

An aerial photograph of Fort Myers Beach, Florida, showing a mix of residential and commercial buildings. A white line representing Estero Blvd runs diagonally across the image. A specific property at 155 Bay Road is highlighted with an orange outline and a red location pin. The property is a large, light-colored building with a green roof. The ocean and beach are visible in the upper left corner.

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ESTERO BLVD

FORT MYERS BEACH REDEVELOPMENT OPPORTUNITY FOR SALE

155 BAY ROAD, FORT MYERS BEACH, FL 33931

foundrycommercial.com

0.90± AC FOR SALE IN FORT MYERS BEACH, FLORIDA - FOR MORE INFO, PLEASE CONTACT: **407.540.7718**



PROPERTY OVERVIEW

The subject property consists of two parcels with a former church facility located in Fort Myers Beach, FL. The parcels make up approximately 0.90 acres of land located on Bay Road, with additional frontage on Oak Street and School Street. The property sits between a public elementary school and public library. The existing building, totaling 11,042± SF, has significant damage from Hurricane Ian in 2022.

The current zoning designation is Institutional, allowing for churches, schools, daycares and government buildings. Duplex residential use is also allowed.

PROPERTY SPECIFICATIONS

LOT SIZE	.90± AC
BUILDING SIZE	11,042± SF
PARCEL IDS	19-46-24-W3-002K0.0010, 19-46-24-W3-002K0.0040
COUNTY	Lee
ZONING	Institutional
FUTURE LAND USE	Boulevard
USE	Former Church
ASKING PRICE	\$1,995,000 \$2,950,000

FOR MORE INFORMATION, PLEASE CONTACT:

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Although all information furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.

PROPERTY OUTLINE & AERIAL MAP



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ESTERO ISLAND



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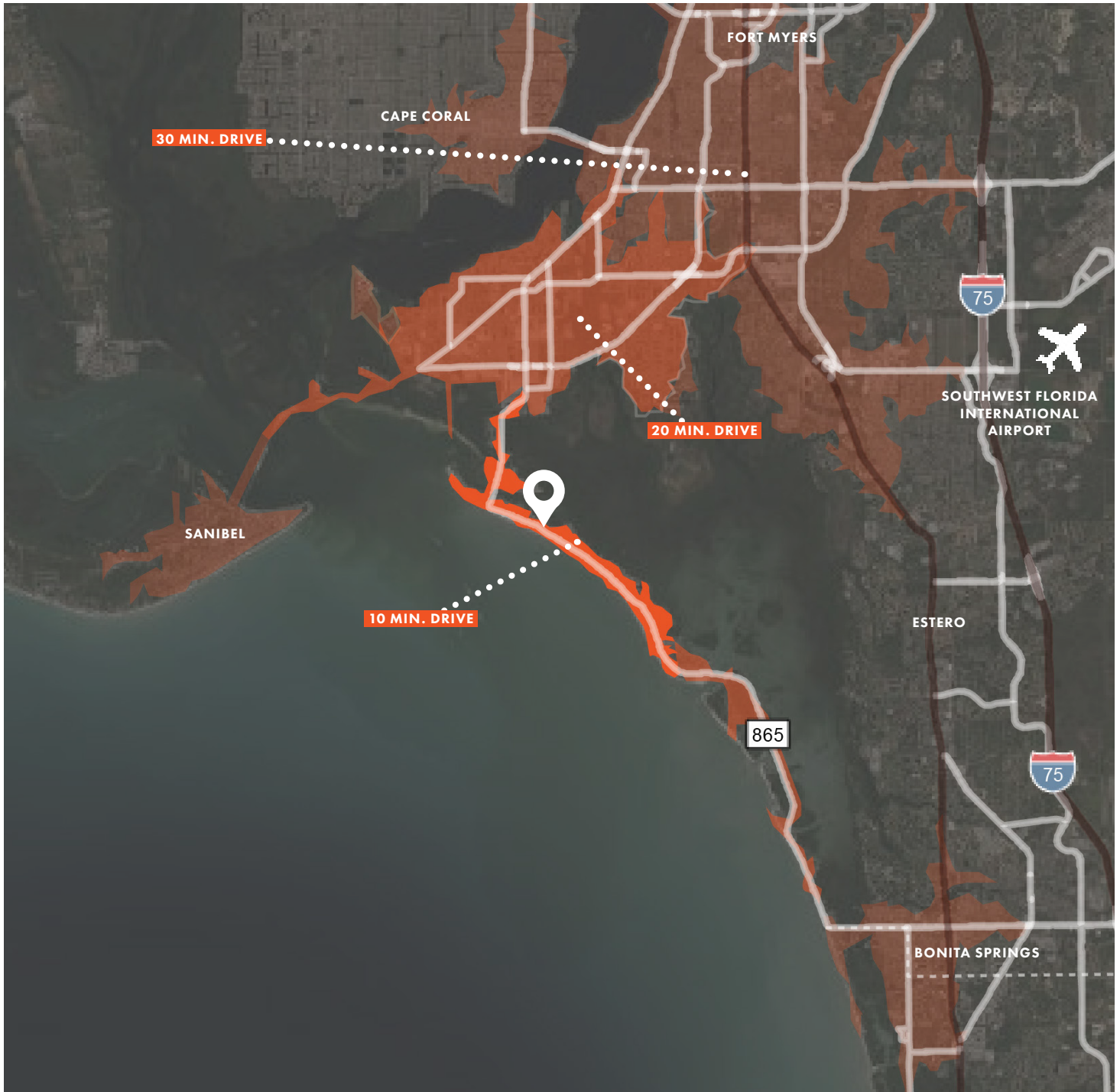
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LOCATION AND DRIVE TIMES



