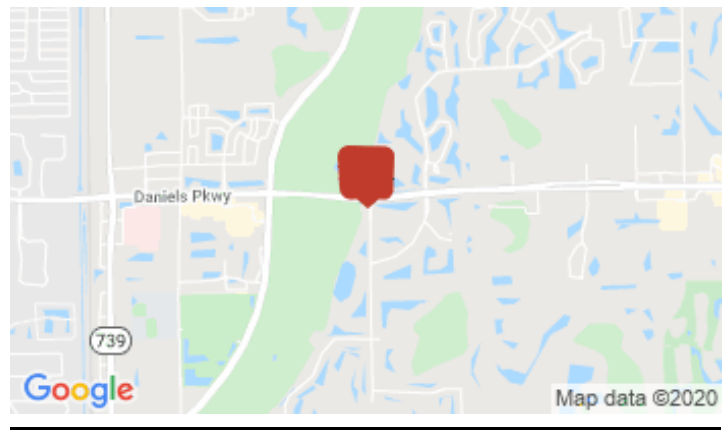


2.75 +/- Acres

13690 Eagle Ridge Dr, Fort Myers, FL 33912



Listing ID:	30174777
Status:	Active
Property Type:	Office For Sale
Office Type:	Office Building
Gross Land Area:	2.75 Acres
Sale Price:	\$1,150,000
Unit Price:	\$692.77 PSF
Sale Terms:	Undisclosed
Nearest MSA:	Cape Coral-Fort Myers
County:	Lee
Tax ID/APN:	20-45-25-00-00003.3000
Zoning:	CPD (LEE COUNTY)
Property Use Type:	Investment, Vacant/Owner-User
Class of Space:	Class B
Building/Unit Size (RSF):	1,660 SF



Overview/Comments

This prime commercial site consists of 2.75 +/- acres with property dimensions of 200 feet on Daniels Pkwy. and 600 feet along Eagle Ridge Dr. with a 1,660 +/- SF office, which presently serves as a real estate office for Mayhugh Realty, Inc. & Mayhugh Commercial Advisors. The vacant site could accommodate up to 20,000 +/- SF of retail and other commercial space and is the only available commercial site on Daniels Pkwy. and Six Mile Cypress Pkwy. that is adjacent to the Six Mile Preserve and more importantly, fronting a main intersection at Daniels Pkwy. and Eagle Ridge Dr., a high volume traffic intersection of over 59,700 +/- daily vehicular traffic counts and main entrance to Eagle Ridge Lakes, Eagle Ridge Country Club, The Colony and many other multi-family & single-home developments.

With the development of Daniels Marketplace & Whole Foods as it's anchor at the NW corner of Six Mile Cypress Pkwy., there are no remaining commercial parcels for development west of this commercial shopping center. The next commercial push for upcoming commercial parcels is the subject property at the Eagle Ridge intersection. The Daniels Pkwy. & Eagle Ridge Dr. intersection site offers a one of a kind boutique and outside commercial project with the ambiance of a natural setting and view of the Six Mile Preserve. This site and area is just now being viewed as a unique opportunity site due to its location for a commercial mix of a variety of users and tenants ...

More Information Online

<https://mayhughrealty.catylist.com//listing/30174777>

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Property Contacts



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