

The
Carlton
of
FORT MYERS

METRO PKWY. - AADT 37,500±



Leonard's

MOLLY MAID

Suzanne's
DANCE & FITNESS

GULF COAST RAILWAY

John Yanbrough Linear Park Trail

LSI
COMPANIES

OFFERING MEMORANDUM

10540 METRO PARKWAY

9.76± ACRES COMMERCIAL DEVELOPMENT OPPORTUNITY

PROPERTY SUMMARY

Property Address: 10540 Metro Parkway
Fort Myers, FL 33966

County: Lee

Property Type: Commercial Land

Parcel Size: 9.76± Acres | 425,146± Sq. Ft.

Zoning: CI (Commercial Intensive)

Future Land Use: Commercial Corridor

Utilities: City water & sewer

STRAP Number: 064525P1000630040

LIST PRICE:
\$5,300,000

LSI
COMPANIES



LSICOMPANIES.COM



SALES EXECUTIVES



Alex Henderson
Sales Associate



Max Molloy
Sales Associate



Sawyer Gregory
Research & Sales Associate



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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

Located on Metro Parkway in central Fort Myers, FL, this site offers 535 feet of prime roadway frontage, providing outstanding visibility and easy access for both southbound and northbound traffic. Its strategic location, adjacent to the Gulfcoast Railway and near Page Field Airport, makes it ideal for industrial and commercial use, ensuring exceptional connectivity and convenience.

The property is zoned Commercial Intensive (CI), allowing for a wide range of potential uses, including commercial, residential, and light industrial developments. This location is in a major commercial and industrial corridor, surrounded by a skilled workforce of tradespeople and manufacturing professionals.

This offering presents one of the few remaining development opportunities in this corridor.



PROPERTY HIGHLIGHTS

- Situated in a thriving industrial and commercial corridor
- 535± feet of frontage on highly trafficked Metro Parkway (AADT 37,500±)
- One of the few remaining commercial development opportunities on Metro Parkway
- Generous commercial-intensive zoning allows for a wide variety of potential uses
- Varying building heights achievable with majority of site outside of flight
- Water, sewer, & electricity are available on Metro Parkway
- Potential to connect to Gulf Coast Railway
- Convenient access to I-75, US-41, Page Field, and SWFL International Airport





METRO PKWY. - AADT 37,500±

COLONIAL BLVD.

