

PREMIER RETAIL SHOWROOMS & WAREHOUSES

15485-15531 SOUTH TAMiami TRAIL, FORT MYERS, FL 33908

FOR SALE



PROPERTY SPECIFICATIONS:

PRICING	\$18,000,000
PRICE PSF	\$145 PSF
ACREAGE	11.05± Acres
STRUCTURES	Four (4) Buildings
TOTAL SQ FT	123,718± SF
ZONING	General Commercial

INVESTMENT HIGHLIGHTS:

- **Prime South Tamiami Trail frontage** with direct exposure along one of Lee County's most heavily traveled north-south corridors, supporting long-term tenant visibility and brand recognition.
- **Located within the Fort Myers / Estero growth corridor**, benefiting from sustained residential expansion, retail demand, and employment growth in southern Lee County.
- **11.05± acres with five commercial buildings**, providing multiple exit strategies including multi-tenant leasing, partial sales, or single-user acquisition.
- **Flexible asset profile** suitable for retail showroom, warehouse, light manufacturing, service, distribution, or specialty commercial users, supporting diversified income potential.
- **Central location for Southwest Florida distribution**, offering efficient connectivity to Fort Myers, Estero, Bonita Springs, and Naples markets.
- **Large site area with functional improvements**, supporting outdoor storage, vehicle display, service yards, or operational overflow, subject to zoning and approvals.



Over \$1.5 Million in Structural Upgrades & Capital Improvements

SITE AERIAL



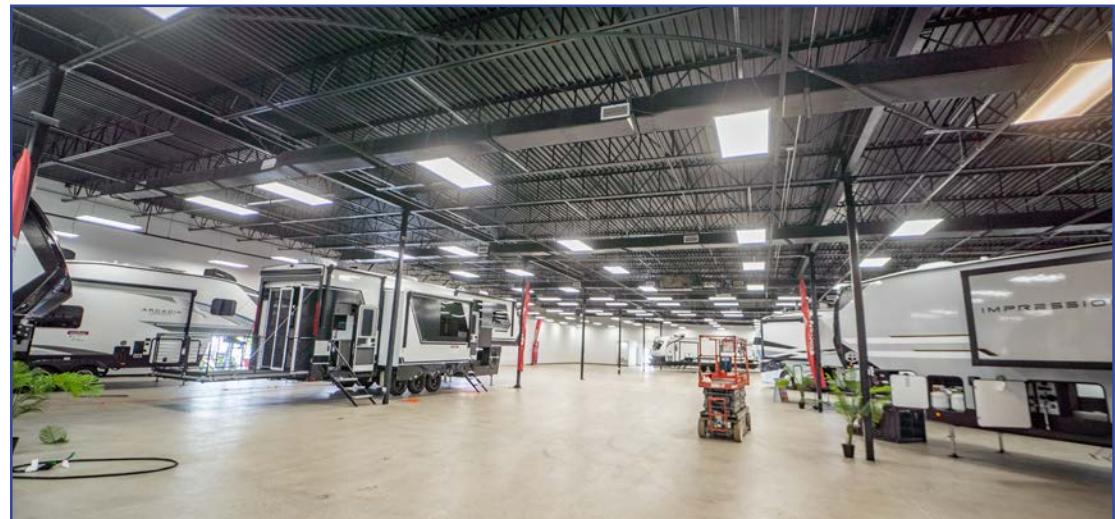
BUILDING 1 DETAILS

Current Use: RV Retail Showroom

Building Size: 25,327± SF

Highlights / Capital Improvements:

- New LED monument sign on US-41
- Two customer entrances
- New oversized roll-up overhead door
- Fully finished interior
- Ample customer/guest parking
- Large retail/storage parking lot
- Multiple entry points
- New roof in 2023
- Upgraded to Wi-Fi thermostats
- Upgraded electrical w/ 50 amp outlets
- Five new AC compressors
- Painted ceiling and ductwork



BUILDING 2A DETAILS

Current Use: RV Retail Showroom/Offices

Building Size: 31,199± SF

Highlights / Capital Improvements:

