



DANIELS PKWY. = AADT 54,500±

COMMERCE LAKES DRIVE

LSI
COMPANIES

OFFERING MEMORANDUM

1.51± ACRES | GROUND LEASE OR BUILD-TO-SUIT

DANIELS PARKWAY, FORT MYERS, FL 33913

PROPERTY SUMMARY

Property Address: Commerce Lakes Drive
Fort Myers, FL 33913

County: Lee

Property Type: Land

Property Size: 1.51± Acres

Zoning: Mixed-Use Planned Development (MPD)

Utilities Available: Water, Sewer, Electric

STRAP Number: 18-45-26-L3-U2590.3790

**CALL FOR GROUND LEASE RATES
& BUILD-TO-SUIT PRICING**

LSI
COMPANIES
LSICOMPANIES.COM

SALES EXECUTIVES



Laura Cari, CCIM
Senior Broker Associate



Justin Milcetic
Sales Associate



DIRECT ALL OFFERS TO:

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(239) 489-4066

OFFERING PROCESS

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

LSI Companies is pleased to present a 1.51± acre ground lease or build-to-suit opportunity in the rapidly expanding Daniels Parkway corridor in Fort Myers, Florida.

The site offers direct frontage and visibility along one of the region's highest-trafficked arterial corridors and is positioned within a high-growth residential and workforce trade area.

Developer owned property offered for a long-term ground lease basis or a customized build-to-suit solution tailored to tenant specifications. Building size, parking configuration, and drive-thru layout may be accommodated subject to municipal approval.

Flexible lease structures available for credit tenants seeking high-visibility positions along Daniels Parkway.

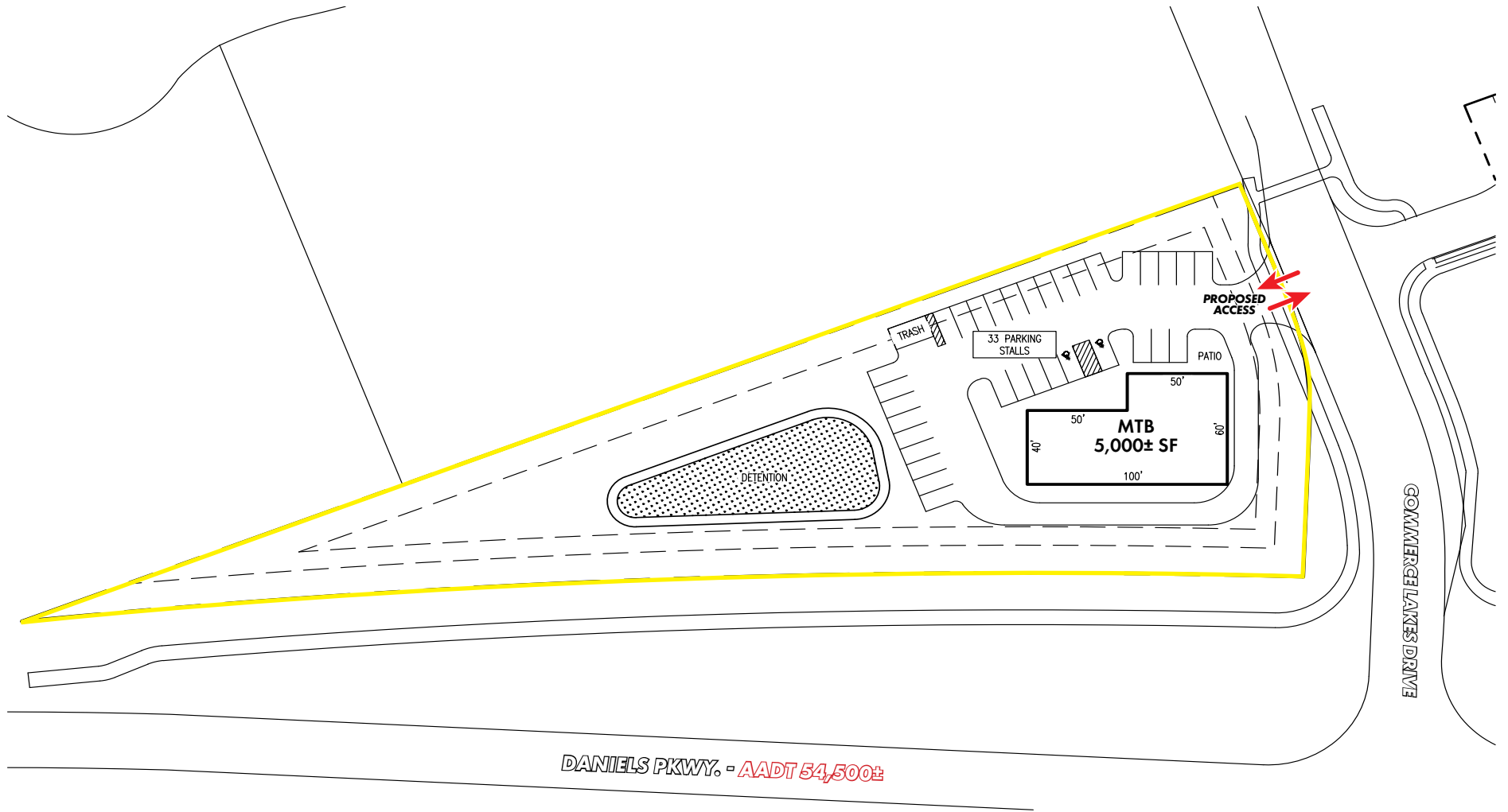
Adjacent to Alessio Air Commerce Park, a mixed-planned development set to deliver 115,000+ Sq. Ft. of industrial/commercial space in 2027.

