

FOR SALE
\$5,550,000

\$17.00 PSF | 7.49 AC (326,134 SF)



14101 S Tamiami Trl

Fort Myers, FL 33912



HIGH EXPOSURE

Frontage on US-41 with traffic counts over 54,500 vehicles per day (AADT)



PRIME LOCATION

Located within a major retail, medical, and commercial corridor in South Fort Myers



DEVELOPMENT POTENTIAL

Ideal for retail, medical, office, automotive, or mixed-use redevelopment



STRONG DEMOGRAPHICS

Supported by expanding rooftops and high-income population growth

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Development Overview

Large-scale infill opportunities along US-41 have become increasingly limited as South Fort Myers continues to mature and densify. Positioned within an established commercial corridor surrounded by national retailers, medical users, residential communities, and strong regional traffic drivers, the property offers a rare opportunity to secure scale in one of Southwest Florida's most active commercial corridors.

Market Snapshot (5-Mile Radius)

135,851
POPULATION

\$72,767
MEDIAN HOUSEHOLD
INCOME

65,241
HOUSEHOLDS

Property Features

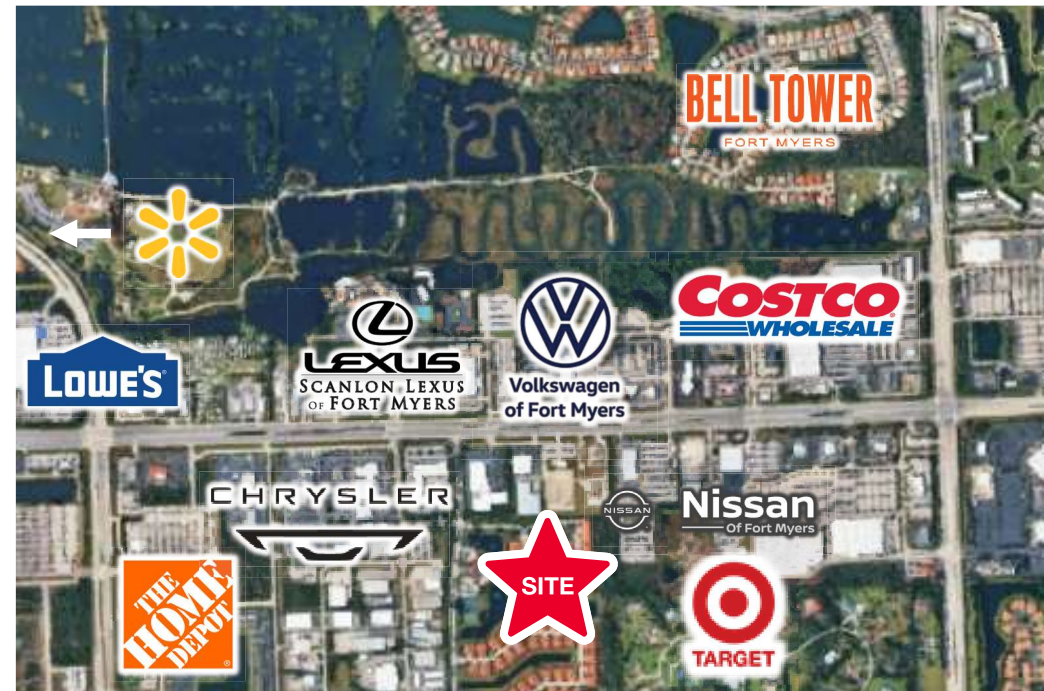
Property Type:	Vacant Commercial Land
Parcel Number:	25-45-24-00-00001.1040
Land Area:	7.49 AC (326,134 SF)
Frontage:	±550' on S Tamiami Trl
Zoning:	C-1, C-2, and CG
Future Land Use:	Intensive Development
Utilities:	In Place
Traffic Counts:	54,500 Aadt

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EXCELLENT VISIBILITY, ACCESSIBILITY, AND PROXIMITY



STRONG RETAIL & AUTOMOTIVE CORRIDOR
Surrounded by national retailers, auto dealerships, service providers, and dense residential growth

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INFILL SCARCITY

Large-scale commercial sites along US-41 are increasingly limited as surround development continues to mature

ESTABLISHED TRADE AREA

Situated within one of South Fort Myers' most active retail, medical, and service-commercial corridors.

POPULATION EXPANSION

Expanding rooftops and strong household income levels continue to drive demand throughout the trade area.

REGIONAL CONNECTIVITY

Excellent access to I-75 and major thoroughfares supports both local and destination-oriented commercial uses.