- Updated & upgraded fire sprinkler system
- Two new 20-ton condensers (2025)
- New 15-ton condenser
- All new flat-panel LED lights installed
- Upgraded to WiFi thermostats
- Grind, finish and seal flooring
- New oversized roll-up overhead door
- Glass door customer entrance
- Office space on south side of building
- Replaced gutters and downspouts
- Ample parking and lot storage



BUILDING 2B DETAILS

Current Use: Warehouse & Distribution

Building Size: SDA 18,000± SF

Highlights / Capital Improvements:

- Updated & upgraded sprinkler system
- Two new 20-ton condensers (2025)
- New 15-ton condenser
- All new high-bay LED lights installed
- Grinding of flooring
- Updated & upgraded fire sprinkler system
- Two oversized roll-up overhead doors
- Retail/service office
- Ample distribution/pick-up parking
- Exterior storage areas

Current Tenant / Lease Details

- Construction Material Outlet
- 18,000 SF
- Term Expires June 26, 2027
- Additional lease information upon signing NDA



BUILDING 3 DETAILS

Current Use: Warehouse & Distribution

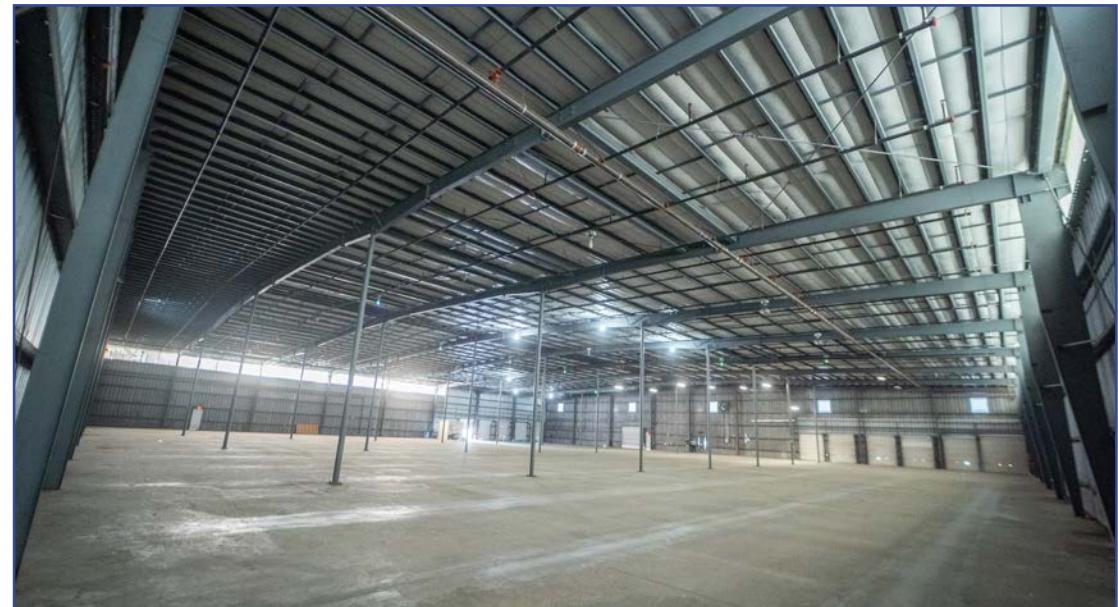
Building Size: 39,976± SF

Highlights / Capital Improvements:

- Warehouse with no AC
- CLP-Finished loading platform (381± SF)
- Eleven (11) overhead roll-up doors
- Major roof repairs
- Updated & upgraded fire sprinkler system

Current Tenant / Lease Details

- Johnson Brothers of Florida, Inc
- 200 SF
- Term Expires June 30, 2027
- Additional lease information upon signing NDA



BUILDING 4 DETAILS

Current Use: Warehouse Storage

Building Size: 9,216± SF

Highlights / Capital Improvements:

- Additional 2,416± SF covered exterior
- New LED lighting
- Installed water line
- Upgraded electric for golf cart charging
- Roll-up overhead doors in front and back