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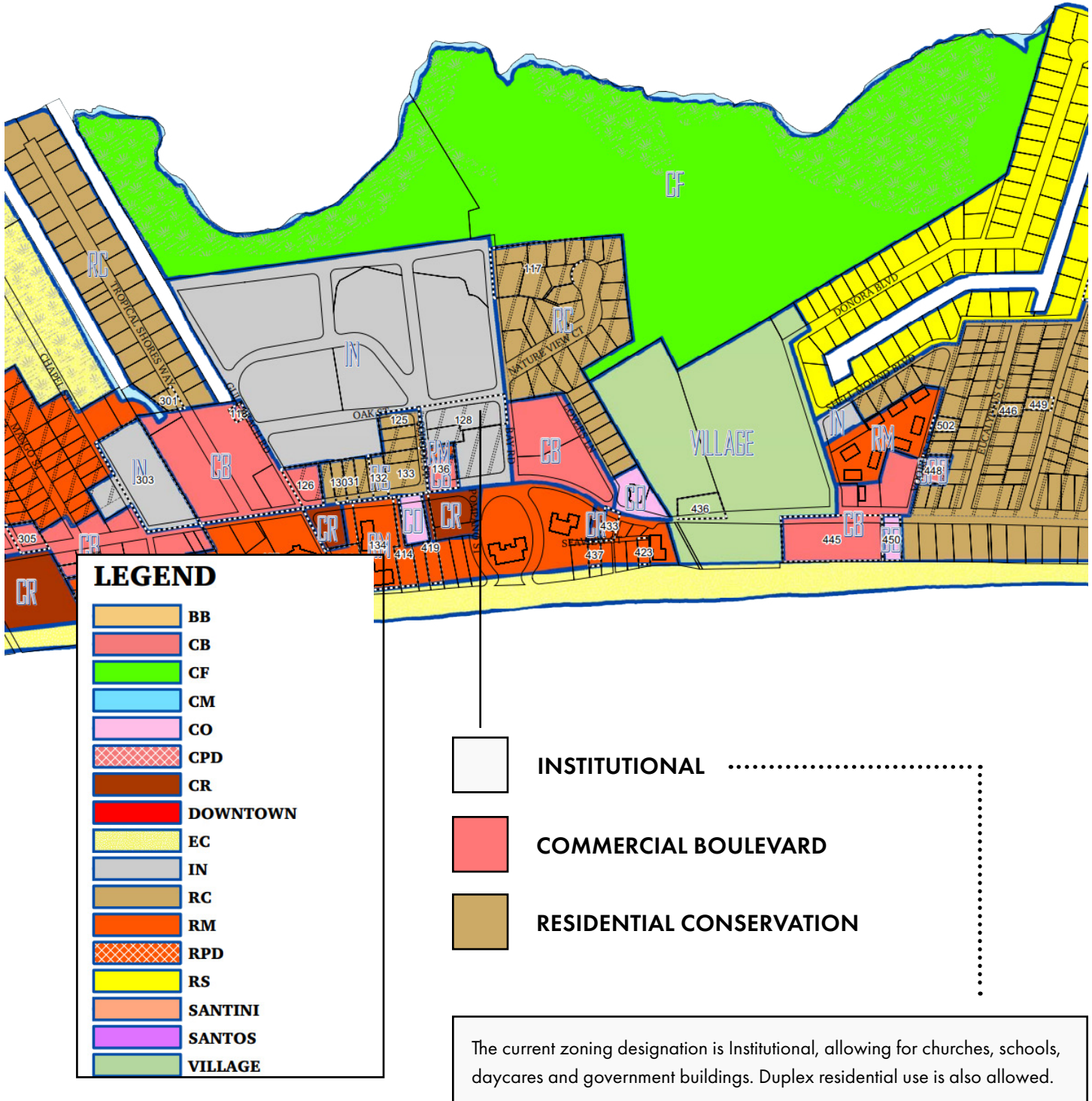
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ZONING