PROPERTY HIGHLIGHTS

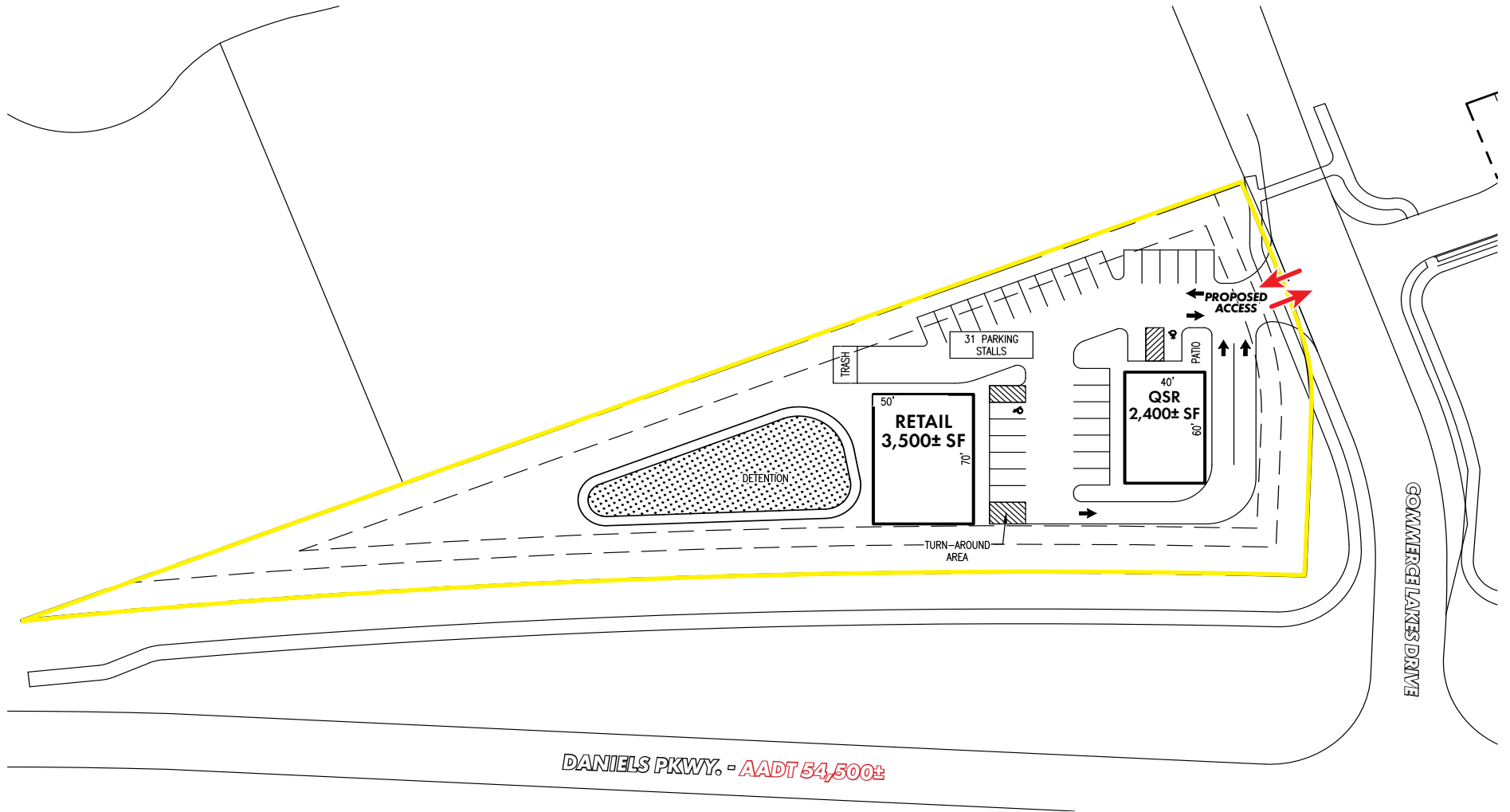
- 1.51± Acres
- Ground Lease or Build-to-Suit
- Conceptual site plan flexibility (drive-thru capable)
- Direct frontage on Daniels Parkway (54,500 AADT)
- Utilities available to site
- Zoned Mixed Planned Development (MPD) allowing for a multitude of uses
- Strong day-time population driven by nearby employment hubs
- Limited remaining commercial pad opportunities along Daniels Parkway
- Underserved retail pocket relative to surrounding density
- Strong demographics within immediate trade area
- Ideal for coffee shops, medical, or auto service users



