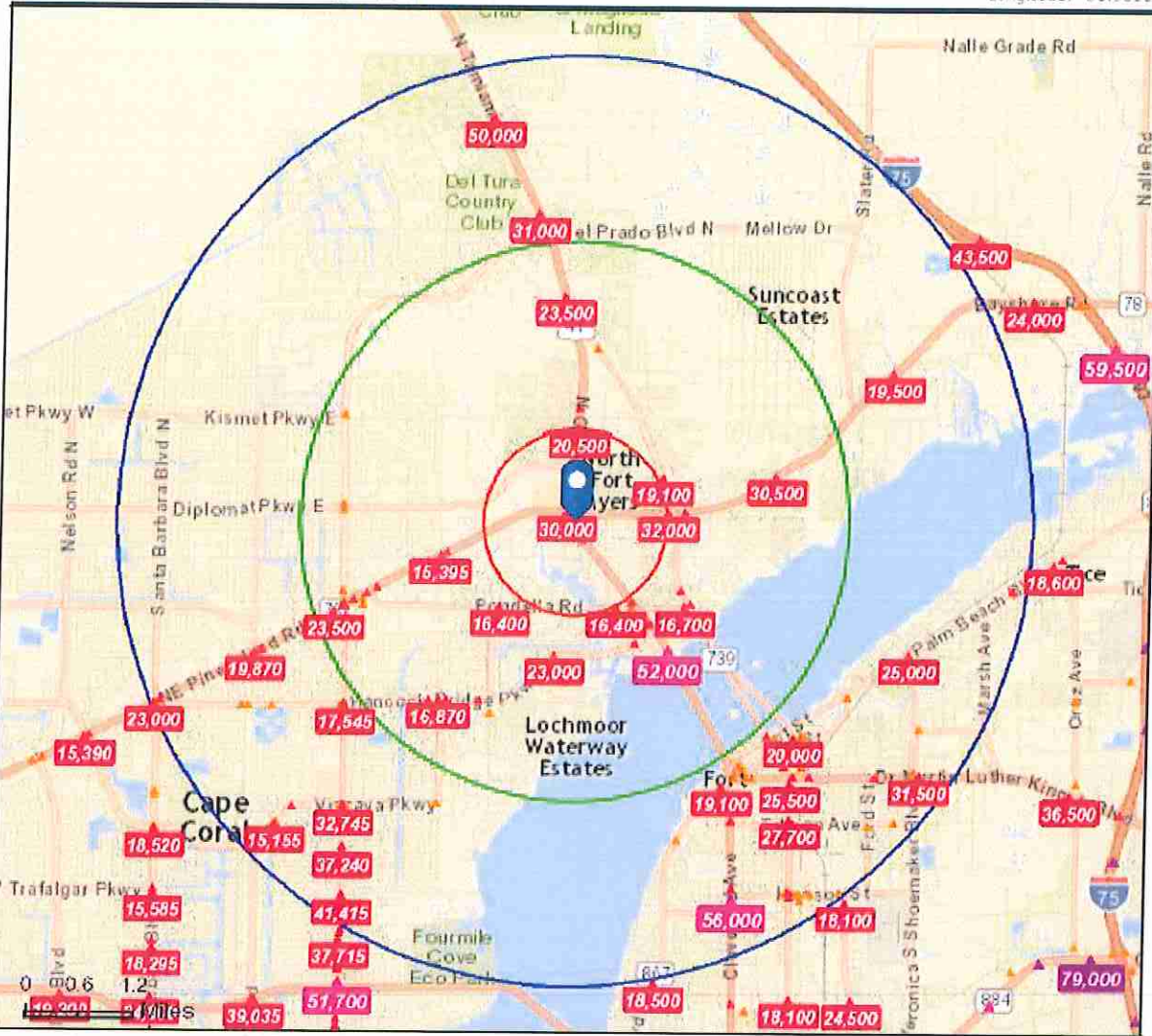
**Traffic Count Map**

14910 N Cleveland Ave, North Fort Myers, Florida, 33903 2  
14910 N Cleveland Ave, North Fort Myers, Florida, 33903  
Rings: 1, 3, 5 mile radii

Prepared by Michael J. Frye, CCIM (239)

Latitude: 26.68054

Longitude: -81.98108



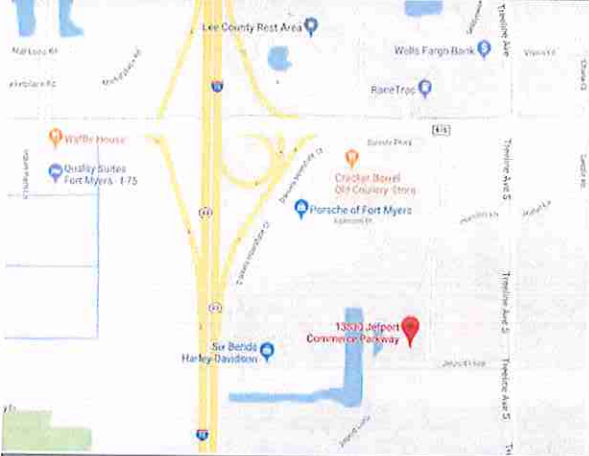
- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2017 Kalibrate Technologies.



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## **FOR LEASE - SUITE 3**

### **Daniel's Distribution Center**

#### **13830 Jetport Commerce Parkway**

#### **Fort Myers, FL 33913**

**LEASE PRICE:** \$8.75/PSF + \$2.32 CAM  
**STRAP #:** 23-45-25-02-00000.0160  
**SUITE SIZE:** 6,723± SF  
**PARKING:** 220 spaces  
**ZONING:** Commercial/Light Industrial  
**YEAR BUILT:** 1997



Class A Office/Warehouse Space approximately 6,723 square feet. This property features a spacious lobby with natural lighting and reception area. Several private offices and large common office area with cubicles. Large warehouse space with dock high roll-up garage door.

13830 Jetport Commerce Pkwy. is conveniently located minutes from I-75 south of Daniels Parkway.

Please contact Michael or Hal for more information about this property or to schedule a showing.



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FOR LEASE  
 13830 Jetport Commerce Parkway  
 Fort Myers, FL 33913



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