

Treeline Ave & Colonial Blvd Fort Myers, FL



CUSHMAN &
WAKEFIELD

COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA



Property Highlights

- Two 0.58 acre parcels or combined 1.15 acres (50,040 square feet) of vacant commercial land
- Property can be sold separately for \$1,251,000 or combined for \$2,502,000
- Dual frontage on major roadways with high traffic counts, $\pm 308'$ of frontage along Colonial Blvd (56,500+ AADT) and $\pm 202'$ of frontage on both directions of Treeline Ave (AADT:13,500)
- Prime location on Colonial Blvd, at a signalized intersection
- Positioned in a rapidly developing area

FOR SALE - TWO ± 0.58 AC PARCELS \$1,251,000 EACH

STRAP NUMBER(S)

35-44-25-P2-00001.0010

PROPERTY TYPE

Commercial Land

LAND AREA (TOTAL)

$\pm 50,040$ SF / 1.15 AC

ZONING

SDA - Special Development Area

FUTURE LAND USE

Special Community

FRONTAGE

$\pm 308'$ on Colonial Blvd.
 $\pm 202'$ on both directions of Treeline Ave.

SUBMARKET

S Fort Myers / San Carlos

Better never settles

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Property Overview LOCATION MAP



2024 Demographics	1-Mile	3-Miles	5-Miles
Total Population	3,214	25,551	123,958
Total Households	1,460	18,247	46,486
Annual Population Growth 2024-2029	4.2%	3.4%	3.8%
Median Age	63.9	44.0	39.8
Average Household Income	\$97,434	\$99,384	\$87,331

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