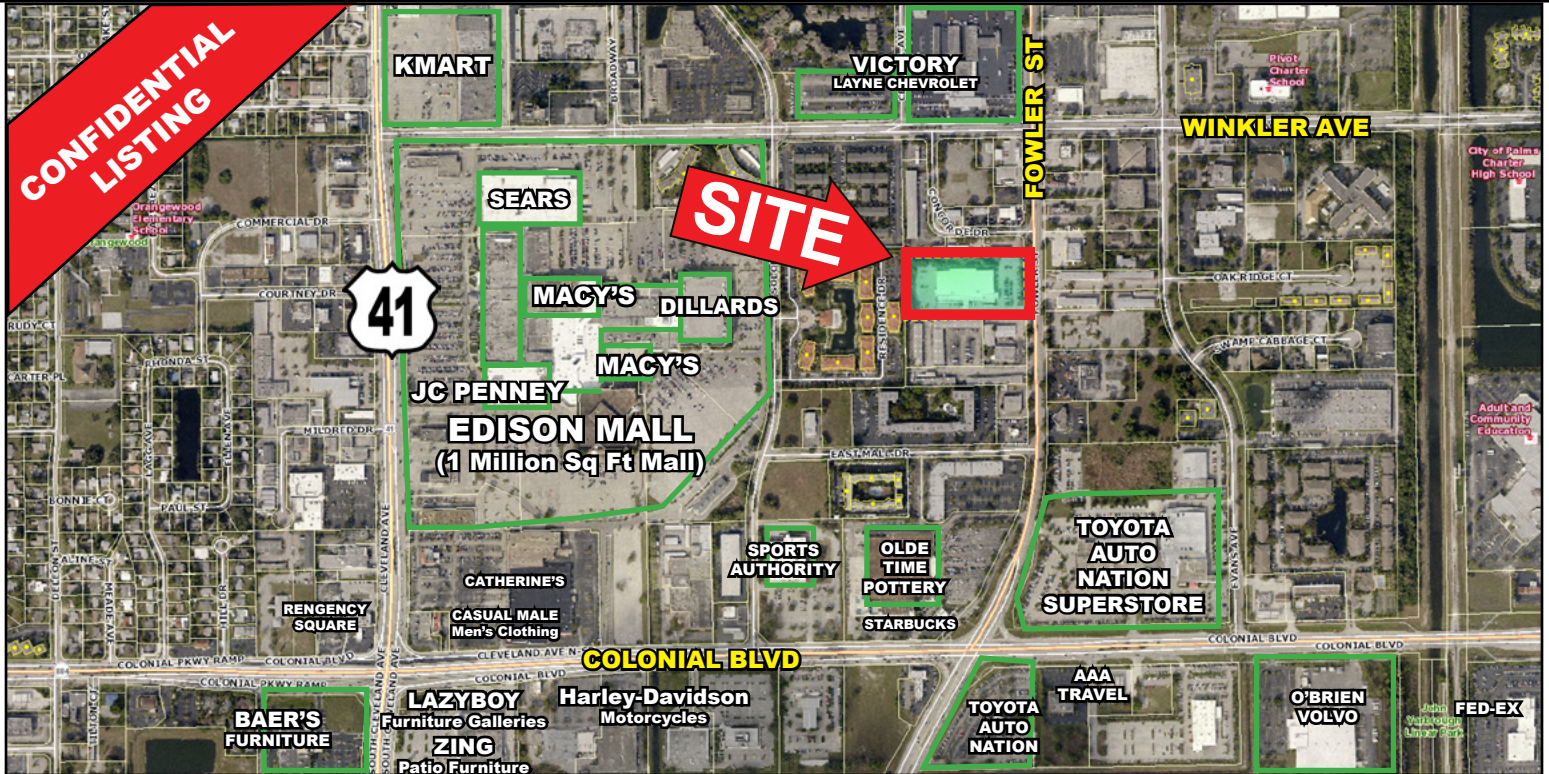


FOR SALE

49,227 SF BUILDING ON 4+ ACRES

4140 Fowler Street, Fort Myers, FL 33901

BIG BOX NEAR EDISON MALL/SHOPPING



CONFIDENTIAL LISTING

- BUILDING SIZE:** 49,227 SF
- LAND SIZE:** 4.18± Acres (182,100 SF)
- PRICE:** \$1,795,000 (\$36.46/SF)

PROPERTY FEATURES

- Currently a bowling center with 50 lanes
- Will Sell With or Without Business
- Zoned CI, commercial intensive
- Traffic Count: 20,000 AADT (2018 ERSI)
- Potential uses: family entertainment center, furniture/carpet-tile/sporting goods or other big box retail store, self-storage/truck-trailer rental, document storage, government facility, church and more.