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S Tamiami Trail (US-41) is one of Southwest Florida's most heavily traveled and commercially active corridors, serving as the primary artery linking Fort Myers to Estero, Bonita Springs, and Naples while generating exceptional daily traffic volumes past a dense concentration of national retailers, big-box anchors, casual and fast-casual dining, and service-commercial uses. The corridor has long attracted credit tenants and nationally recognized brands across a broad range of categories, supported by a dense residential base that continues to expand in the surrounding trade area.

Daniels Pkwy: ± 1 Mile

I-75: ± 5 Miles

RSW: ± 9 Miles

Gulf Coast Town Center: ± 9 Miles

Edison Bridge: ± 9 Miles

FGCU: ± 10 Miles

NAI Burns Scalo
SW Florida

For more information:

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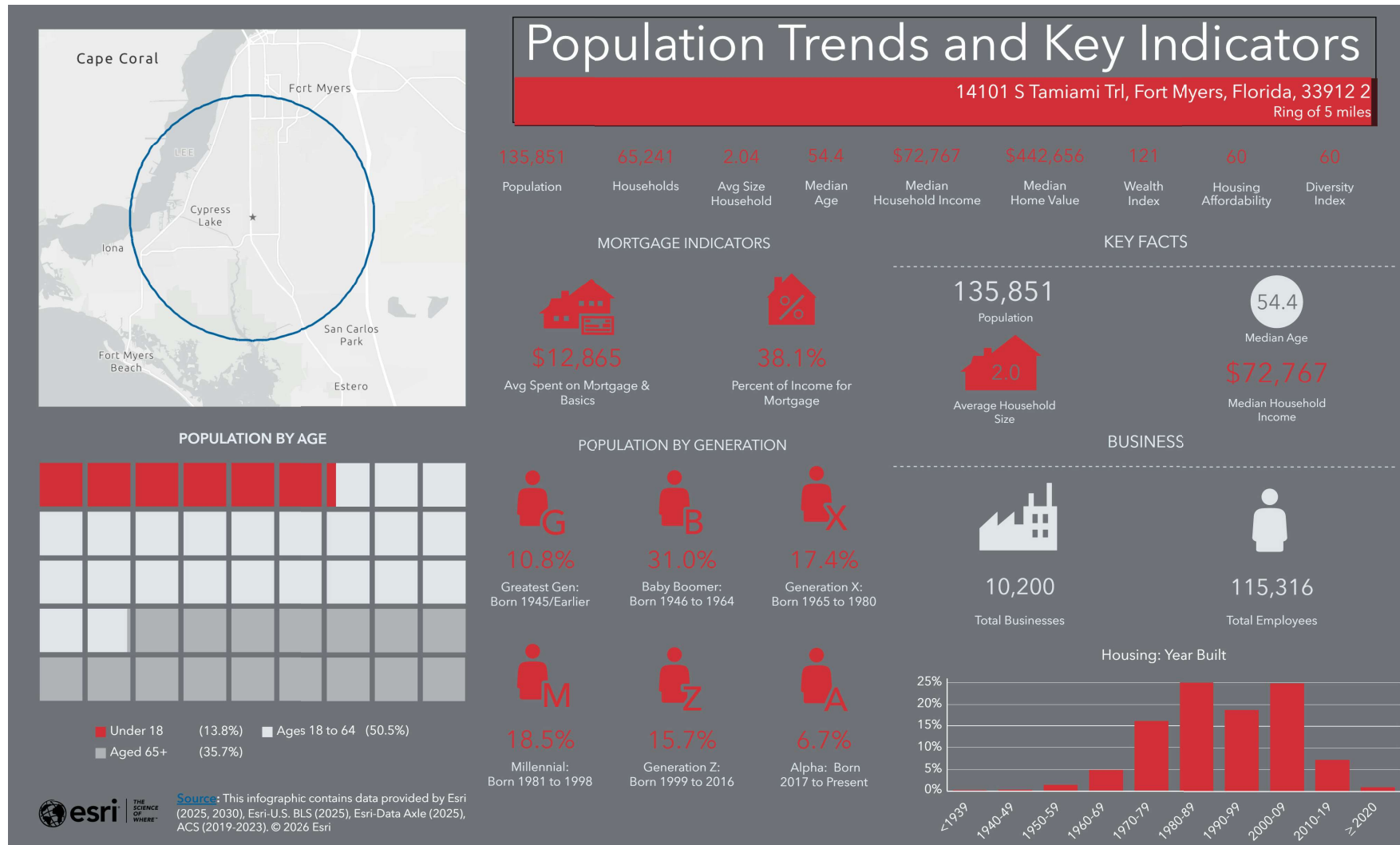
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