

SEC TREELINE AVE & DANIELS PKWY

FORT MYERS, FL 33913



SIGNALIZED INTERSECTION FOR SALE

- High-visibility intersection at Daniels Pkwy & Treeline Ave
- ½ mile from I-75 (Exit 131)
- Minutes from Southwest Florida International Airport (RSW)
- Frontage on Daniels Pkwy, Treeline Ave & Halter Ln
- Flood Zone: X (minimal risk per FEMA)
- Utilities: Water & sewer extension required

LAND SIZE

3.56± Acres
(675' x 230')

PRICE

\$4,200,000

ZONING

CT - Commercial Tourist
[Click Here for Uses](#)

Please Contact:

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 **LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

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09/12/25

YOUR LOCAL MARKET EXPERT

7400 Trail Boulevard, Suite 101 | Naples, Florida 34108 | Lee-FL.com





PERMITTED USES

- Hotel
- Restaurant
- Bank
- Medical Office
- Health Club
- Indoor Storage
- Gas Station
- Convenience Store

LOCATION DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 POPULATION	1,079	25,996	92,785
HOUSEHOLDS	622	12,466	40,691
MEDIAN HOUSEHOLD INCOME	\$150,419	\$112,633	\$101,813
AVG. HOUSEHOLD INCOME	\$197,196	\$161,397	\$140,410
MEDIAN AGE	66.8	62.2	49.1

TRAFFIC COUNTS

VOLUME (AADT)	YEAR
42,500 Daniels Pkwy	2024
25,000 Treeline Ave	