

DOWNTOWN
FORT MYERS

CALOOSAHATCHEE BRIDGE

Caloosahatchee River

PONDELLA ROAD - AADT 26,500±

LSI
COMPANIES

OFFERING MEMORANDUM

685 PONDELLA ROAD

8.89± ACRE VACANT COMMERCIAL/RESIDENTIAL LAND - N. FORT MYERS, FL

PROPERTY SUMMARY

Property Address: 685 Pondella Road
North Fort Myers, FL 33903

County: Lee

Property Type: Vacant Land

Property Size: 8.89± Total Acres | 387,248± Sq. Ft.
6.94± Acres (Southern Parcel)
1.95± Acres (Northern Parcel)

Zoning: RS-1 (Southern Parcel)
C-1A (Northern Parcel)

Utilities: Water, Sewer, Electric Available

Tax Information: \$7,438.37 (2024)

STRAP Number: 10-44-24-00-00001.0000;
10-44-24-00-00001.0020

LIST PRICE:

\$7,000,000
\$18.08 PSF

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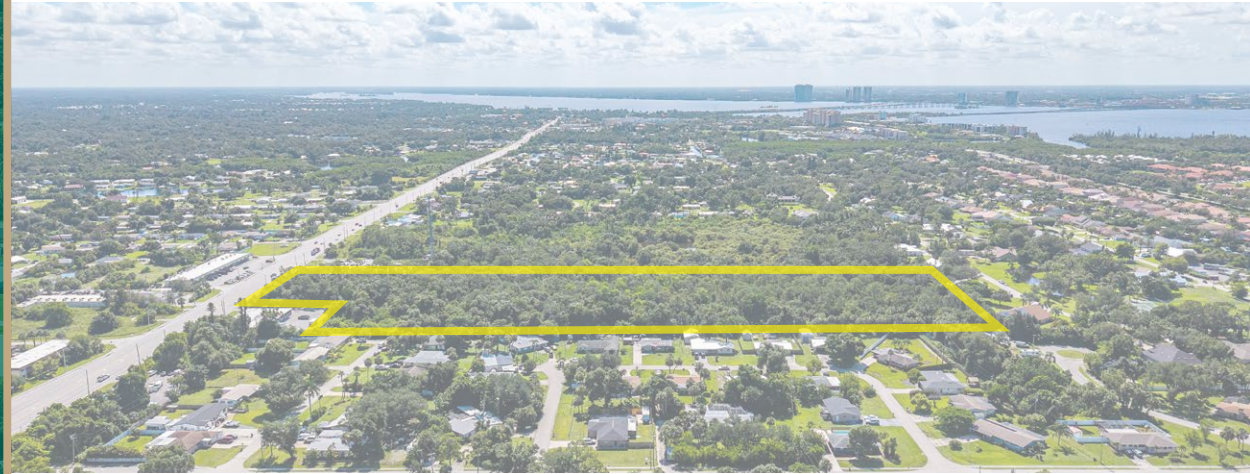
SALES EXECUTIVE



Billy Rollins, CCIM, ALC
Senior Broker Associate



Logan Holley
Sales Associate



DIRECT ALL OFFERS TO:

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(239) 489-4066

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.

EXECUTIVE SUMMARY



LSI Companies is proud to present 685 Pondella Road, an exceptional 8.89± acre development opportunity in the heart of North Fort Myers, FL. Consisting of 2 adjacent parcels zoned as 1.95± acres of C1-A and 6.94± acres of RS-1, this property has a wide array of use options.

This site features over 190 feet of frontage along Pondella Road and offers strong visibility, traffic counts, as well as access to the major thoroughfares of US-41 and Pine Island Road. Positioned less than 15 minutes from I-75, this tract of land is also situated near a network of established commercial centers, anchored by prominent retailers, including Target, Walmart, Publix, BJ's Wholesale Club and Lowe's. The site also benefits from immediate proximity to national discount retailers, including Dollar General and Big Lots, and is within a few minutes' drive of larger shopping destinations like Merchants Crossing (The Home Depot, AMC, Bealls, Planet Fitness).

With a flexible zoning profile and proximity to dense residential neighborhoods, this property presents a rare opportunity for builders or developers seeking to bring new commercial or residential offerings to one of Southwest Florida's fastest-growing submarkets.