PLANTATION ROAD

GULFCOAST RAILWAY

John Yarbrough Linear Park Trail



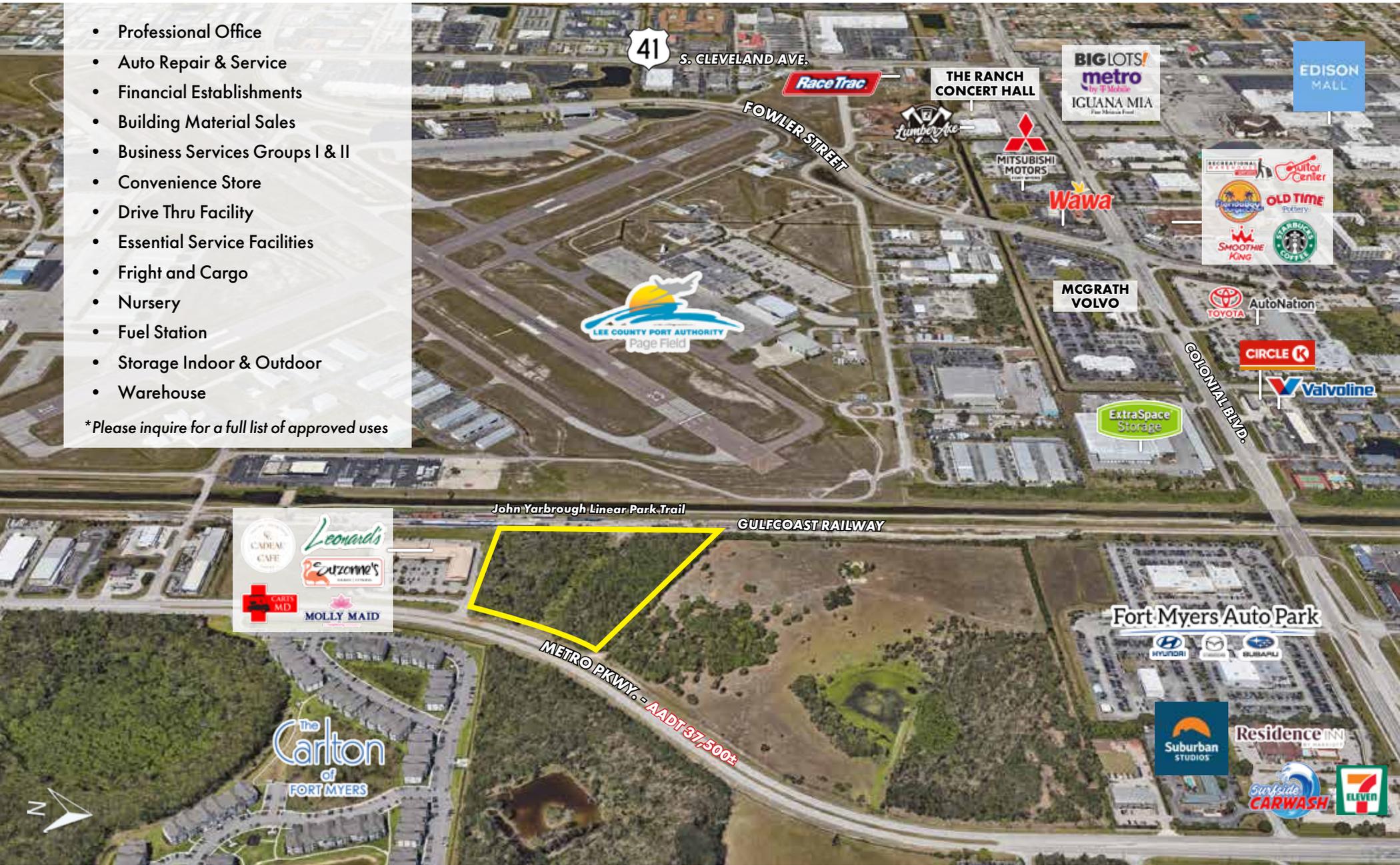
PROPERTY AERIAL



APPROVED USES

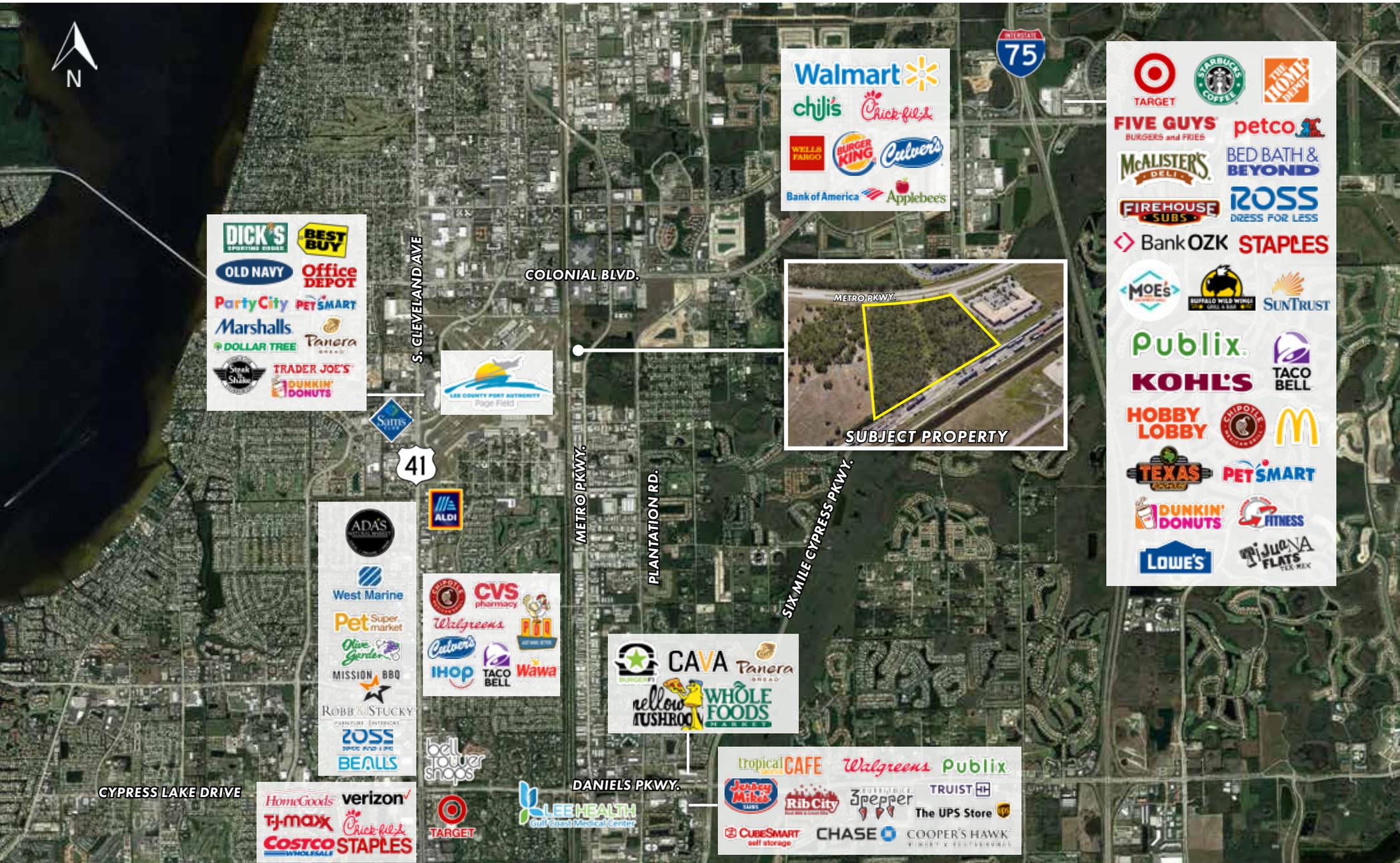
- Professional Office
- Auto Repair & Service
- Financial Establishments
- Building Material Sales
- Business Services Groups I & II
- Convenience Store
- Drive Thru Facility
- Essential Service Facilities
- Fright and Cargo
- Nursery
- Fuel Station
- Storage Indoor & Outdoor
- Warehouse

