

# 14101 S TAMiami TRl

## FORT MYERS, FL 33912



COMMERCIAL  
PROPERTY  
SOUTHWEST FLORIDA



LARGE-SCALE INFILL OPPORTUNITY

FOR SALE:

**\$5,550,000**

\$17.00 PSF

7.49 AC (326,134 SF)



### HIGH EXPOSURE

Frontage ONLY on US-41 with traffic counts over 54,500 vehicles per day (AADT)



### PRIME LOCATION

Located within a major retail, medical, and commercial corridor in South Fort Myers



### DEVELOPMENT POTENTIAL

Ideal for retail, medical, office, automotive, or mixed-use redevelopment



### STRONG DEMOGRAPHICS

Supported by expanding rooftops and high-income population growth

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### DEVELOPMENT OVERVIEW

Large-scale infill opportunities along US-41 have become increasingly limited as South Fort Myers continues to mature and densify. Positioned within an established commercial corridor surrounded by national retailers, medical users, residential communities, and strong regional traffic drivers, the property offers a rare opportunity to secure scale in one of Southwest Florida's most active commercial corridors.

### MARKET SNAPSHOT (5-MILE RADIUS)

135,851

POPULATION

\$72,767

MEDIAN HOUSEHOLD  
INCOME

65,241

HOUSEHOLDS

**PROPERTY TYPE:** Vacant Commercial Land

**PARCEL NUMBER:** 25-45-24-00-00001.1040

**LAND AREA:** 7.49 AC (326,134 SF)

**FRONTAGE:** ±550' on S Tamiami Trl

**ZONING:** C-1, C-2, and CG

**FUTURE LAND USE:** Intensive Development

**UTILITIES:** In Place

**TRAFFIC COUNTS:** 54,500 AADT



EXCELLENT VISIBILITY, ACCESSIBILITY, AND PROXIMITY



STRONG RETAIL & AUTOMOTIVE CORRIDOR

Surrounded by national retailers, auto dealerships, service providers, and dense residential growth

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### SITE OVERVIEW



±550' of frontage on US-41

High traffic Counts US-41

±54,500 VEHICLES PER DAY US-41

Zoned C-1, C-2, and CG allowing a wide range of high-density commercial uses

SITE

#### INFILL SCARCITY

Large-scale commercial sites along US-41 are increasingly limited as surround development continues to mature.

#### ESTABLISHED TRADE AREA

Situated within one of South Fort Myers' most active retail, medical, and service-commercial corridors.

#### POPULATION EXPANSION

Expanding rooftops and strong household income levels continue to drive demand throughout the trade area.

#### REGIONAL CONNECTIVITY

Excellent access to I-75 and major thoroughfares supports both local and destination-oriented commercial uses.

Utilities are in place, and the existing 1,987 SF structure is considered obsolete, further supporting the property's positioning as a prime redevelopment or repositioning opportunity.

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S TAMAMI TRL  
(AADT: 54,500)

SITE

S Tamiami Trail (US-41) is one of Southwest Florida's most heavily traveled and commercially active corridors, serving as the primary artery linking Fort Myers to Estero, Bonita Springs, and Naples while generating exceptional daily traffic volumes past a dense concentration of national retailers, big-box anchors, casual and fast-casual dining, and service-commercial uses. The corridor has long attracted credit tenants and nationally recognized brands across a broad range of categories, supported by a dense residential base that continues to expand in the surrounding trade area.

- Daniels Pkwy: ± 1 Mile
- I-75: ± 5 Miles
- RSW: ± 9 Miles
- Gulf Coast Town Center: ± 9 Miles
- Edison Bridge: ± 9 Miles
- FGCU: ± 10 Miles

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## Population Trends and Key Indicators

14101 S Tamiami Trl, Fort Myers, Florida, 33912  
Ring of 5 miles

<b>135,851</b>	<b>65,241</b>	<b>2.04</b>	<b>54.4</b>	<b>\$72,767</b>	<b>\$442,656</b>	<b>121</b>	<b>60</b>	<b>60</b>
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