PROPERTY AERIAL

- Bank
- Medical Office
- Auto Parts Store
- Boat Parts Store/ Boat Rental
- Business Services
- Cleaning & Maintenance Services
- Contractors & Builders
- Convenience Store
- Day Care Center (Adult, Child)
- Department Store
- Drugstore, Pharmacy
- EMS/ Fire/ Sheriff's Station
- Food Store
- Hardware Store
- Laundry/ Dry Cleaning
- Place of Worship
- Storage (Indoor Only)
- Housing (6 dwelling units/acre, or up to 8 dwelling units/acre with bonus density)
- School (Lee County School District)

**Please inquire for full list of approved and conditional uses*



**NORTH FORT MYERS
HIGH SCHOOL**

DOLLAR TREE



Chevron

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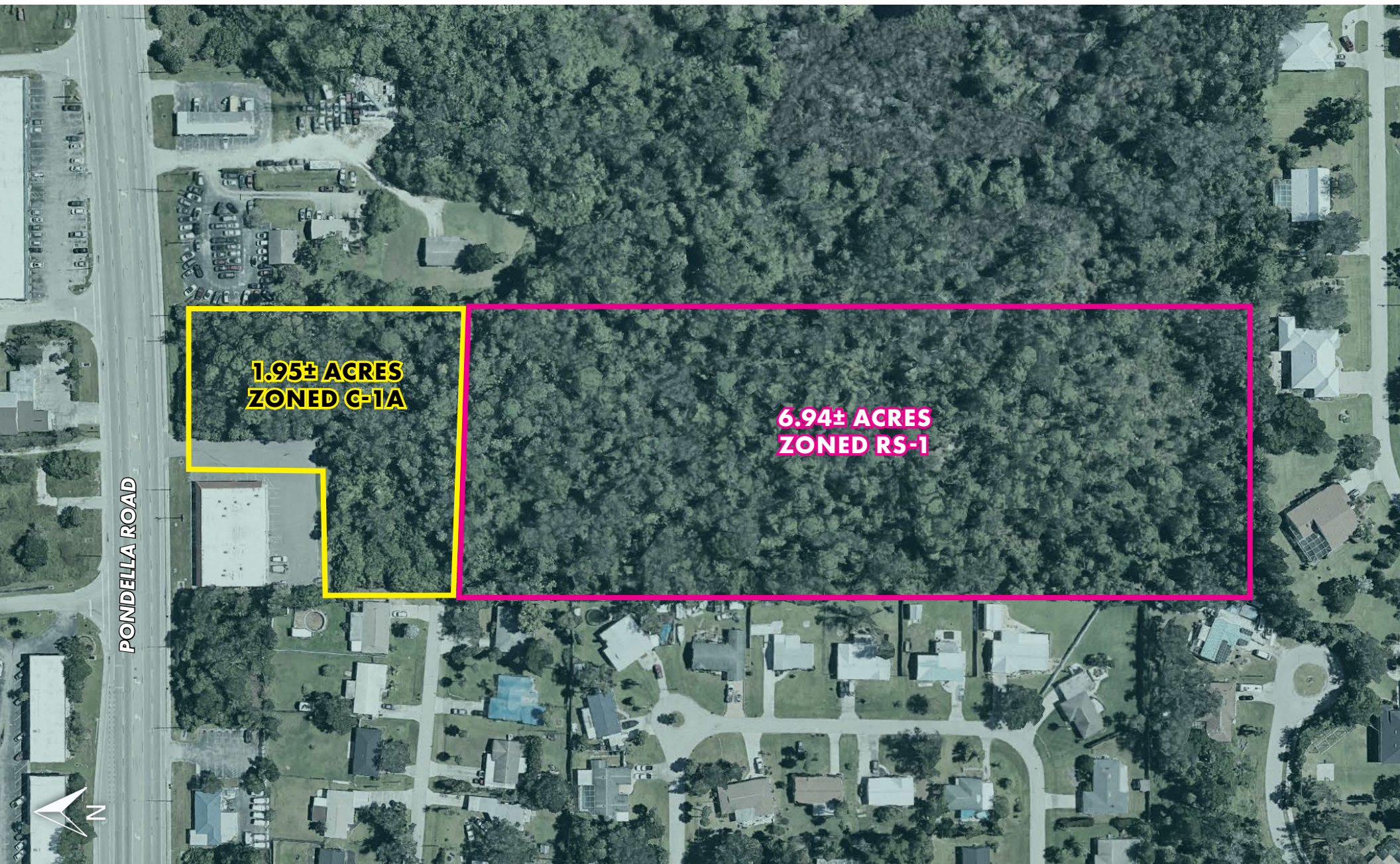
PROPERTY AERIAL



