



LSI
COMPANIES

OFFERING MEMORANDUM

4991 MAJORCA PALMS DRIVE

6,765± SQ. FT. COMMERCIAL BUILDING FOR SALE - FORT MYERS, FL

PROPERTY SUMMARY

Property Address: 4991 Majorca Palms Drive
Fort Myers, FL 33905

County: Lee

Property Type: Commercial

Property Size: 0.99± Acres

Building Size: 6,765± Sq. Ft.

Zoning: Planned Unit Development (PUD)
Approved for uses within CG zoning

Tax Information: \$8,119.67 (2025)

STRAP Number: 09-44-25-P3-0240A.0000

LIST PRICE:
\$998,000
\$147.52 PSF

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SALES EXECUTIVE



Mike Trivett
Sales Associate



DIRECT ALL OFFERS TO:

Mike Trivett

mtrivett@lsicompanies.com

o: (239) 489-4066 m: (239) 940-3171

OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

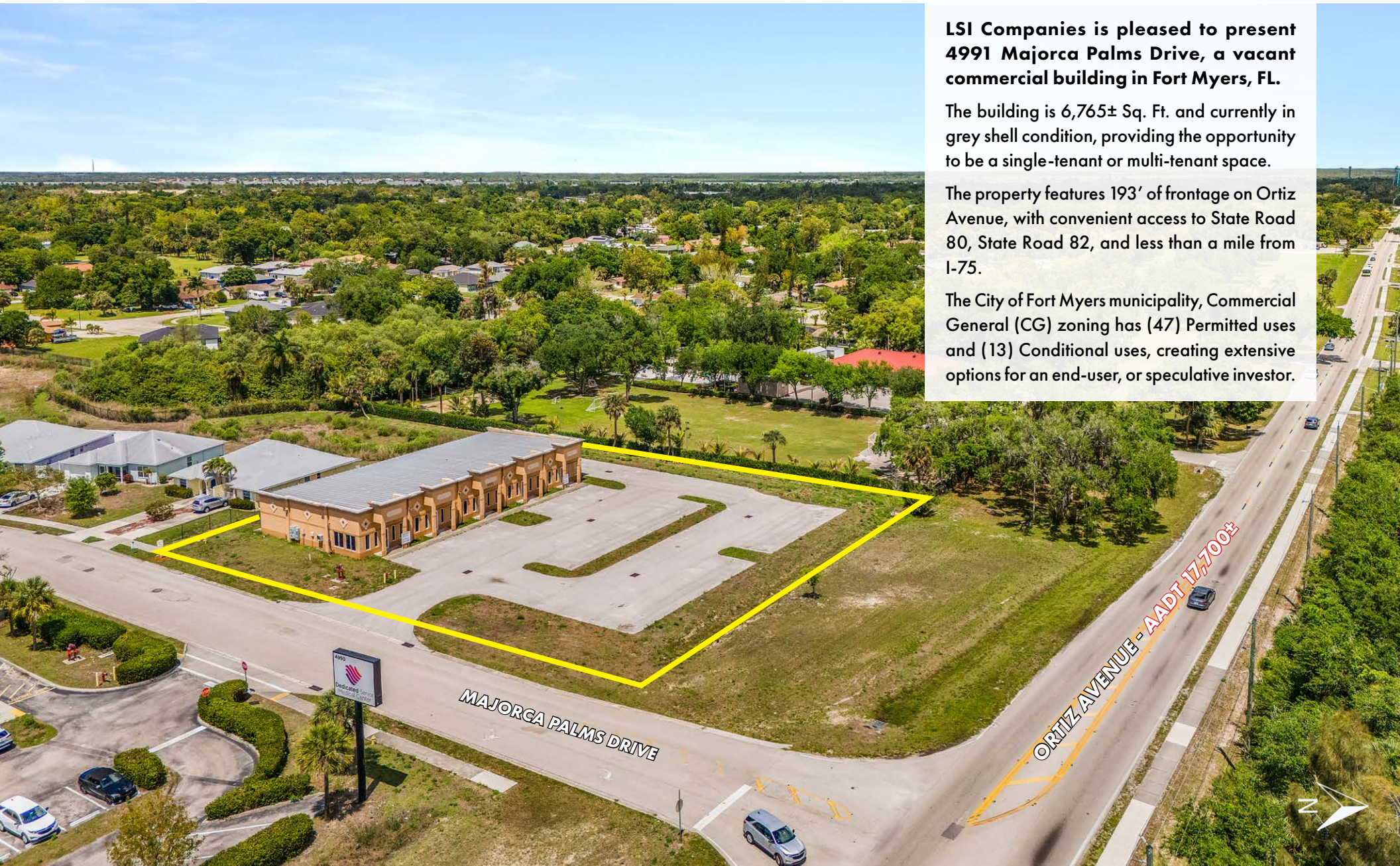
EXECUTIVE SUMMARY

LSI Companies is pleased to present 4991 Majorca Palms Drive, a vacant commercial building in Fort Myers, FL.