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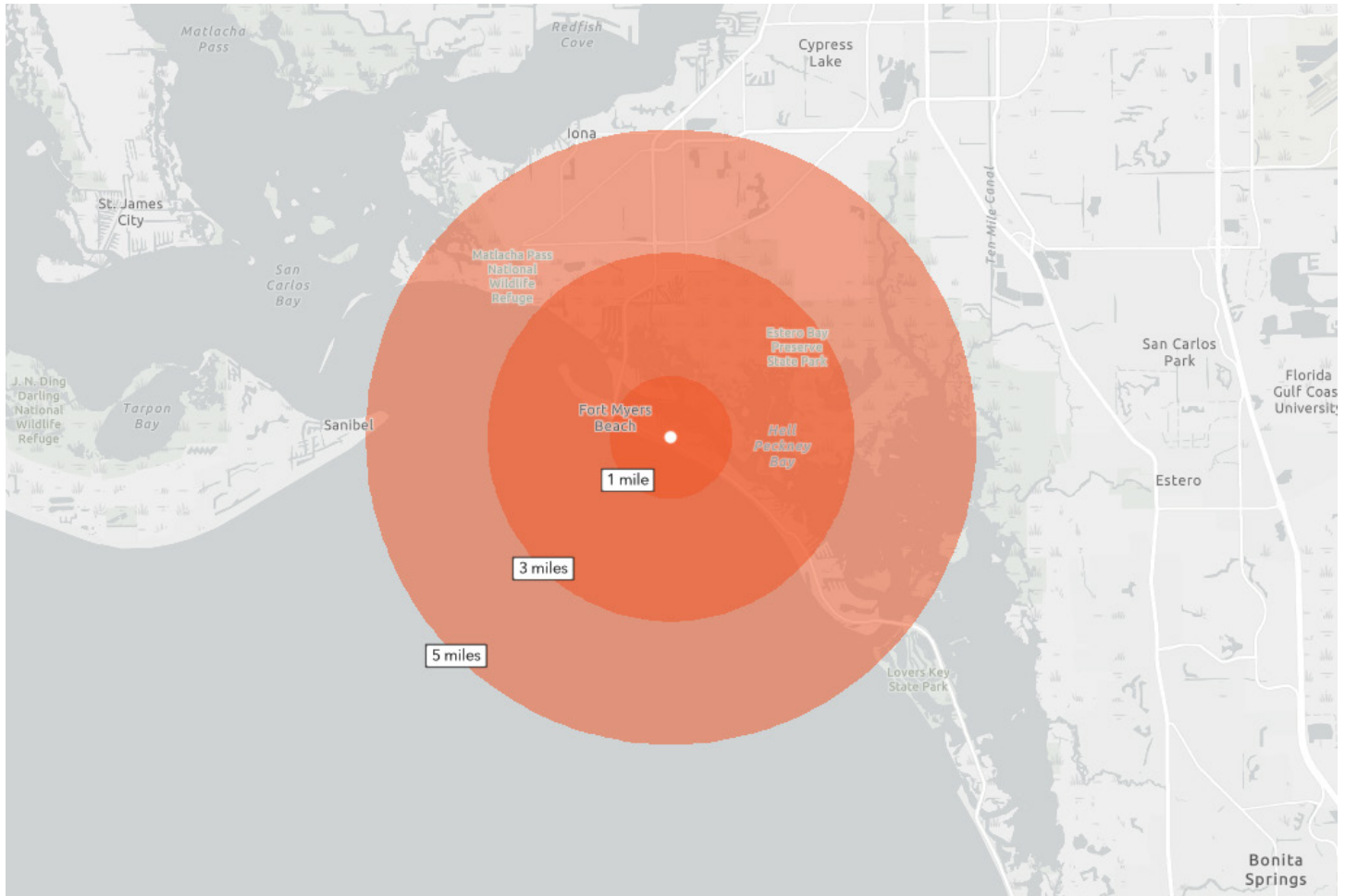
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DEMOGRAPHICS



1 MILE RADIUS

	3,609 ESTIMATED POPULATION 2025
	62.5 MEDIAN AGE
	\$635,202 MEDIAN HOME VALUE 2025
	1,597 TOTAL EMPLOYEES
	\$145,256 AVG HOUSEHOLD INCOME

3 MILE RADIUS

	11,666 ESTIMATED POPULATION 2025
	65.1 MEDIAN AGE
	\$520,433 MEDIAN HOME VALUE 2025
	3,848 TOTAL EMPLOYEES
	\$137,173 AVG HOUSEHOLD INCOME

5 MILE RADIUS

	45,073 ESTIMATED POPULATION 2025
	63.2 MEDIAN AGE
	\$421,550 MEDIAN HOME VALUE 2025
	14,653 TOTAL EMPLOYEES
	\$124,093 AVG HOUSEHOLD INCOME

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