

1950 GRACE AVE

Fort Myers, FL



CUSHMAN &
WAKEFIELD

COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA



±0.50 acres

FOR SALE

\$299,000

Property Highlights

- Located just off signalized intersection of US-41
- Close to public transportation bus stops
- Water credits available
- Tax incentives available
- Approvals in place for a 30-unit senior living, with several alternate uses available including office

STRAP NUMBER(S)	26-44-24-P3-01304.0040
PROPERTY TYPE	Commercial Land
LAND AREA	± 21,780 SF / 0.50 AC
ZONING	CI – Commercial Intensive
FUTURE LAND USE	C/C – Corridor Commercial
FRONTAGE	±98' on Grace Ave ±49' on Passaic Ave
SUBMARKET	City of Fort Myers

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Better never settles

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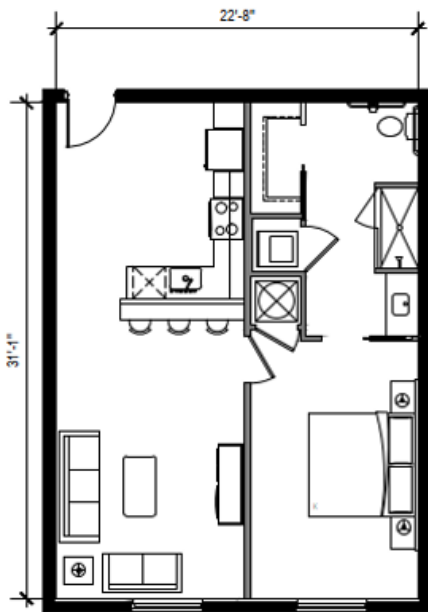


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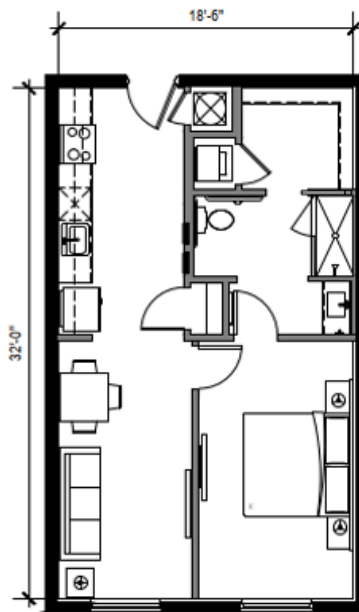
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CONCEPTUAL PLANS

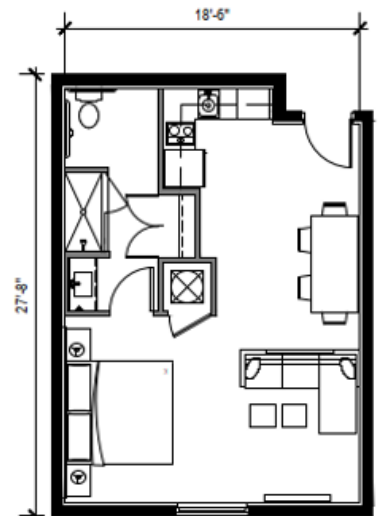
UNIT STATISTICS									PROJECT TOTAL		
UNIT CALCULATIONS	PATIO AREA	A/C AREA	GROSS AREA	FIRST LEVEL	SECOND LEVEL	THIRD LEVEL	FOURTH LEVEL	FIFTH LEVEL	UNIT TOTAL	% of DEVELOPMENT	TOTAL UNIT AREA
UNIT "A1" 1 BED / 1 BATH	0	705	783	0	4	4	4	4	16	53.33%	12,528
UNIT "S1" STUDIO	0	592	651	0	0	2	2	2	6	46.67%	3,906
UNIT "S2" STUDIO	0	469	523	0	2	2	2	2	8		4,184
UNIT TOTAL PER FLOOR				0	6	8	8	8	30		20,618
AMENITY AREA				0	1,307	0	0	0		PERCENTAGE OF RENTABLE AREA	63.2%
TOTAL BLDG AREA				6,525	6,525	6,525	6,525	6,525		TOTAL BUILDING AREA	32,625



UNIT "A1" FLOOR PLAN



UNIT "S1" FLOOR PLAN



UNIT "S2" FLOOR PLAN



CONCEPT

23,625 sf 5-story multi-family building

1st floor 6,525 SF no dwelling units

2nd floor 6,525 SF 6 dwelling units

3rd floor 6,525 SF 8 dwelling units

4th floor 6,525 SF 8 dwelling units

5th floor 6,525 SF 8 dwelling units

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LOCATION & DEMOGRAPHICS



2024 Demographics	1-Mile	3-Miles	5-Miles
Total Population	12,289	58,937	172,745
Total Households	4,874	25,040	72,702
Annual Population Growth 2024-2029	3.2%	3.7%	3.7%
Median Age	38.2	39.2	42.8

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