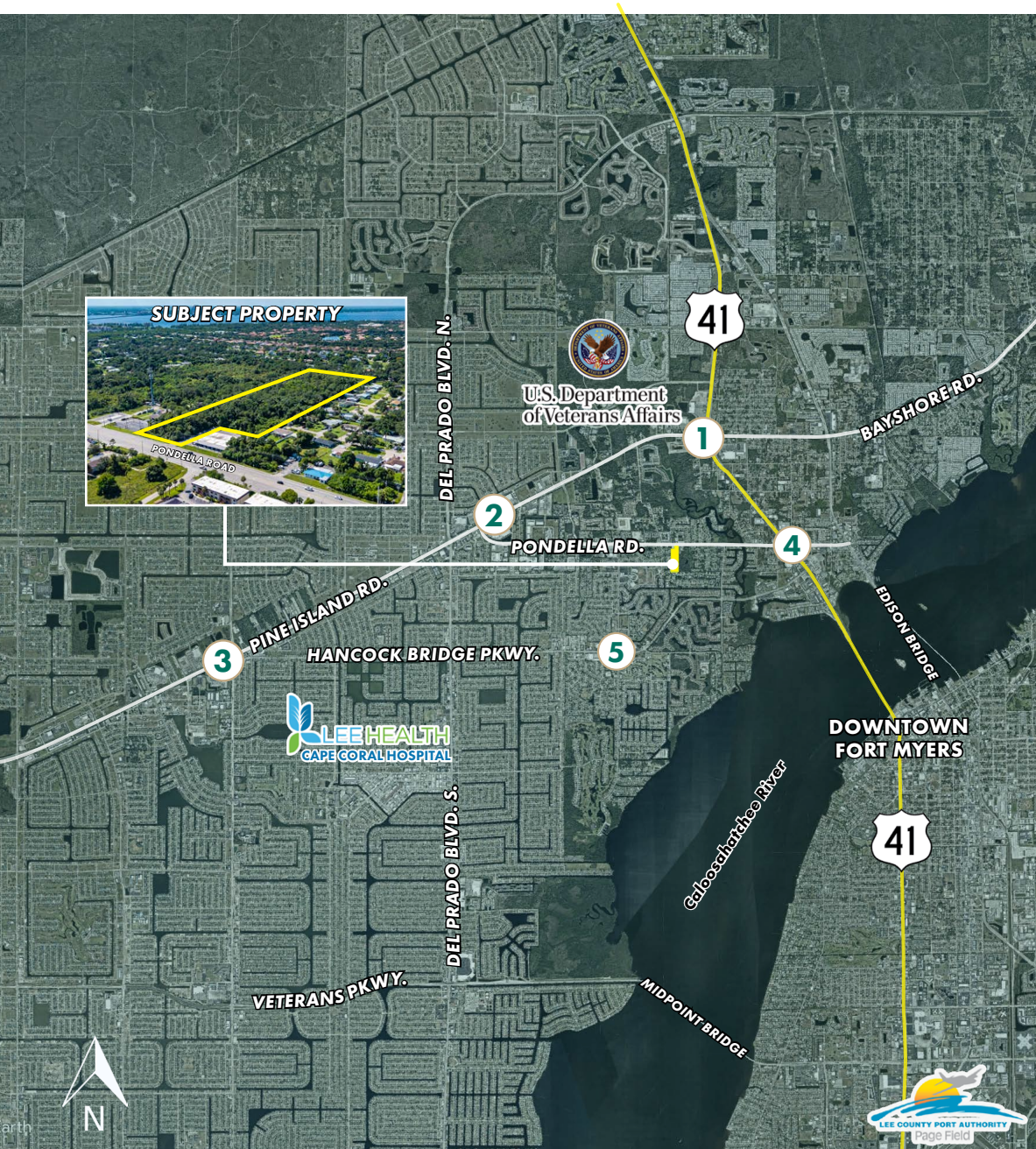
PROPERTY AERIAL



ZONING



RETAIL MAP



1. US-41 & PINE ISLAND ROAD INTERSECTION



2. NORTH POINT SHOPPING CENTER



3. PINE ISLAND ROAD



4. PONDELLA ROAD & US-41



5. ORANGE GROVE CENTER



LOCATION

AREA DEMOGRAPHICS

1 MILE RADIUS

POPULATION



8,026

HOUSEHOLDS



3,663

MEDIAN INCOME



\$64,953

3 MILE RADIUS

POPULATION



55,904

HOUSEHOLDS



26,158