CONCEPT PLAN 1

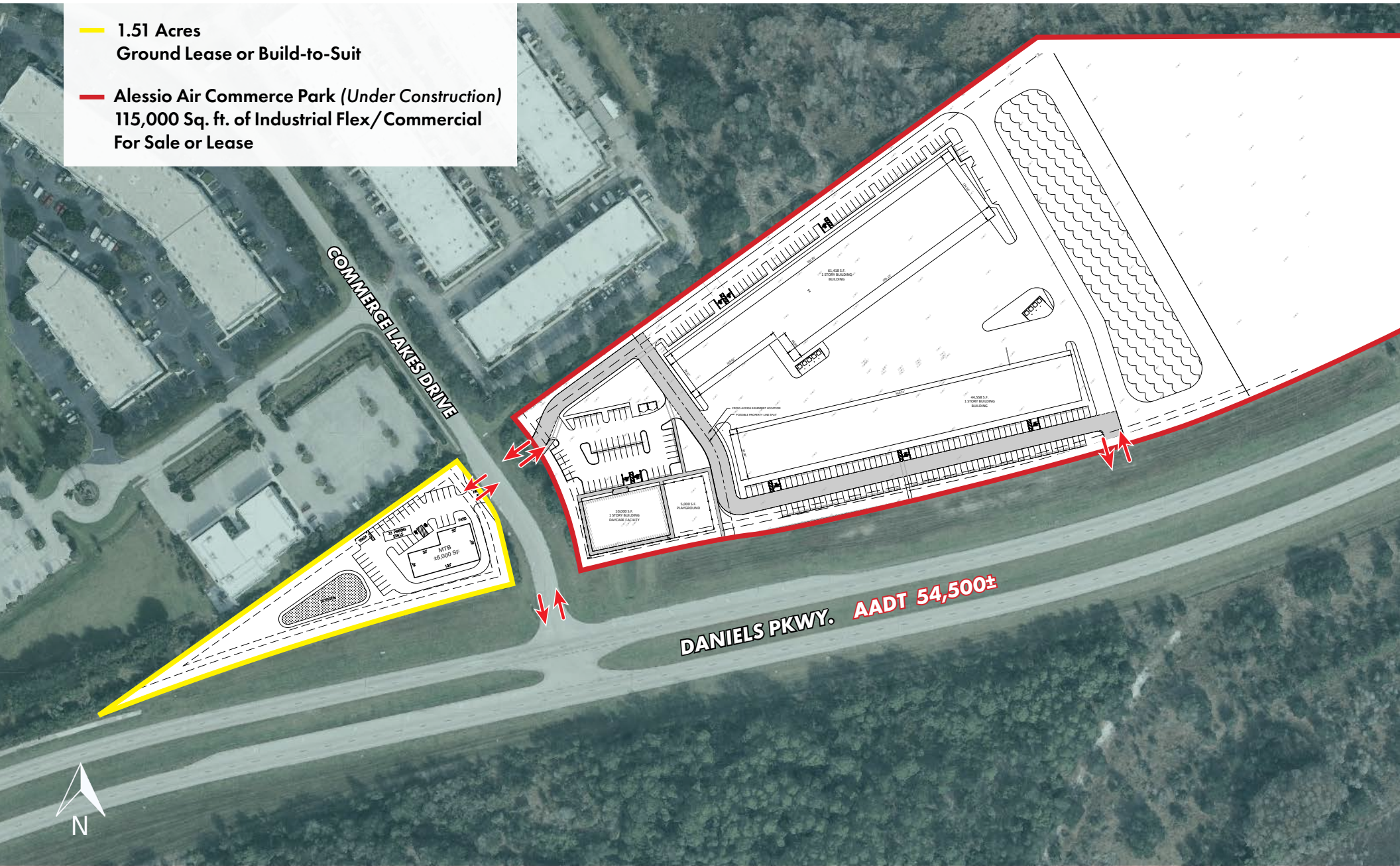


CONCEPT PLAN 2

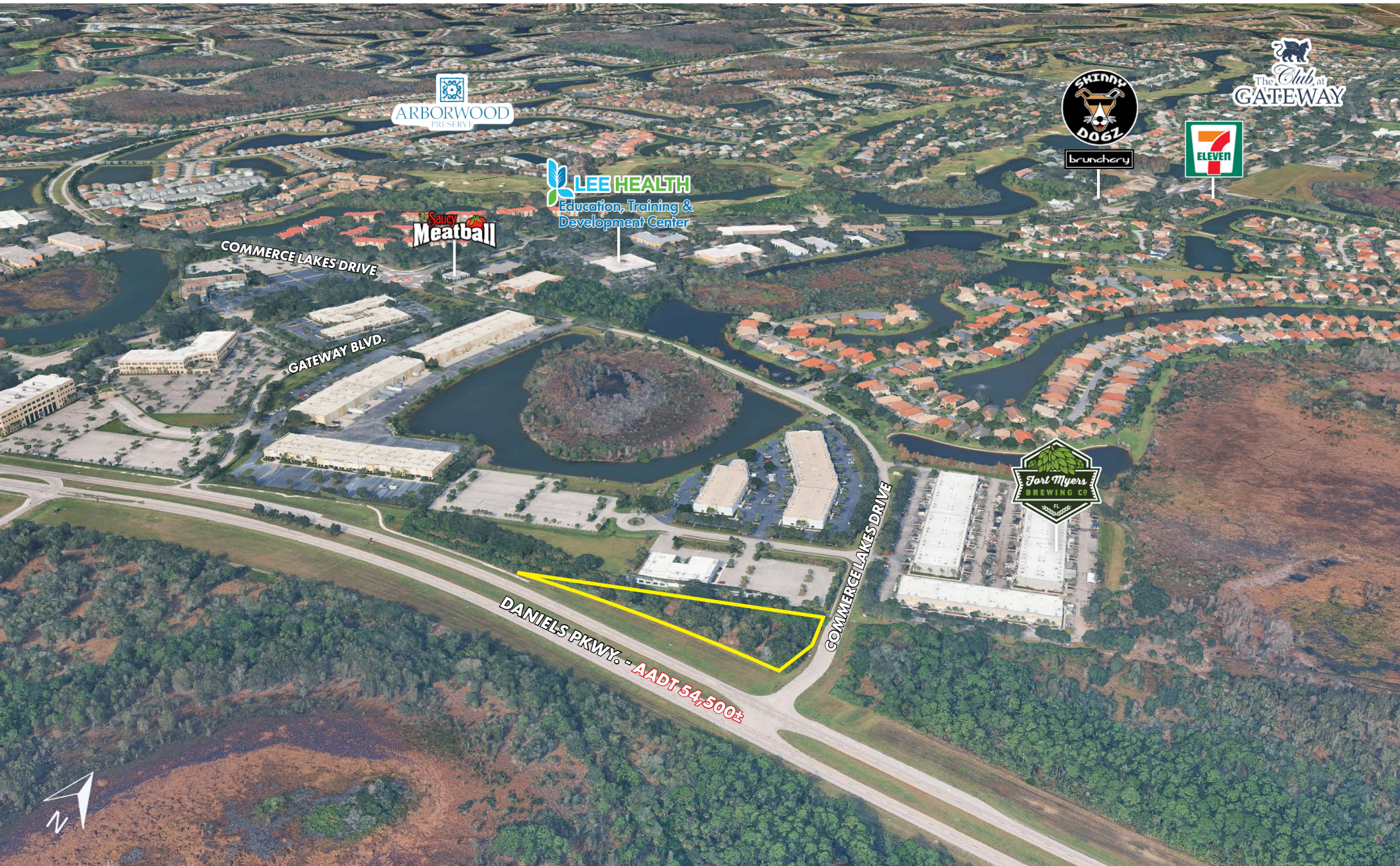


SITE PLAN OVERLAY

- 1.51 Acres
Ground Lease or Build-to-Suit
- Alessio Air Commerce Park (Under Construction)
115,000 Sq. ft. of Industrial Flex/Commercial
For Sale or Lease



PROPERTY AERIAL



ARBORWOOD
PRESERVE

LEE HEALTH
Education, Training &
Development Center

Meatball

SKINNY
DOGZ
brunchery

7
ELEVEN

The Club at
GATEWAY

Fort Myers
BREWING CO.

COMMERCE LAKES DRIVE

GATEWAY BLVD.

COMMERCE LAKES DRIVE

DANIELS PKWY. - AADT 54,500±



APPROVED USES



- Accessory Uses and Structures
- Administrative Offices
- Banks and Financial Establishments – All Groups
- Broadcast Studio – Commercial Radio and Television
- Business Services – All Groups
- Consumption on Premises – Main Campus Only
- Contractors and Builders – all groups
- Drive-Thru
- Drugstore, Pharmacy
- Essential Services & Facilities
- Fences, Walls
- Freight and Cargo Handling Establishments
- Gift and Souvenir Shop
- Insurance Companies
- Manufacturing
- Package store – Limited to the tract east of Commerce Lakes Dr
- Parking Lot - Accessory or temporary
- Recreation Facilities – Commercial, Groups I and IV
- Repair Shops – Groups I, II, and III
- Restaurant – Groups I, II, and III
- Restaurant – Fast Food, limited to one with a single drive-through, no seating
- Retail and Wholesale Sales
- Signs in accordance with LDC
- Specialty Retail Shops – Group I
- Storage – Open
- Temporary Uses
- Warehouse – Cold storage, pre-cooling, warehouse and processing plant