Lee & Associates|Naples-Ft. Myers
6300 Techster Boulevard, Suite 1
Fort Myers, FL 33966
www.lee-associates.com

For more information please contact:

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Direct 239.210.7603
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Senior Vice President
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rfidler@lee-associates.com

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MAP



2018

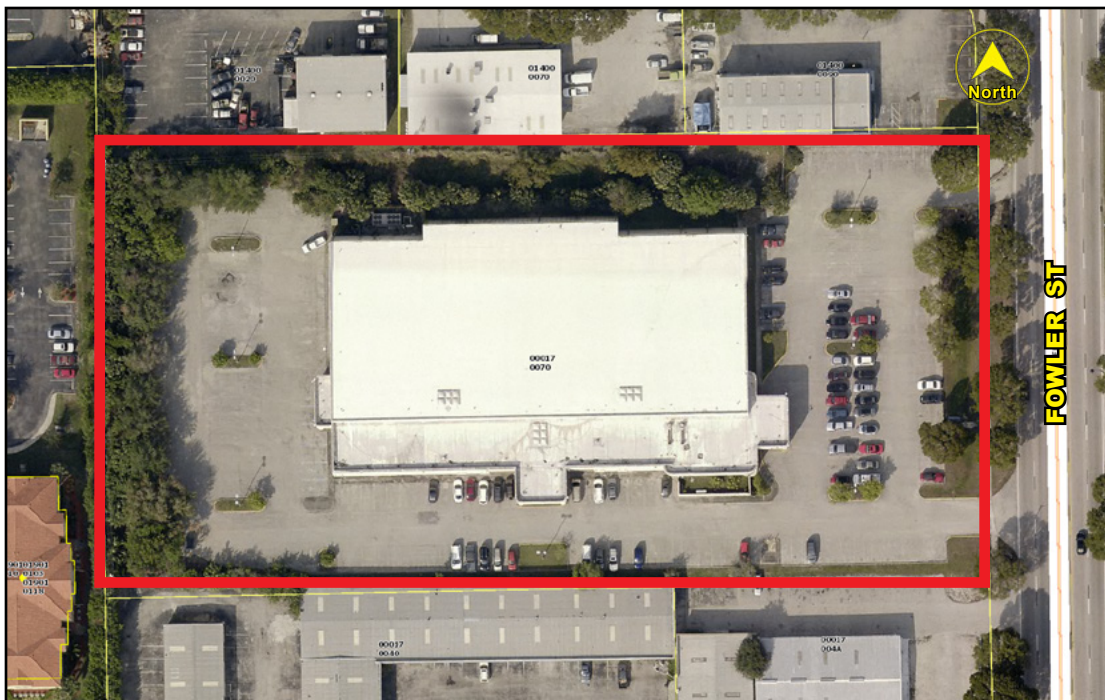
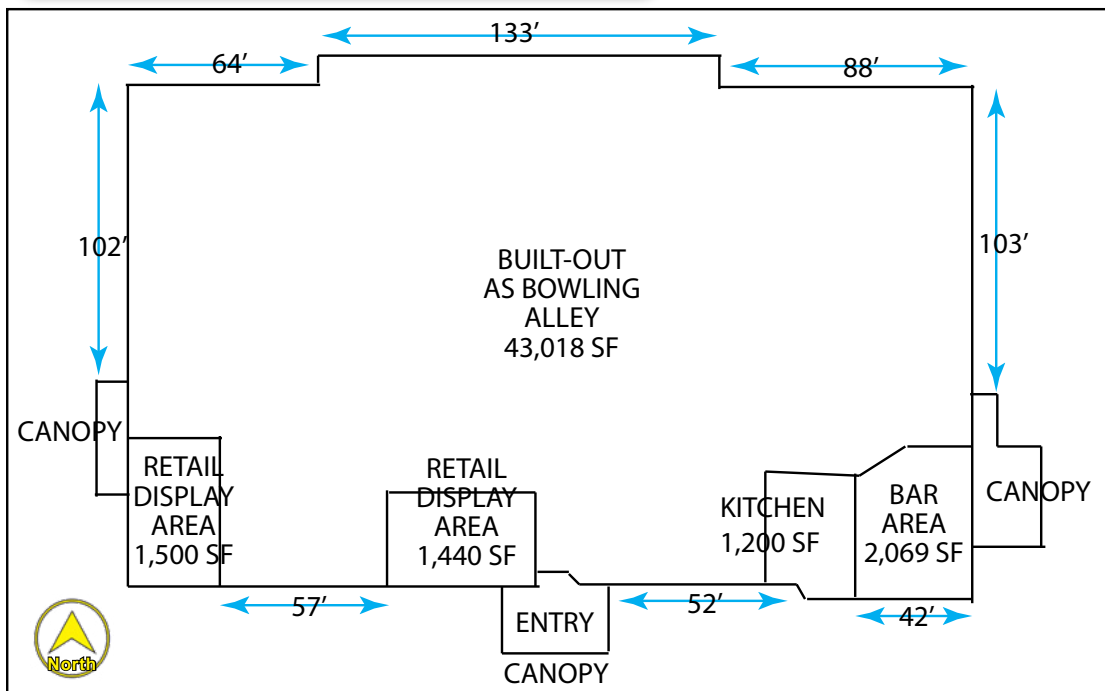
DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	9,338	65,653	145,509
NO. OF HOUSEHOLDS (HH)	4,090	27,415	63,053
MEDIAN AGE	34.5	37.9	43.7
AVERAGE HH INCOME	\$42,133	\$62,013	\$70,900