*Please inquire for a full list of approved uses





RETAIL MAP



DICK'S SPORTING GOODS
BEST BUY
OLD NAVY **Office DEPOT**
Party City **PET SMART**
Marshalls **Panera**
DOLLAR TREE **TRADER JOE'S**
SHAKE SHACK **DUNKIN' DONUTS**

S. CLEVELAND AVE

COLONIAL BLVD.

Walmart
chijis **Chick-fil-A**
WELLS FARGO **BURGER KING** **Culver's**
Bank of America **Applebee's**



TARGET **STARBUCKS COFFEE** **THE HOME DEPOT**
FIVE GUYS **BURGERS and FRIES** **petco**
McALISTER'S DELI **BED BATH & BEYOND**
FIREHOUSE SUBS **ROSS DRESS FOR LESS**
Bank OZK **STAPLES**
MOE'S **SUNTRUST**
Publix **TACO BELL**
KOHL'S **MCDONALD'S**
HOBBY LOBBY **TEXAS ROADHOUSE** **PET SMART**
DUNKIN' DONUTS **FITNESS**
LOWE'S **PIJUEVA FLATS TEX MEX**



METRO PKWY.

SUBJECT PROPERTY

SIX MILE CYPRESS PKWY.

METRO PKWY.

PLANTATION RD.



ADAS **ALDI**
West Marine
Pet Super market
Olive Garden
MISSION BBQ
ROBB & STUCKY
ROSS DRESS FOR LESS
BEALLS
bell tower shoes
CVS pharmacy
Walgreens
IHOP **TACO BELL** **Wawa**
CAVA **Panera**
nellow TUSHROO **WHOLE FOODS MARKET**