The building is 6,765± Sq. Ft. and currently in grey shell condition, providing the opportunity to be a single-tenant or multi-tenant space.

The property features 193' of frontage on Ortiz Avenue, with convenient access to State Road 80, State Road 82, and less than a mile from I-75.

The City of Fort Myers municipality, Commercial General (CG) zoning has (47) Permitted uses and (13) Conditional uses, creating extensive options for an end-user, or speculative investor.



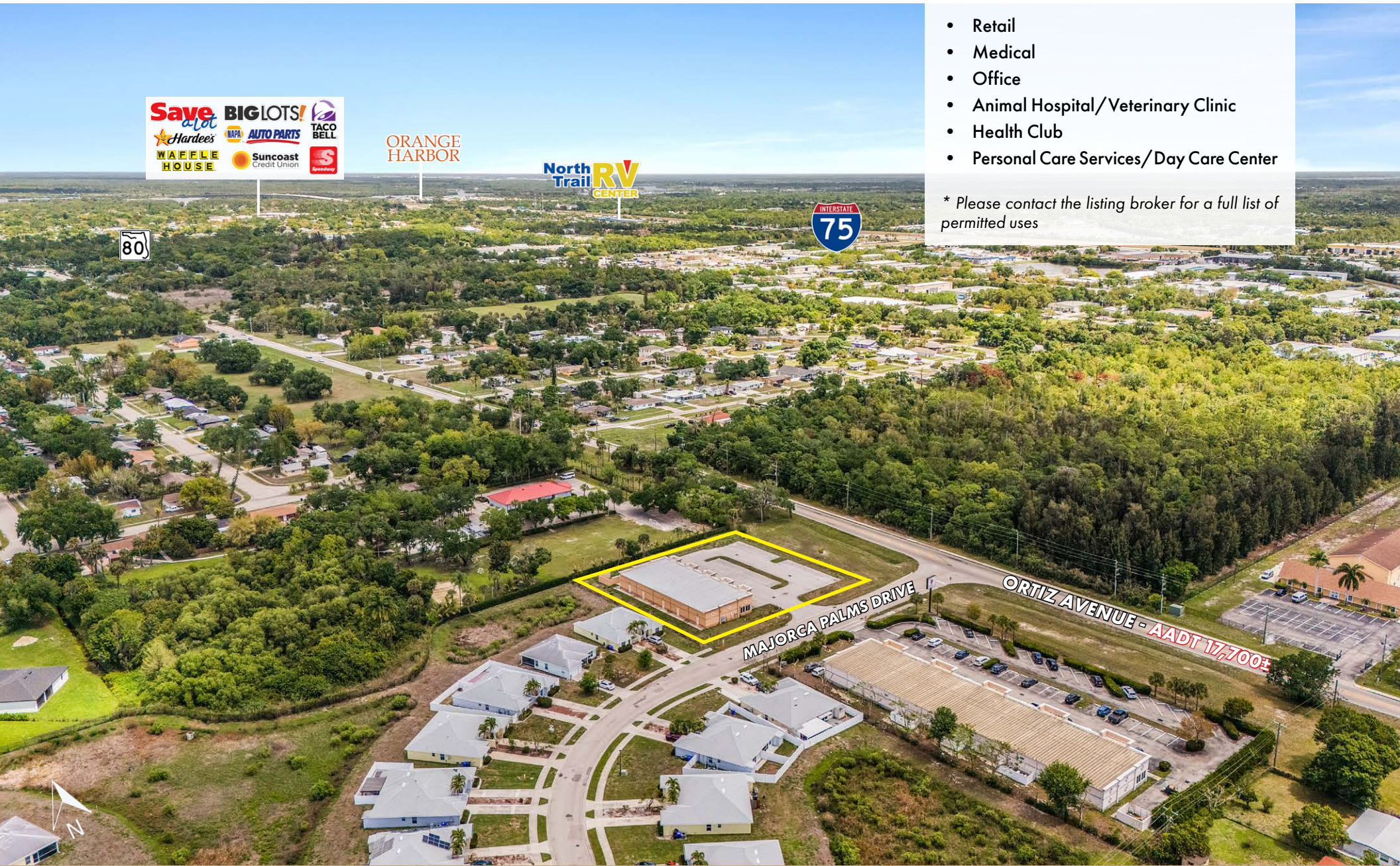
PROPERTY EXTERIOR



APPROVED USES

- Retail
- Medical
- Office
- Animal Hospital/Veterinary Clinic
- Health Club
- Personal Care Services/Day Care Center

