



Colliers

19630 & 19650 S. Tamiami Trail, Fort Myers, FL

Redevelopment Opportunity

Ideally situated for redevelopment, this is a first time offering for a 1.62 acre hard corner site on South US 41 with improvements in place and excellent zoning

19650 S. Tamiami Trail

- 900 SF single unit building
- Built 1971
- Leased thru 12/25 (no renewal option)

Land

- 46,914 Sf | 1.08 acres
- Zoned: CG Commercial
- Urban Community Land Use

19630 S. Tamiami Trail

- 2,820 SF two unit retail building
- Built 1977
- Unit 1: 1,500 SF leased
- Unit 2: 1,320 SF leased thru 11/24 (no renewal options on either lease)

Land

- 23,750 SF | 0.55 acres
- Zoned: CC Commercial
- Urban Community Land Use

Asking:

\$2,550,000

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Location:



Traffic Count
51,000 AADT
FDOT 2023

Located in Close Proximity:

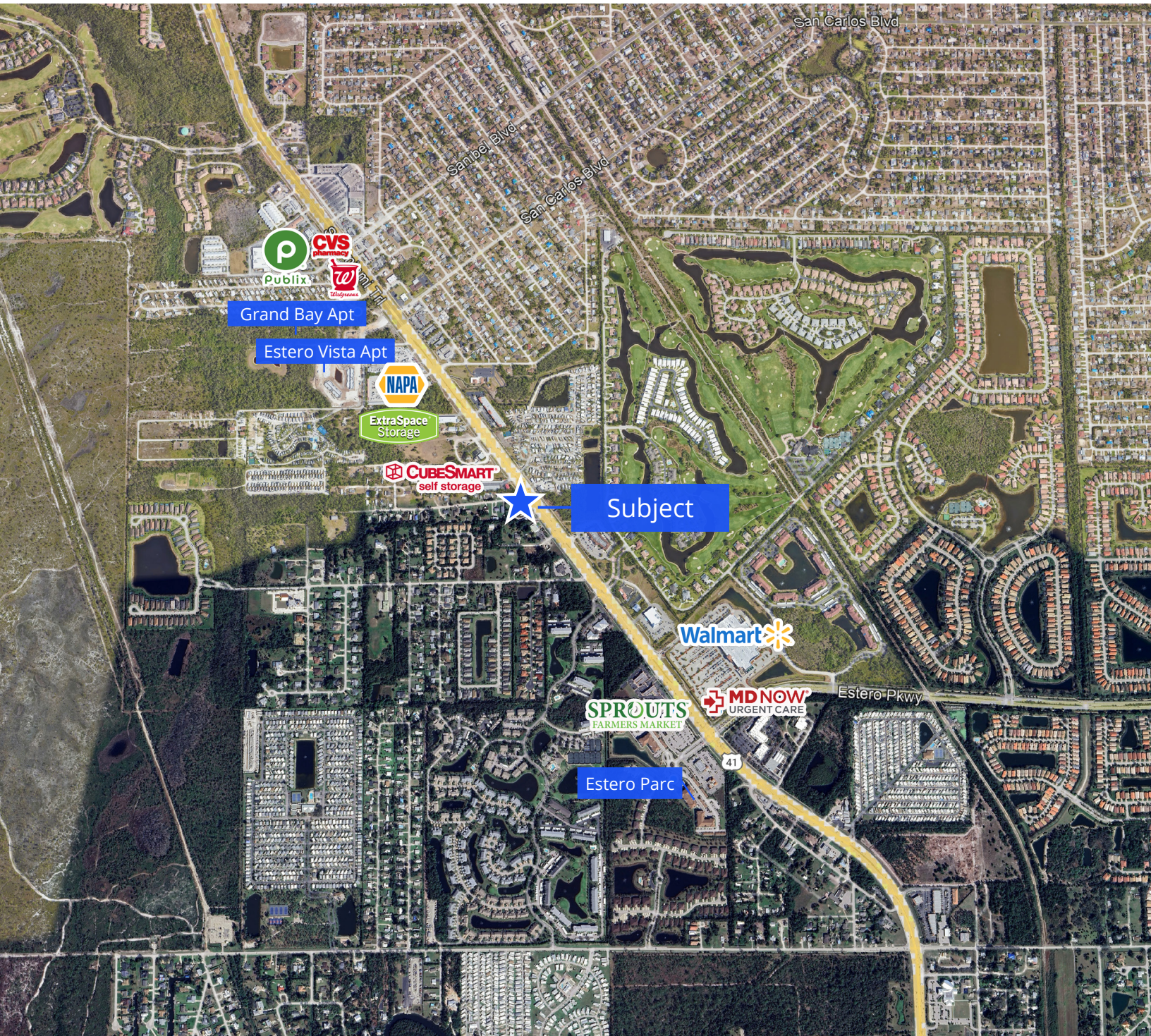
- Grand Bay Apartments (274 units)
- Estero Vista Apartments (144 units)
- Estero Park Apartments
- Cube Smart
- Extra Space Storage
- Life Storage
- Napa Auto Parts
- Publix
- CVS
- Walgreens
- WalMart
- Sprouts
- MD Now Urgent Care



Survey



Surrounding Area



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