

**8784 ALICO ROAD**  
FORT MYERS, FL 33912



# 0.85± ACRE COMMERCIAL SITE FOR SALE

This property offers a rare opportunity to acquire a highly visible commercial site with 100'± frontage on Alico Road, one of South Lee County's most active growth corridors. Positioned between US-41 and I-75, the site provides strong frontage, excellent accessibility, and exposure to ongoing retail, industrial, and residential development. The surrounding area continues to attract major national users and investment, while benefiting from close proximity to key demand drivers including Southwest Florida International Airport, Florida Gulf Coast University, and Gulf Coast Town Center. This offering presents an exceptional opportunity for investors, developers, and owner-users to capitalize on continued growth in the Fort Myers market.

**LAND SIZE**  
0.85± Acres

**PRICE**  
\$1,500,000

**ZONING**  
C1-A - Commercial  
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## PROPERTY HIGHLIGHTS

- Two buildings totaling 5,680± SF
- Prime Alico Road frontage on a high-growth corridor
- Surrounded by national users including Amazon, Home Depot, Floor & Decor, RaceTrac & McDonald's
- Near RSW Airport, FGCU & Gulf Coast Town Center
- Serves the growing San Carlos Park trade area
- Located within expanding Alico Wayside / ITEC growth nodes
- Strong demographics, traffic counts & population growth

## LOCATION DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 POPULATION	7,359	43,870	89,766
HOUSEHOLDS	2,666	17,621	39,116
MEDIAN HOUSEHOLD INCOME	\$100,570	\$94,405	\$93,504
AVG. HOUSEHOLD INCOME	\$128,857	\$128,087	\$131,301
MEDIAN AGE	36.0	41.4	50.1

## TRAFFIC COUNTS

VOLUME (AADT)	YEAR
50,000	2024