

1.26-2.53 ACRES
CARISSA COMMERCE CT
Fort Myers, FL

For Sale



**PRATT'S
PRESERVE**

REVA

CARISSA COMMERCE CT

CRYSTAL DR

OUTPARCEL 6
1.27 ACRES

OUTPARCEL 5
1.26 ACRES

SIX MILE CYPRESS PKWY

CONTACT:

RANDY MERCER

Principal – Broker

O: 239.666.6869

M: 239.989.1441

Randy@MercerCommercial.com

MERCER
INVESTMENT PROPERTIES
BROKERAGE & MANAGEMENT

PRICE: **\$1,653,102 (\$15.00 PSF)**

Address	12141 & 12151 Carissa Commerce Court Fort Myers, FL
Land Size	2.53± Acres or 110,206.80± SF Total • 1.26± Acres or 54,885.60± SF Outparcel 5 • 1.27± Acres or 55,321.20± SF Outparcel 6
Zoning	CS-1 – Special Commercial Office (Lee County)
Future Land Use	Central Urban
Utilities	Water & Sewer Available
Flood Zone	AH-EL16.5
Real Estate Taxes	\$10,546.16 (2024)
Parcel #	17-45-25-01-00000.030A

High-Visibility Corner Lot Surrounded by
Rapid Residential Growth



- + Prime 2.53± acre site at Six Mile Cypress Pkwy & Crystal Drive, divisible into two parcels
- + Each outparcel can support up to ±14,000 SF of building area
- + 1,000± feet of frontage on high-traffic Six Mile Cypress Parkway
- + Zoned for medical or general commercial use, with build-to-suit opportunities

SURROUNDING DEVELOPMENT



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CRYSTAL DR

CARISSA COMMERCE CT

OUTPARCEL 5
1.26 ACRES

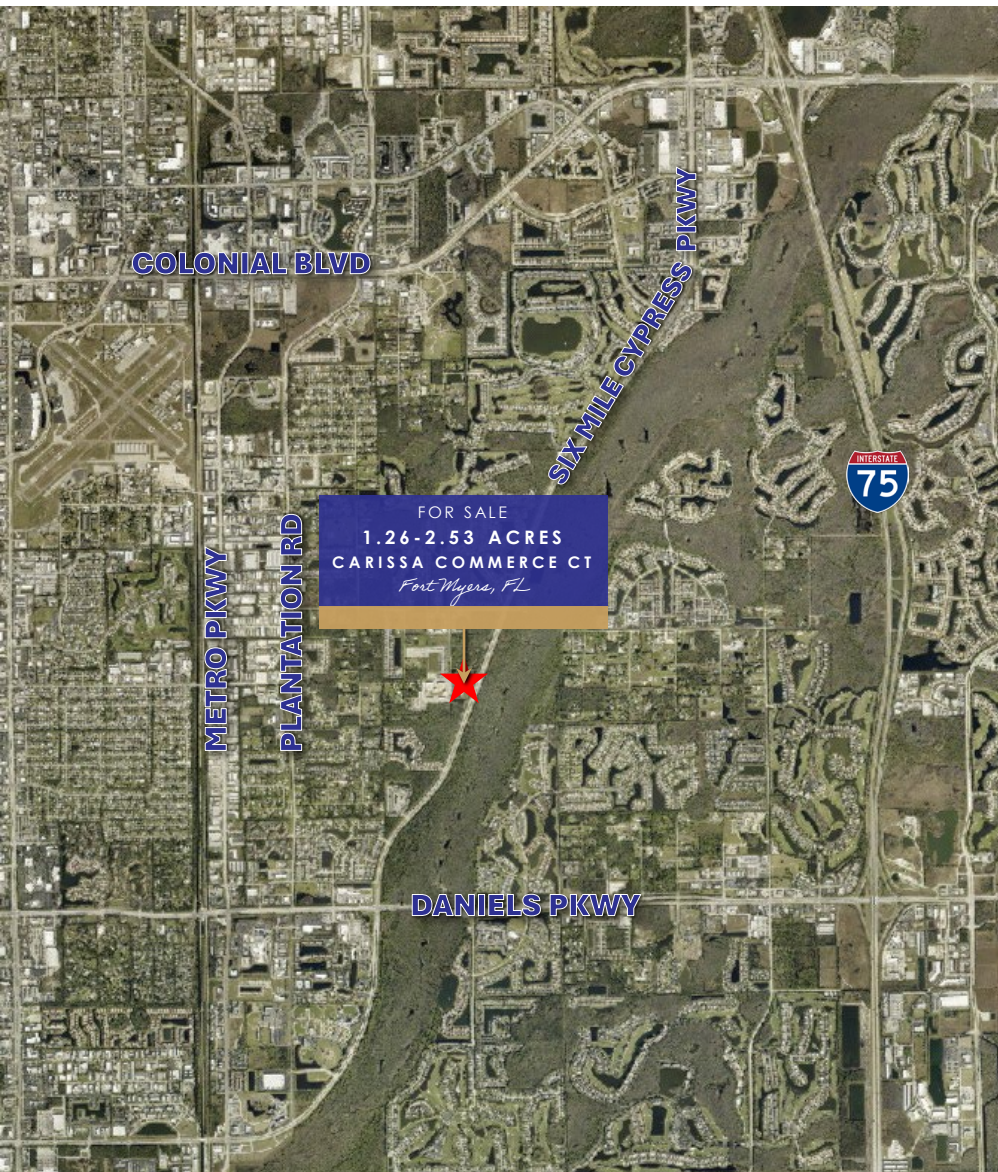
OUTPARCEL 6
1.27 ACRES

SIX MILE CYPRESS PKWY

Residential growth continues to drive demand for commercial services in this corridor.

Newly constructed multifamily and single-family residential communities just east of the subject property — part of the area's rapid residential expansion.

LOCATION ADVANTAGES



- + Excellent visibility and access on a major arterial commuter corridor
- + Close proximity to Daniels Pkwy, Colonial Blvd, I-75, and US 41
- + Minutes from major shopping centers, restaurants, and medical campuses
- + Positioned between two active commercial districts in a fast-growing area
- + Adjacent to newly completed multifamily and single-family residential communities







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