

11170 SUMMERLIN SQUARE DR, FORT MYERS BEACH, FL 33931

PRIME COMMERCIAL OPPORTUNITY ON THE FORT MYERS BEACH GATEWAY FOR SALE



Premier Standalone Commercial Property Off San Carlos Boulevard

Locating your business at 11170 Summerlin Square Drive puts you directly in the flow of steady, high-intent traffic along the primary gateway to Fort Myers Beach and San Carlos Island. Positioned right across from major national anchors like Walmart Supercenter, the location benefits from continuous, destination-bound foot and vehicular movement. Smooth connectivity to key arterial routes, including San Carlos Boulevard and Summerlin Road, provides seamless access for local residents, daily commuters, and year-round tourist visitors. Operating within an established commercial node alongside thriving retail, dining, and automotive services allows a new business to tap into existing customer habits, minimize market-entry friction, and capture long-term momentum in Southwest Florida's growing coastal market. *This sale is for the real estate only and does not include this business.*

YEAR BUILT	2002
LOT SIZE	44,431
BUILDING SQ FT	5001 ±
LOT SIZE (AC)	1.02
PARCEL ID	07-46-24-00-00005.1050
ZONING	CC
FRONTAGE	180'
COORDINATES	26.493532,-81.936747
PROPERTY TYPE	Multi-Unit Professional
TRAFFIC COUNT (VPD)	37000
PARKING	13,500 ± SF asphalt paved parking area plus an additional 10,000 ± SF of cleared, level overflow parking
ASKING PRICE	\$1,249,000



CONTACT

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12140 Carissa Commerce Ct, Suite 102
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More Details Here



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The information contained herein was obtained from sources believed reliable. CRE Consultants makes no guarantees, warranties or representations as to the completeness or accuracy thereof, and is subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice. 08/31/26