**Please inquire for a full list of approved uses*

ACCESS EXHIBIT



NEARBY DEVELOPMENTS

UNDER CONSTRUCTION

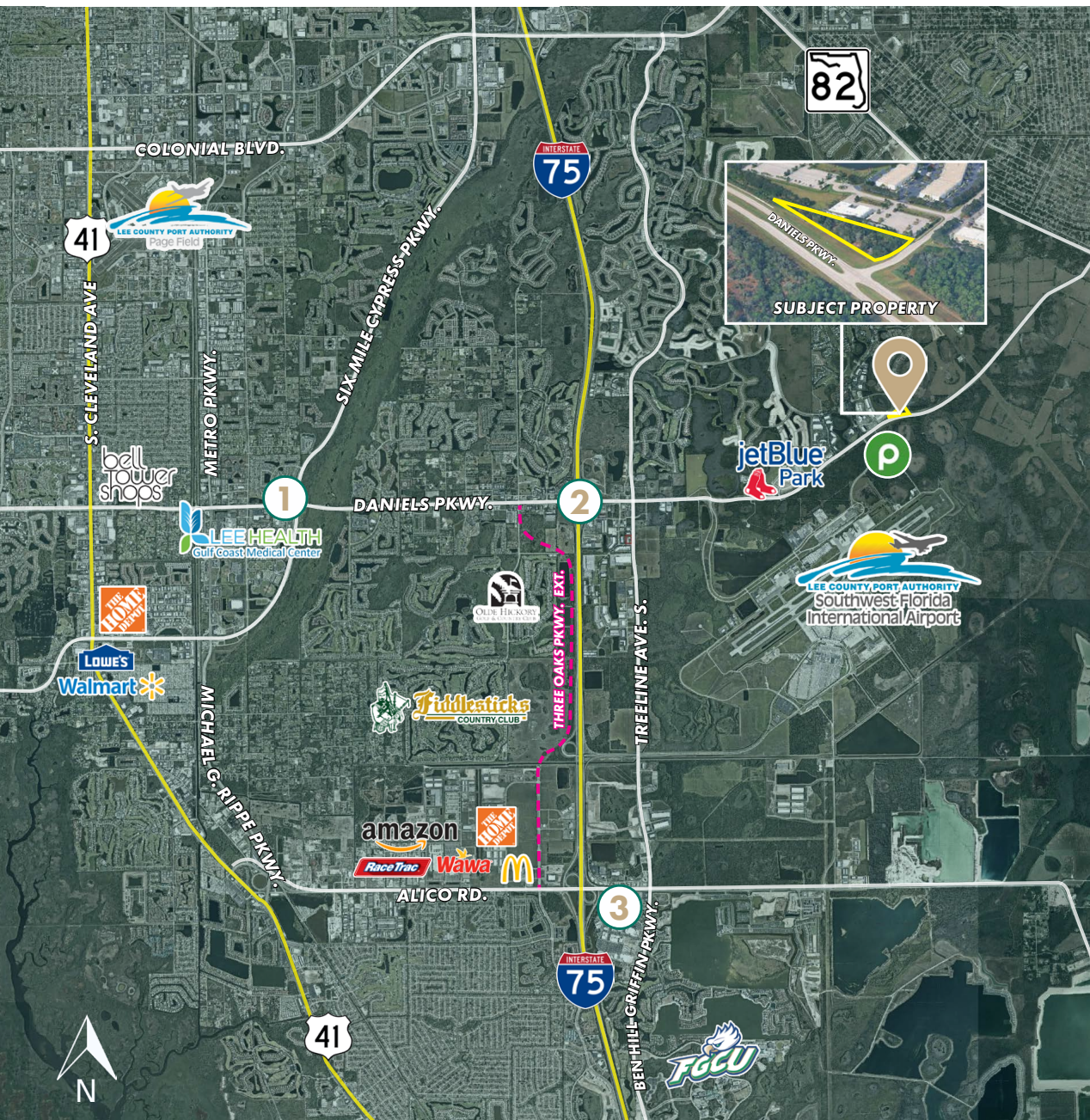
- 1 DANIELS APARTMENTS**
576 Multi-Family Units
- 2 TIMBER CREEK**
1,315 Single Family
250,000 Sq. Ft. of Commercial
- 3 ARBORWOOD PRESERVE (PHASE 3)**
143 Single-Family Units
- 4 PARKWAY PRESERVE**
123 Townhomes
- 5 TOWN PLANTATION**
396 Multi-Family Units

IN PLANNING

- 6 DANIELS CREEK**
1,600 Residential Units
350,000 Sq. Ft. of Commercial
- 7 CAYO PELON**
220 Multi-Family Units
- 8 GATEWAY SENTOSA APARTMENTS**
256 Multi-Family Units
- 9 TREELINE 115**
376 Single-Family and Multi-Family Community
- 10 TREELINE AVENUE 153**
153 Multi-Family Units
- 11 DANIELS TOWN SQUARE**
1,590 Residential Units
- 12 SADDLE ROAD INDUSTRIAL**
18.33± Acre Flex Industrial Project