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FLOOR PLAN



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YOUR LOCAL MARKET EXPERT

FOR SALE 49,227 SF BUILDING ON 4+ ACRES

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PHOTOGRAPHS



Counter overlooking lanes



Seating overlooking lanes



Tables near snack bar



Ball returns



Bowlers seating and scoring machines

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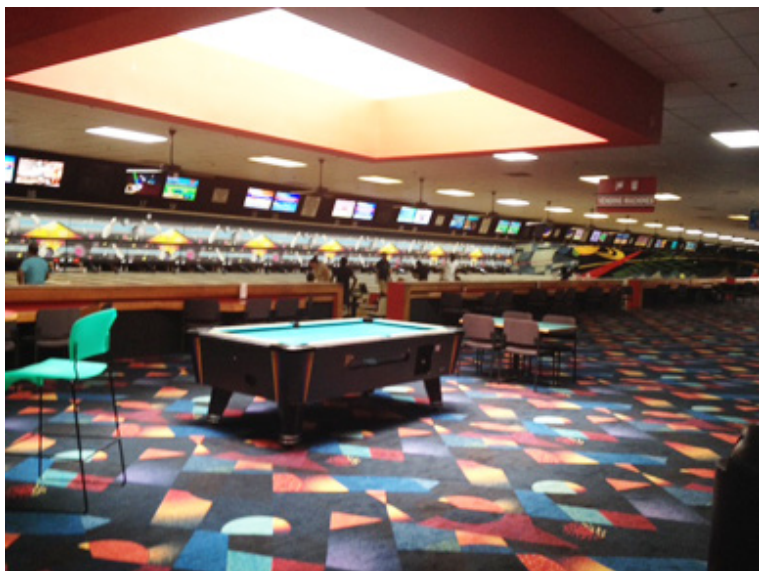
PHOTOGRAPHS



Back bar and bar counter in sports bar



Pool tables in sports bar



Skylight above pool table



Overlooking bowling lanes

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PHOTOGRAPHS



Dart board area in sports bar



Pool tables in sports bar



Bowler's pro shop



Arcade / game room

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PHOTOGRAPHS



One of four restrooms



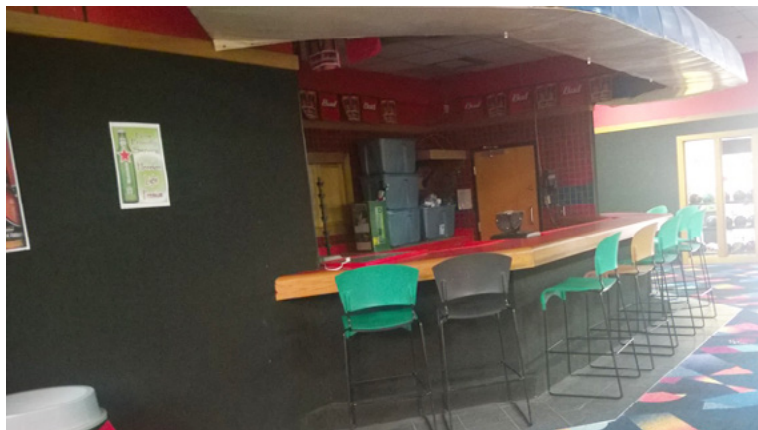
Central concourse



Grill behind snack bar



Snack bar



Second bar / snack bar

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