* Please contact the listing broker for a full list of permitted uses



PROPERTY AERIAL



PROPERTY AERIAL

DOWNTOWN
FORT MYERS

NORTH
FORT MYERS



Caloosahatchee River

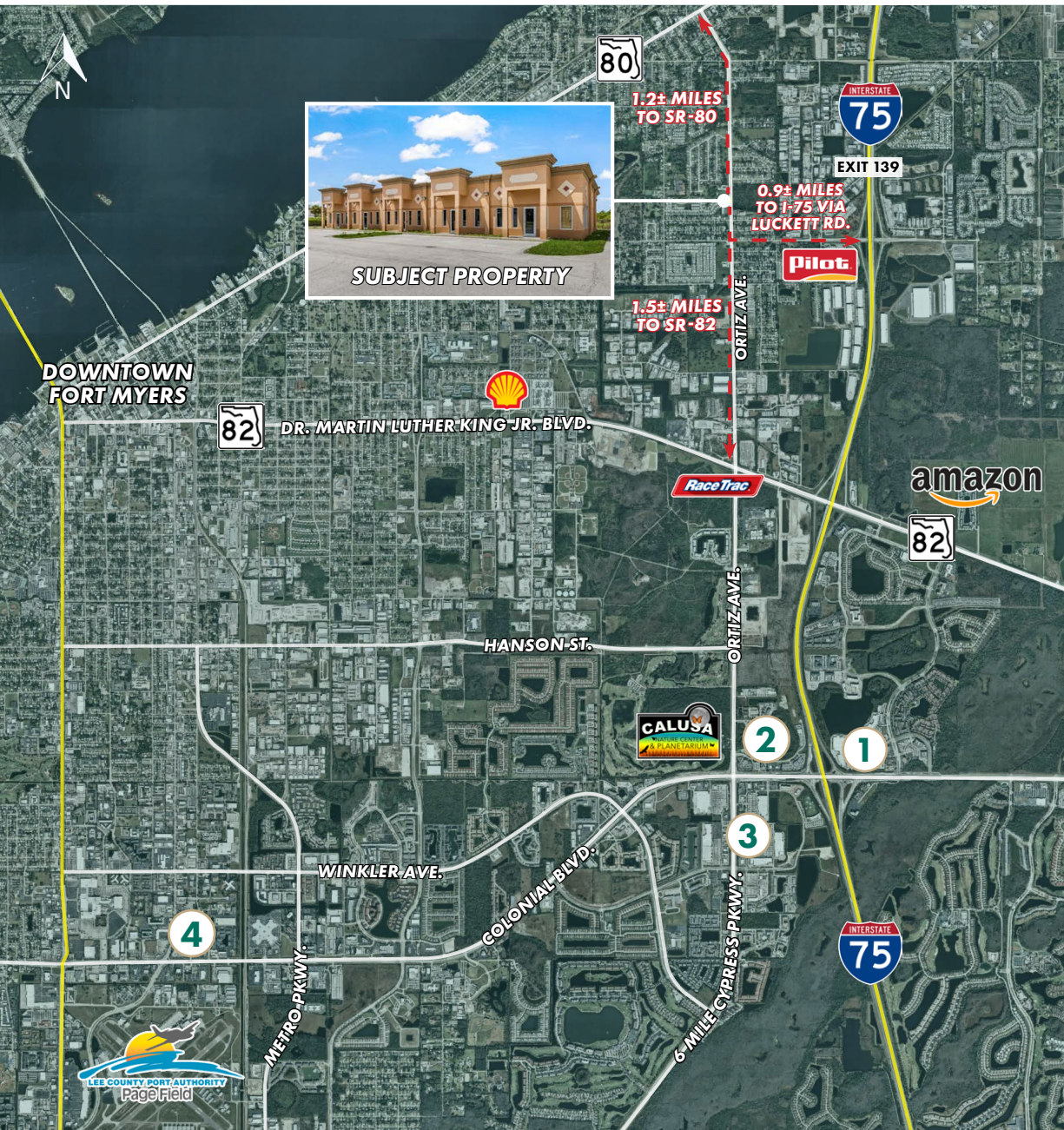
80 PALM BEACH BLVD.