RETAIL MAP



1. DANIELS CROSSING



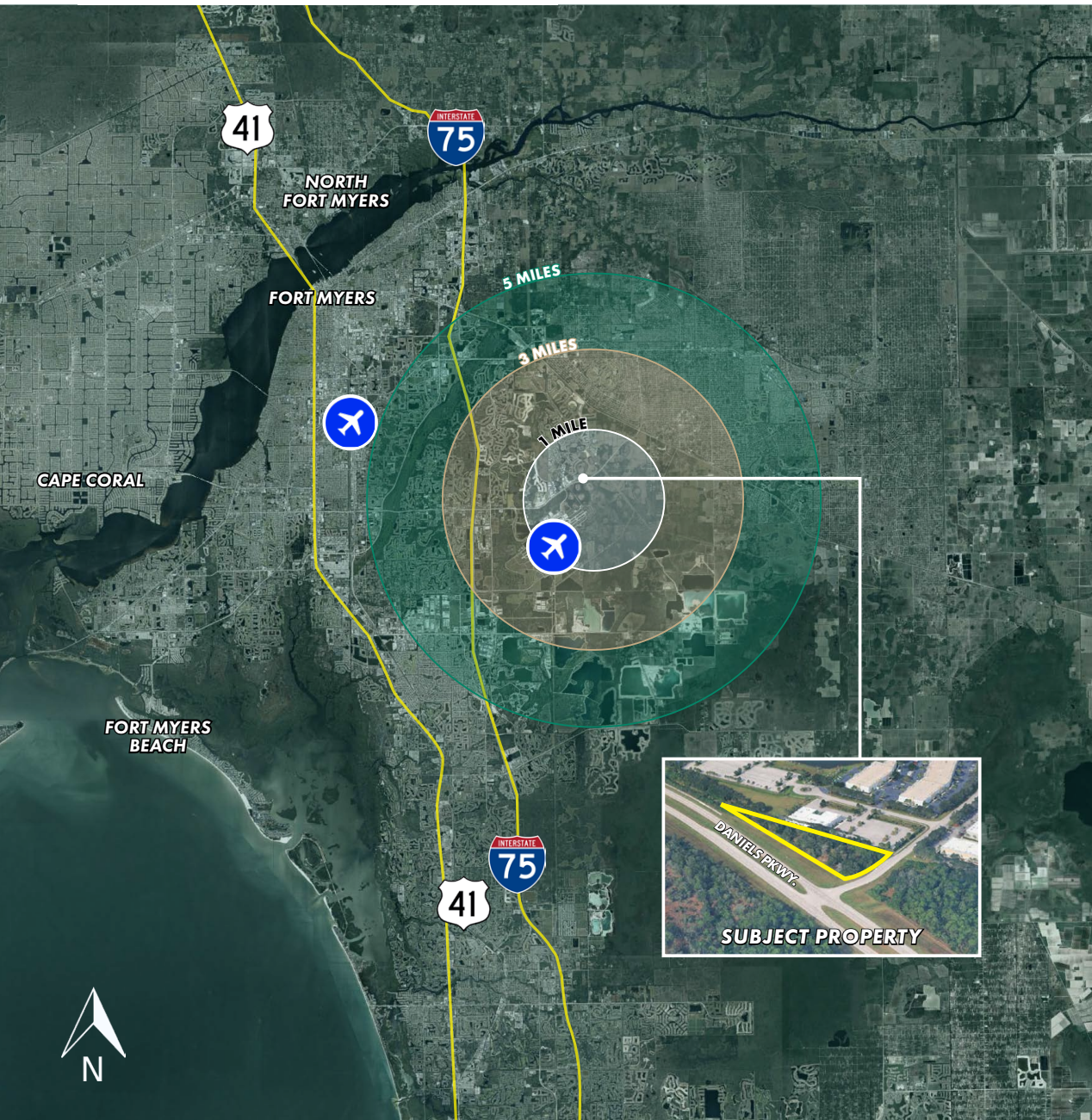
2. DANIELS PKWY. & I-75 EXIT 131



3. GULF COAST TOWN CENTER



LOCATION



AREA DEMOGRAPHICS

1 MILE RADIUS

POPULATION



2,614

MEDIAN INCOME



\$96,405

AVG. HOME VALUE



\$584,825

3 MILE RADIUS

POPULATION



32,902

MEDIAN INCOME



\$104,573

AVG. HOME VALUE



\$552,822

5 MILE RADIUS

POPULATION



84,925

MEDIAN INCOME



\$90,523

AVG. HOME VALUE



\$501,532

LOCATION HIGHLIGHTS

- 1.3± miles to JetBlue Park
- 1.5± miles to SWFL International Airport (RSW)
- 2.4± miles to State Road 82
- 3.4± miles to I-75 (Exit 131)
- 5.2± miles to Colonial Boulevard
- 8.3± miles to US-41
- 10.9± miles to Downtown Fort Myers



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