CAVA **Panera**
nellow TUSHROO **WHOLE FOODS MARKET**

CYPRESS LAKE DRIVE

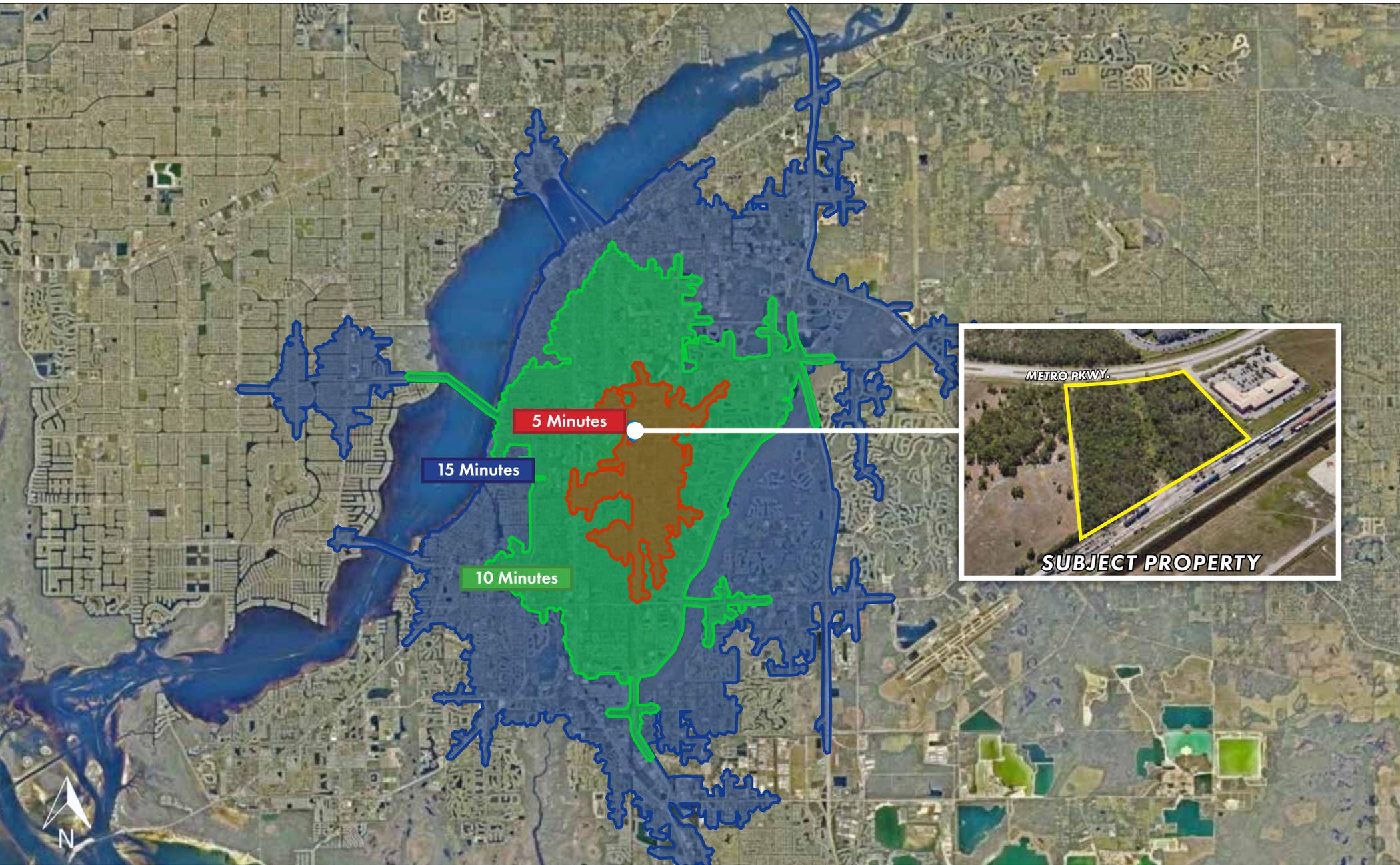
HomeGoods **verizon**
TJ-maxx **Chick-fil-A**
COSTCO WHOLESALE **STAPLES**

TARGET **LEE HEALTH** Gulf Coast Medical Center

DANIELS PKWY.

tropical CAFE **Walgreens** **Publix**
Jersey Mike's **Ribs City** **TRUIST**
CHASE **COOPER'S HAWK**
CUBE SMART self storage **The UPS Store**

DRIVE TIME MAP



LOCATION MAP



LOCATION HIGHLIGHTS

- 0.2± miles to Metro Plantation Industrial Park
- 1.1± miles to Colonial Blvd
- 1.8± miles to Winkler Ave
- 2.8± miles to Page Field Commons
- 2.9± miles to Page Field
- 3.2± miles to Daniels Pkwy
- 3.3± miles to Gulf Coast Medical Center
- 5.6± miles to I-75
- 11.8± miles to SWFL International Airport
- 13.4± miles to FGCU





LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Landlord. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Landlord has knowledge. Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail. It is not intended to be a substitute for any inspections or professional advice the Tenant may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property. The Landlord and LSI Companies disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Tenant to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed. Potential Tenant acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the potential Tenant, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Tenant will be a qualified and with significant experience and be willing to be interviewed by the LSI Companies team.