MEDIAN INCOME



\$62,833

5 MILE RADIUS

POPULATION



162,044

HOUSEHOLDS



68,946

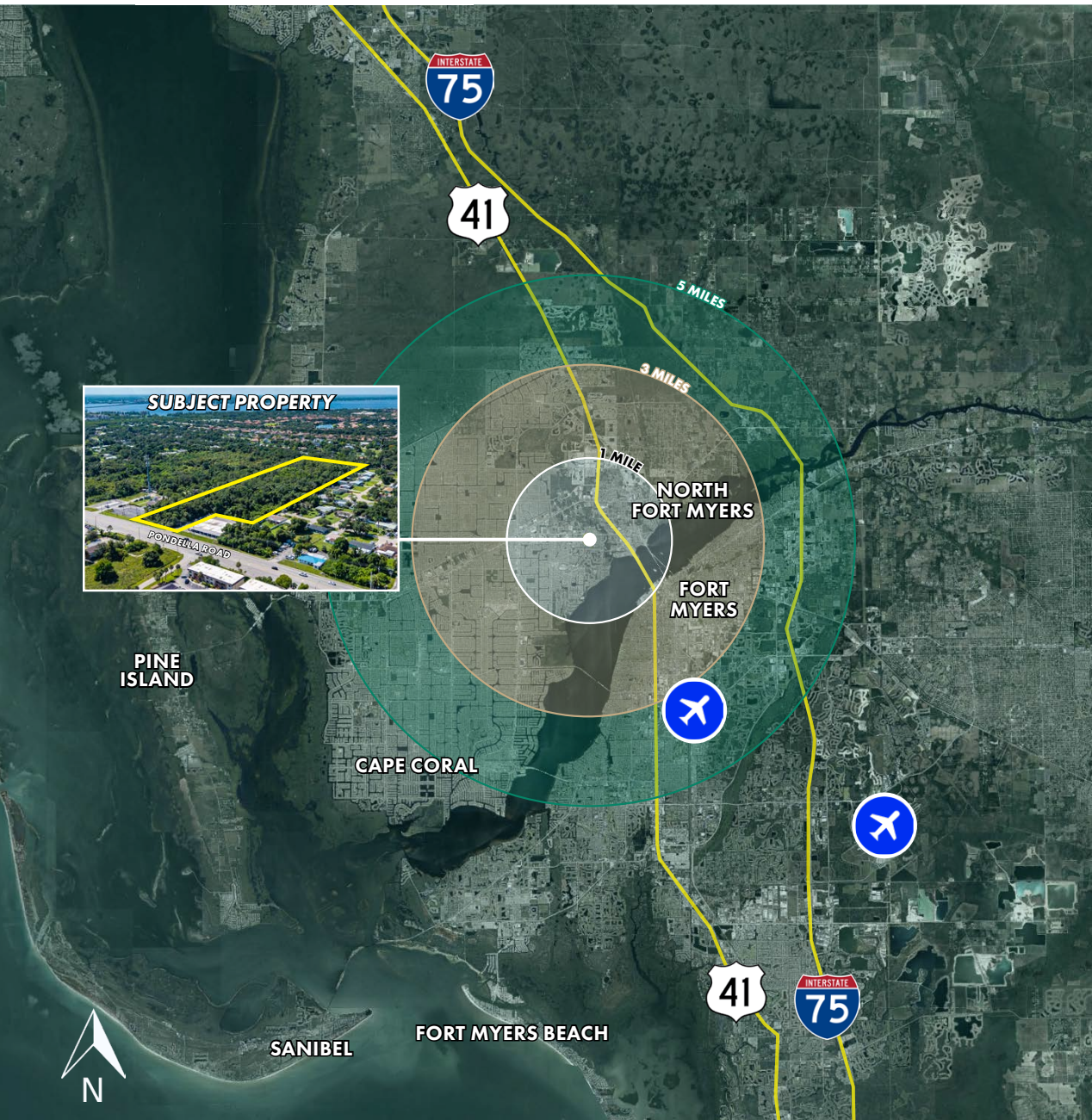
MEDIAN INCOME



\$63,444

LOCATION HIGHLIGHTS

- 1.1± miles to US-41
- 2.4± miles to Del Prado Boulevard
- 2.5± miles to Pine Island Road
- 3± miles to I-75
- 3.5± miles to Downtown Fort Myers
- 15± miles to SWFL International Airport (RSW)





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