MAJORCA PALMS DRIVE

ORTIZ AVENUE - AADT 17,700±



RETAIL MAP



1. THE FORUM



2. COLONIAL CENTER



3. CYPRESS WOODS/COLONIAL SQUARE SHOPS



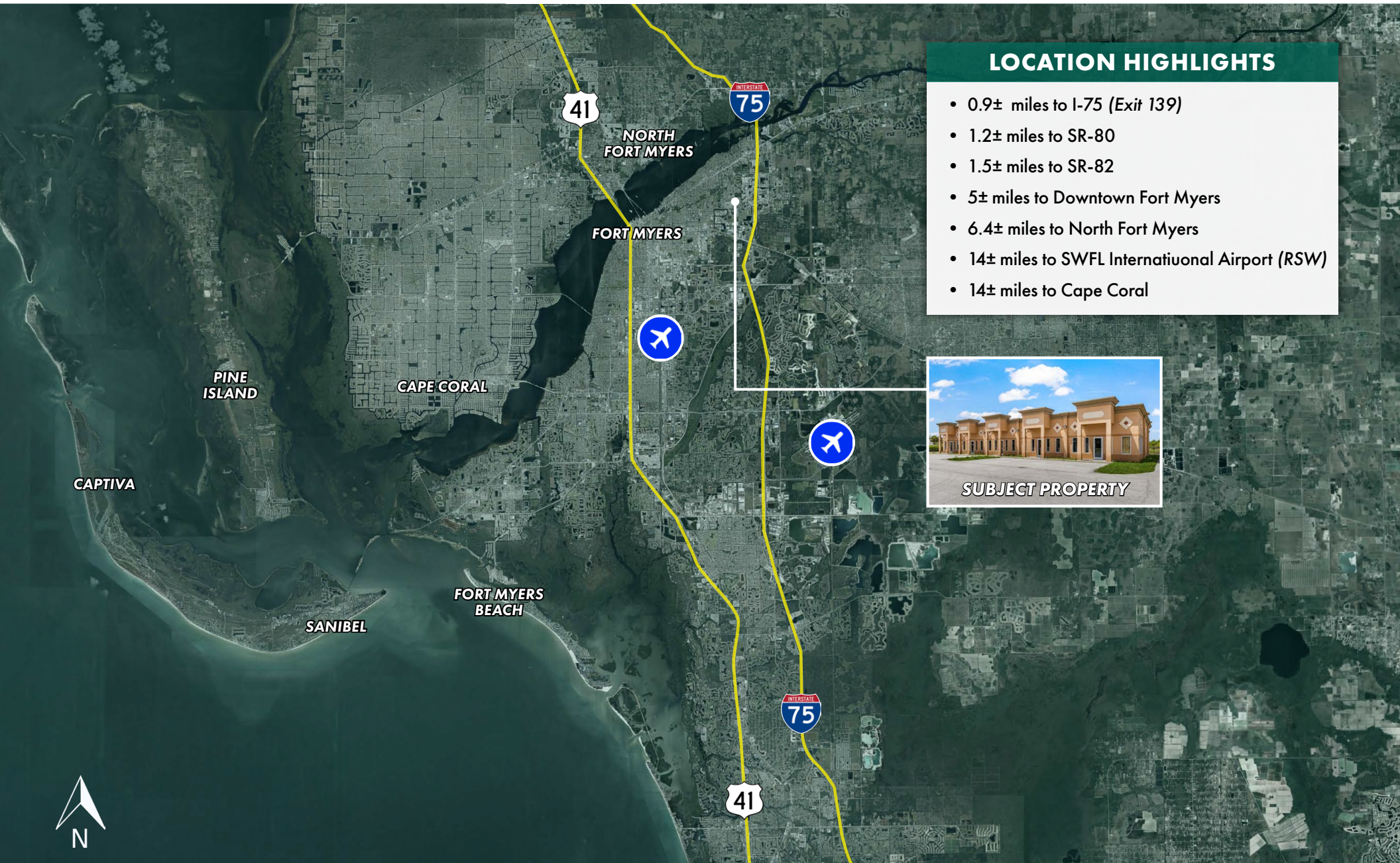
4. COLONIAL BOULEVARD



LOCATION MAP

LOCATION HIGHLIGHTS

- 0.9± miles to I-75 (Exit 139)
- 1.2± miles to SR-80
- 1.5± miles to SR-82
- 5± miles to Downtown Fort Myers
- 6.4± miles to North Fort Myers
- 14± miles to SWFL Internatiuonal Airport (RSW)
- 14± miles to Cape Coral





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LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Landlord. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Landlord has knowledge. Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming letter of intent, that agreement shall prevail. It is not intended to be a substitute for any inspections or professional advice the Tenant may wish to obtain. The Landlord and LSI Companies disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Tenant to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed. Potential tenant acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the Potential Tenant, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties.