

MATLACHA  
ISLAND

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Mobil



AVAILABLE UNDER  
SEPARATE OWNERSHIP

PINE ISLAND ROAD AADT: 13,000±

STRINGFELLOW ROAD

CIRCLE K

LSI  
COMPANIES

OFFERING MEMORANDUM

**STRINGFELLOW ROAD COMMERCIAL**

0.87± ACRE PRIME COMMERCIAL REDEVELOPMENT OPPORTUNITY - BOKEELIA, FL



## PROPERTY SUMMARY

**Property Address:** 10502 Stringfellow Road  
Bokeelia, FL 33922

**County:** Lee

**Property Type:** Commercial

**Property Size:** 0.87± Acres | 37,897± Sq. Ft.

**Building Size:** 6,703± Sq. Ft.

**Zoning:** C-1

**Future Land Use:** Urban Community

**STRAP Number:** 28-44-22-01-0000A.0010

LIST PRICE:

**\$1,199,000**

**LSI**  
**COMPANIES**  
LSICOMPANIES.COM

## SALES EXECUTIVE



**Mike Trivett**  
Sales Associate



**DIRECT ALL OFFERS TO:**

**Mike Trivett**

[mtrivett@lsicompanies.com](mailto:mtrivett@lsicompanies.com)

o: (239) 489-4066 m: (239) 940-3171

### OFFERING PROCESS

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



This 0.87± acre property is highly suitable and zoned for a variety commercial uses. The property offers a rare chance to invest in a prime hard corner site with diverse development potential.

The subject parcel is located in the heart of Pine Island within walking distance of many retail shops and restaurants.

The parcel features approximately 190 linear feet of frontage on Pine Island Road NW, making this a highly coveted opportunity for development.

### ADDITIONAL ACREAGE OPPORTUNITY

- Adjacent parcel totaling 0.64 Acres
  - Zoning C-1 with a future land use of Urban Community
- The two properties (3 parcels) combine for a total of 1.51 Acres, creating an ideal opportunity for an end-user, or developer to take advantage of this hard corner that runs from Stringfellow Road to Nikkis Lane along Pine Island Road NW.
- In addition to sale, Build-to-Suit is also available





## APPROVED USES



- Medical Office
- Hotel/Motel
- Assisted Living facility
- Auto Parts store
- Bank
- Boat Parts store
- Boat Sales
- Car Wash
- Department Store
- Pharmacy/Drugstore
- Food Stores
- Laundromat

\* Inquire for a full list of approved uses



## PROPERTY AERIAL





## CONCEPTUAL SITE PLAN



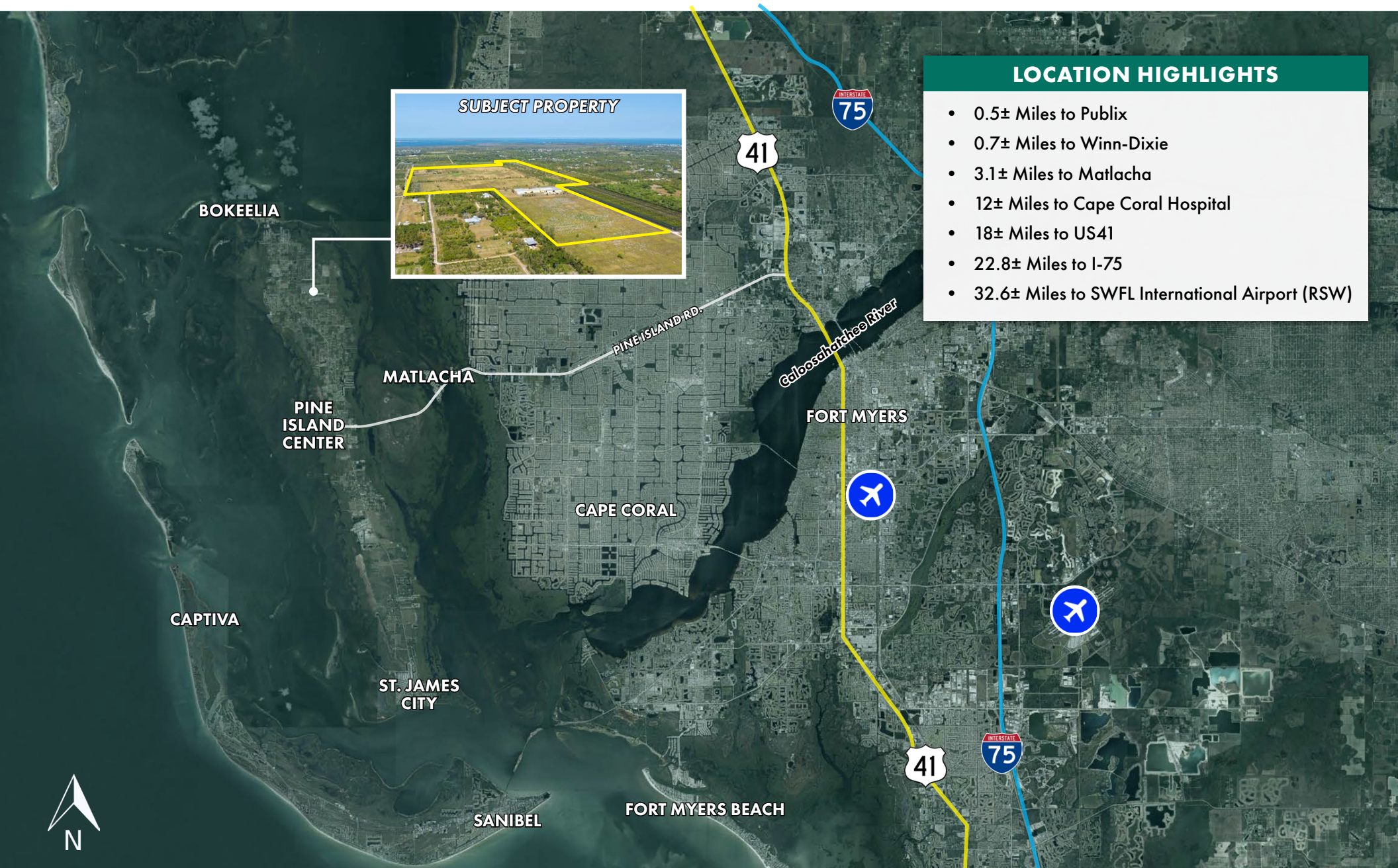


## DRIVE TIME MAP





## LOCATION MAP







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