

FOR SALE

2790 Tamiami Trl. N

North Fort Myers, FL 33903



CUSHMAN &
WAKEFIELD

COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA



Freestanding building located on 100' of business 41 across from Shell Factory. RV Storage is under development on the parcel surrounding the building and should be completed 2024 sometime. Location has increasing traffic counts as development improves in immediate area. Previously operated as a C-Store, the property sustained extensive hurricane damages and closed September 2022. Seller has invested over \$250K in extensive renovations and almost completed! Improvements include complete roof and fascia replacement over \$80K, doors, window glass, complete new electrical with upgraded 3-Phase almost \$100K, updated plumbing, HVAC and duct work, interior/exterior paint, LED light fixtures, new wiring to pylon sign. County water and septic. Walk-in coolers in place for a convenience store user. The CPD zoning offers multitude of uses to include but not limited to animal clinic, auto/boat parts store, bait and tackle, bar/beverage store, boat sales, food sales, private club, place of worship, plant nursery, restaurant, thrift store, and more.

Property Highlights

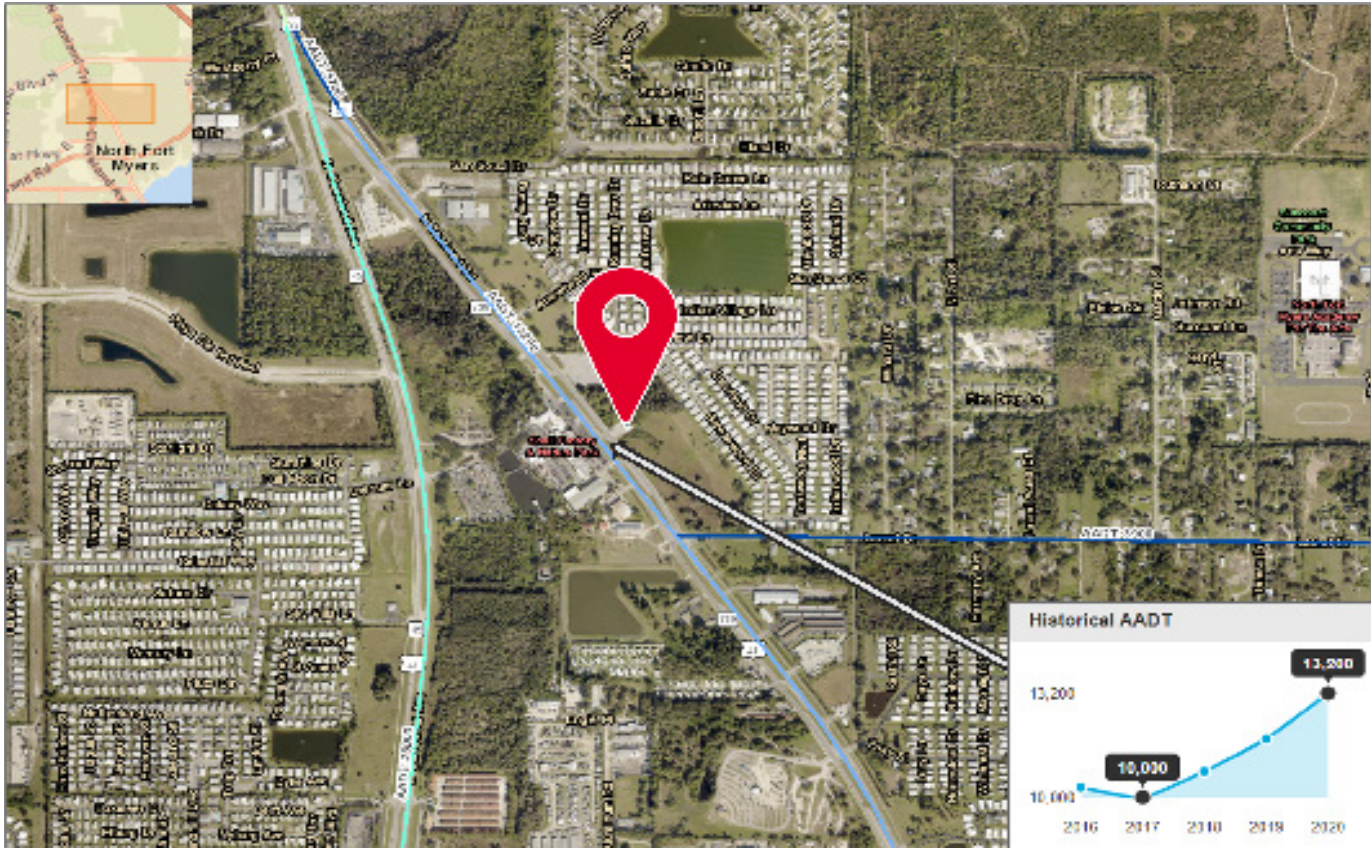
Address	2790 Tamiami Trl. N North Fort Myers, FL 33903
Sale Price	\$675,000
Year Built	1986 2024 (Remodel)
Building Size	2,600 SF
Land Size (AC)	0.36 AC
Land Size (SF)	16,030 SF
Frontage	100' on Tamiami Trl.
Signage	Pylon sign
Zoning	CPD
Submarket	North Fort Myers
Parcel ID	27-43-24-00-00008.004A



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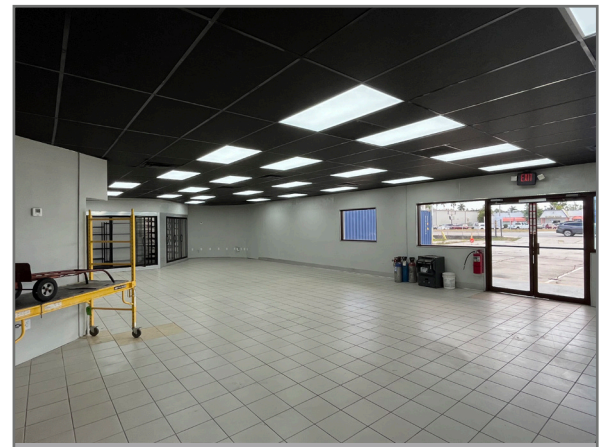


Demographics

	1 Mile	3 Mile	5 Mile
Population	6,077	43,387	99,933
AVG. HH Income	\$40,846	\$45,703	\$51,884
Total Businesses	169	1,498	4,696

Traffic Counts

Tamiami Trl. N	20,286 AADT
N Cleveland Ave.	25,000 AADT



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