



PROPERTY SUMMARY

The Alico Commercial Park is one of the most desirable corridors for industrial/flex development in Fort Myers. The zoning and land-use classification support industrial warehouse operations ideal for manufacturing, storage/fulfillment, distribution, or contractor/showroom uses (consistent with neighboring properties). On a 2-acre site with approximately 30,000 SF building, this asset provides both owner-user and investor flexibility.

PROPERTY HIGHLIGHTS

- The site is located between US-41 and I-75, positioning it in a high-visibility, logically strategic industrial cluster.
- Strong regional connectivity: quick access to major thoroughfares, and within a short drive to Southwest Florida International Airport (RSW) and large residential/industrial growth nodes.
- Large outside fenced in storage area
- Dock-high and Drive-in doors

Asking Price	\$5,500,000
Site Size	1.96 Acres
Building Size	27,949 SF
Year Built	2006
Zoning	IPD



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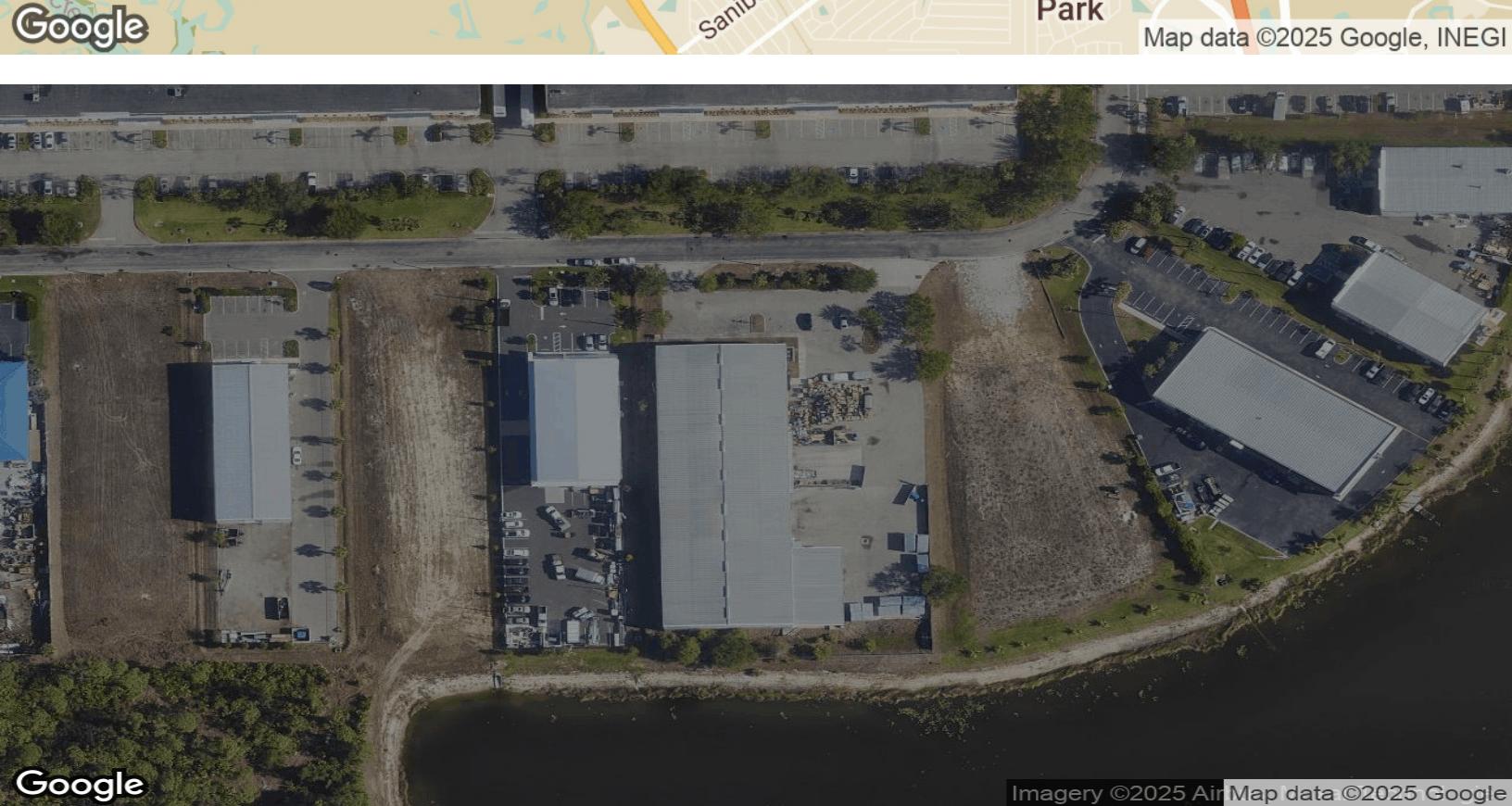
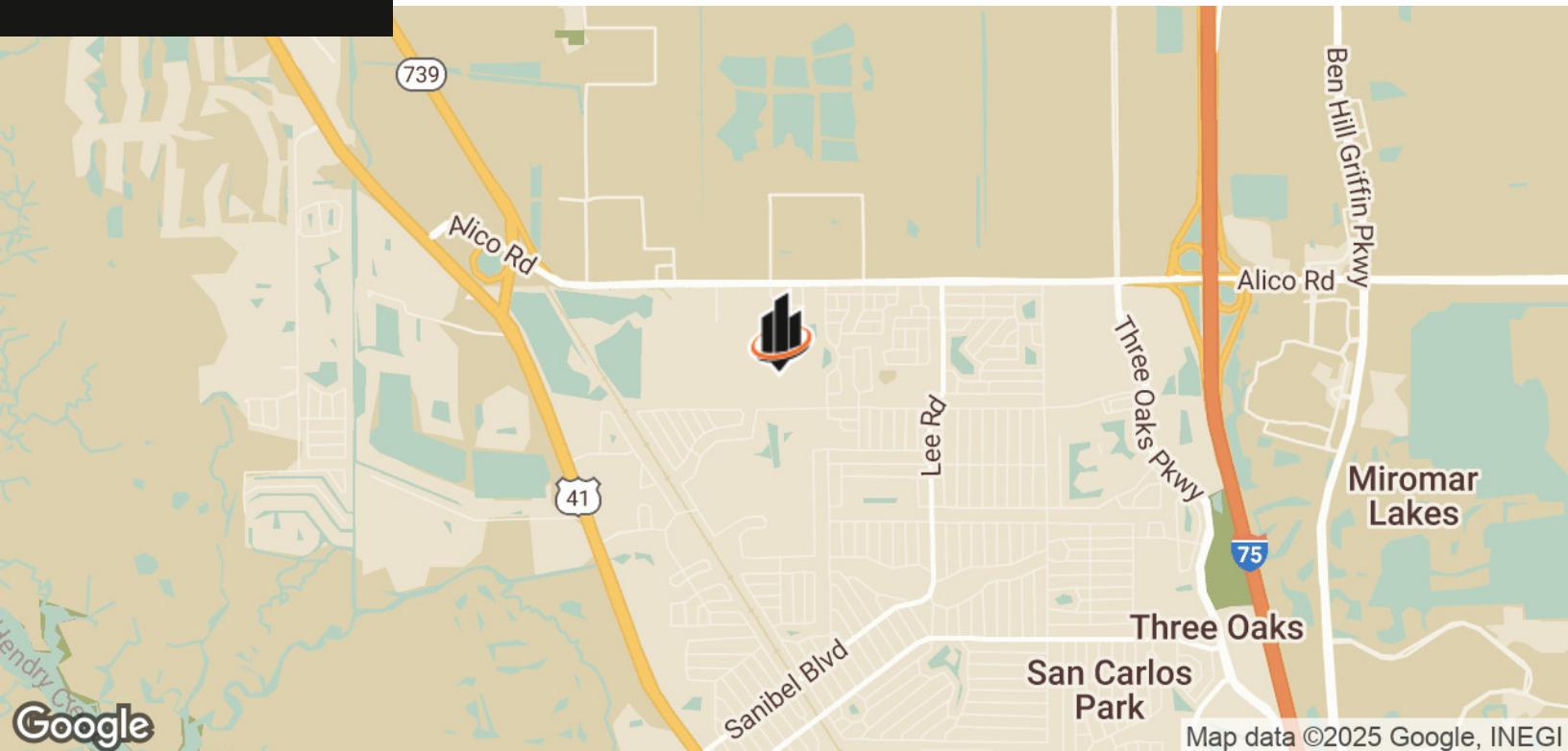
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FOR SALE