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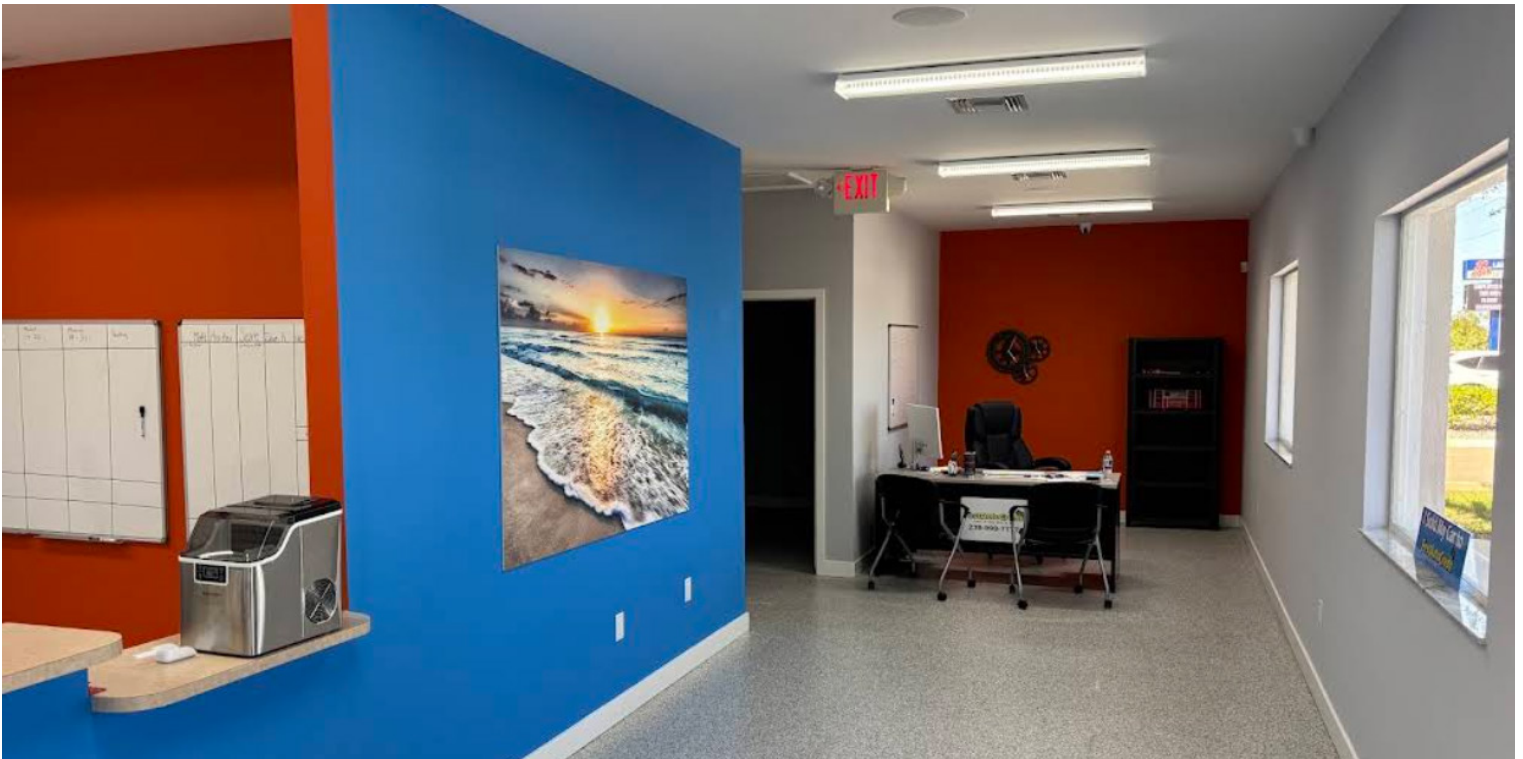
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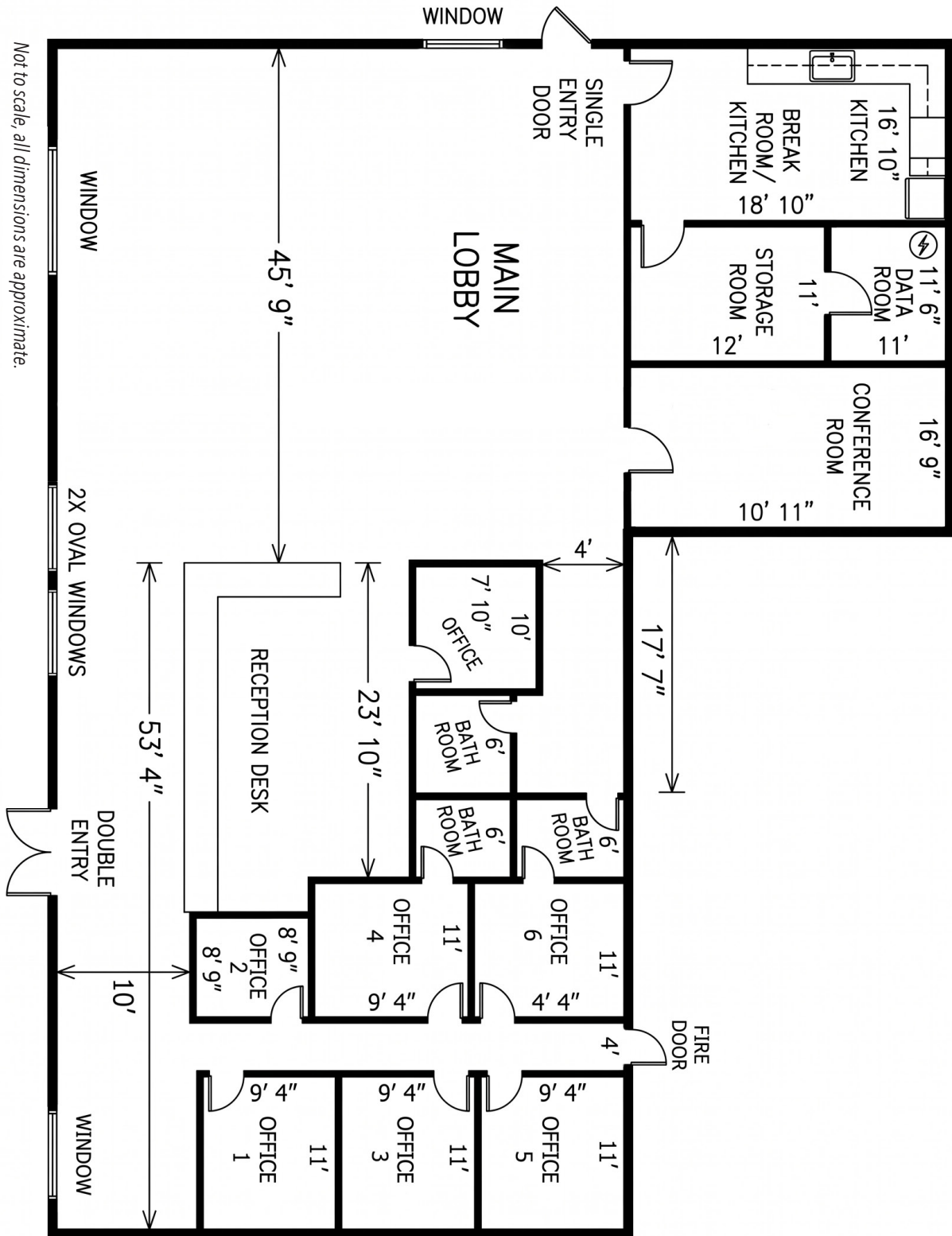
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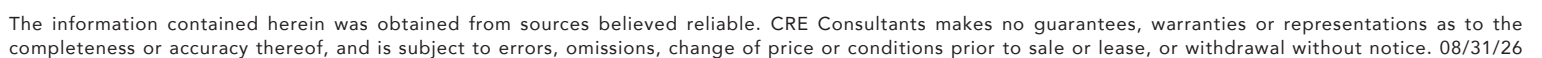
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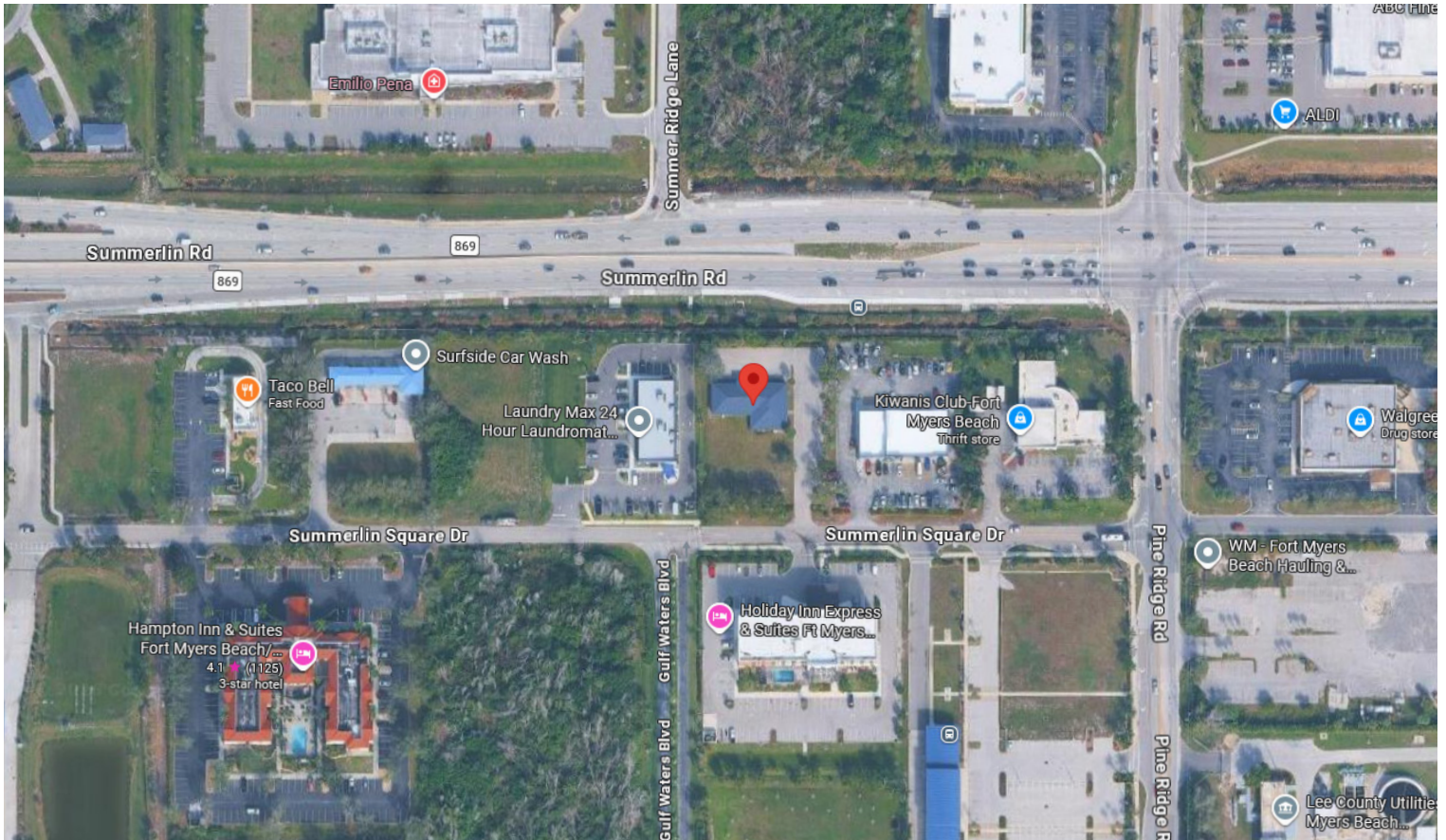
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Key Property Highlights

- Prime Corridor Visibility:** Excellent exposure along Summerlin Road carrying $\pm 36,500$ -37,000 AADT, outperforming interior San Carlos Blvd properties.
- Versatile Commercial Zoning:** Approved for a wide range of retail, professional office, and vehicle sales uses under C-2 (by right) and CPD.
- Gateway Location:** Positioned as a primary mainland commercial node at the entry point to Fort Myers Beach and Sanibel/Captiva islands.
- Strong Accessibility:** Located directly adjacent to major transit hubs (194 ft to Summerlin Rd @ Pine Ridge Rd, 521 ft to Beach Park & Ride) and 11.3 miles of Southwest Florida International Airport (RSW), Page Field 7.7 miles and Naples Airport 25.6 miles.

Location & Demographics Summary

- 1-Mile Radius:** Population: 3,818 | Households: 2,218 | Median HH Income: \$66,311 | Daytime Population: 4,392
- 3-Mile Radius:** Population: 36,220 | Households: 18,213 | Median HH Income: \$81,483 | Daytime Population: 53,811
- 5-Mile Radius:** Population: 76,245 | Households: 39,791 | Median HH Income: \$82,328 | Daytime Population: 102,980



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