### MORTGAGE INDICATORS



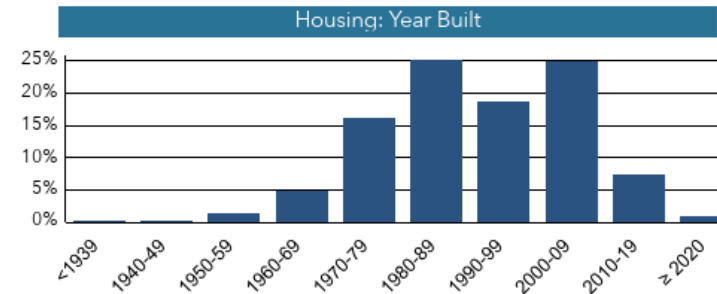
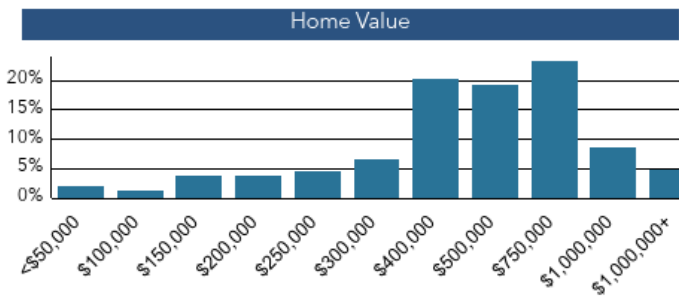
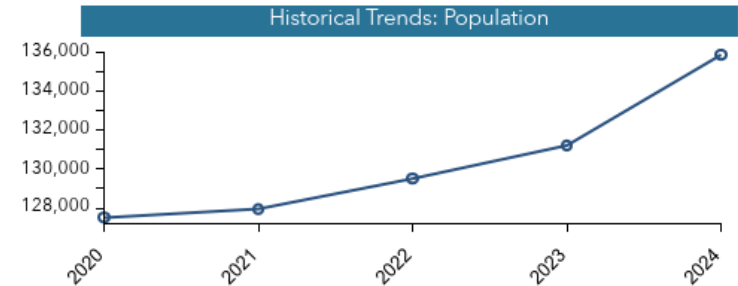
**\$12,865**

Avg Spent on Mortgage & Basics

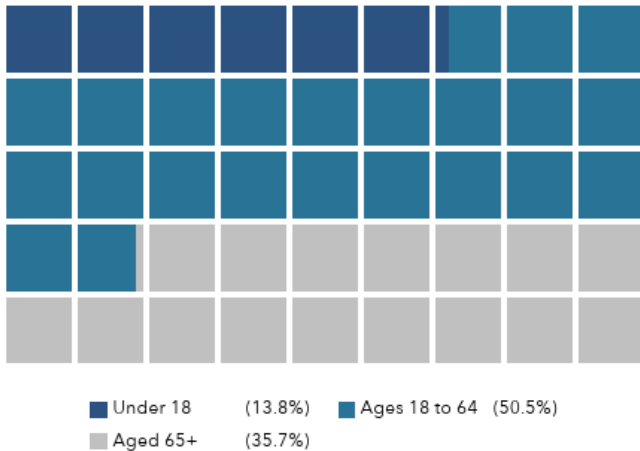


**38.1%**

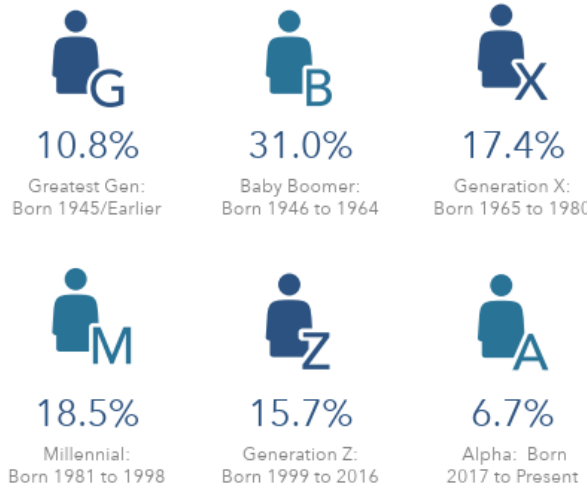
Percent of Income for Mortgage



### POPULATION BY AGE



### POPULATION BY GENERATION



Source: This infographic contains data provided by Esri (2025, 2030), Esri-U.S. BLS (2025), ACS (2019-2023). © 2026 Esri

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