Alico Commercial Park

7899 Drew Cir, Fort Myers, FL 33967

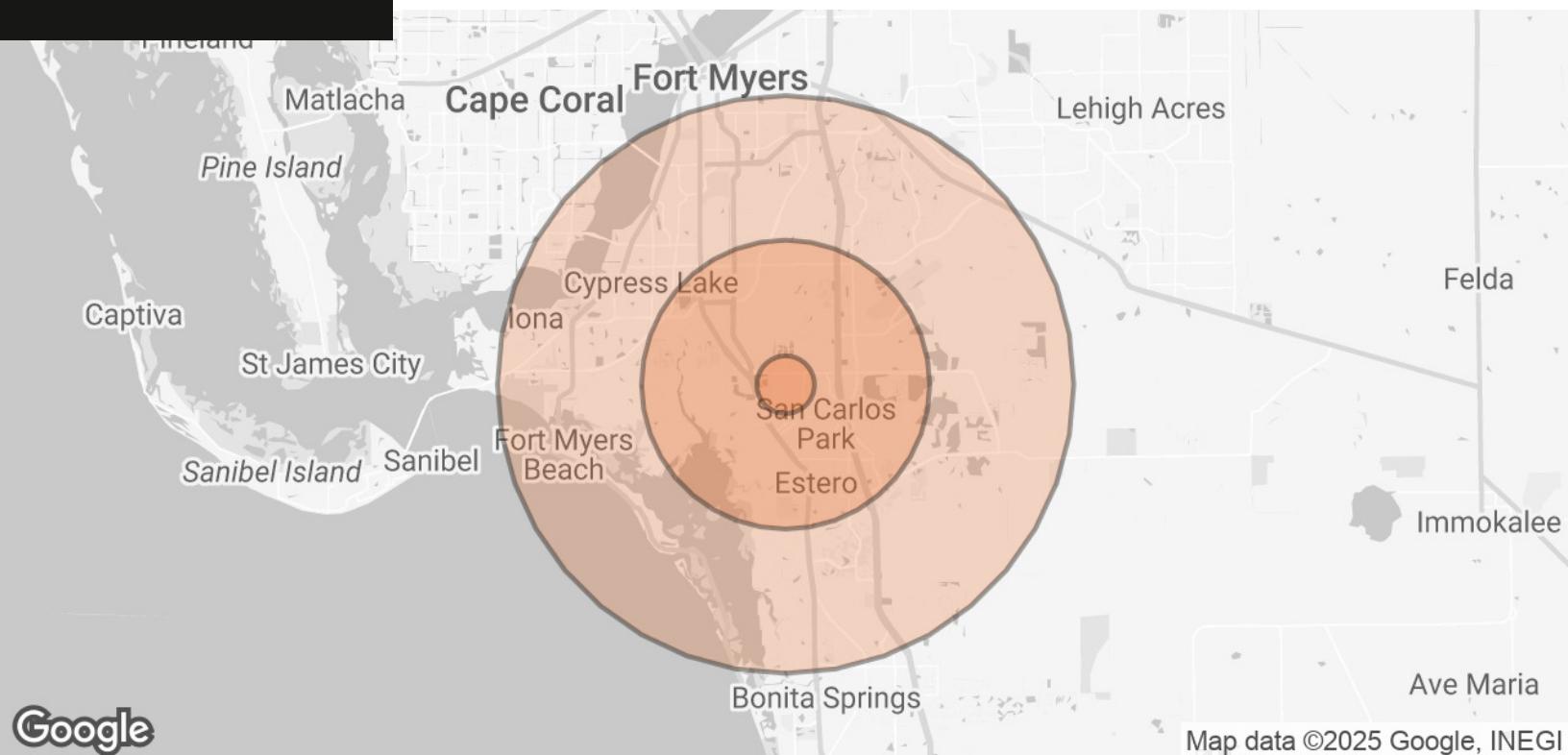


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Google

POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	68	17,400	48,552
AVERAGE AGE	58.9	41.4	46.1
AVERAGE AGE (MALE)	63.4	40.3	45.4
AVERAGE AGE (FEMALE)	58.7	43.6	46.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	38	7,432	22,257
# OF PERSONS PER HH	1.8	2.3	2.2
AVERAGE HH INCOME	\$38,430	\$43,136	\$44,682
AVERAGE HOUSE VALUE	\$202,045	\$115,983	\$120,835

2020 American Community Survey (ACS)



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