PROPERTY PHOTOS





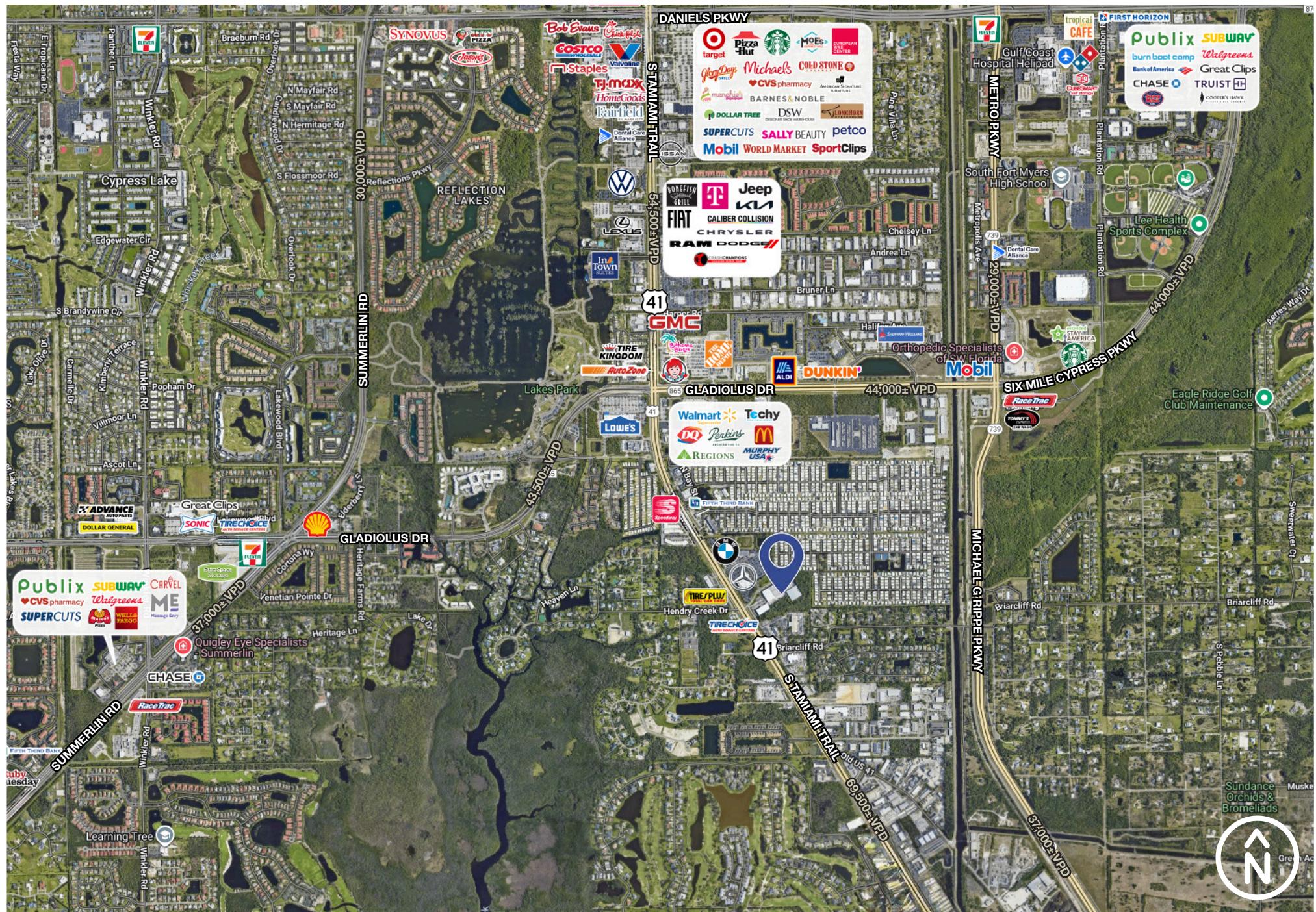
GENERAL RV CENTER.

General RV has 22 supercenter locations nationwide and is the nation's largest family-owned RV dealer in the United States, providing RV sales, service, parts, and customer support nationwide. Founded in 1962, the company offers a broad selection of new and pre-owned motorhomes, travel trailers, fifth wheels, and campers from leading manufacturers, supported by in-house service, parts, and financing capabilities. In 2025, General RV was named the 18th largest family-owned business headquartered in Michigan by Crain's Detroit Business.

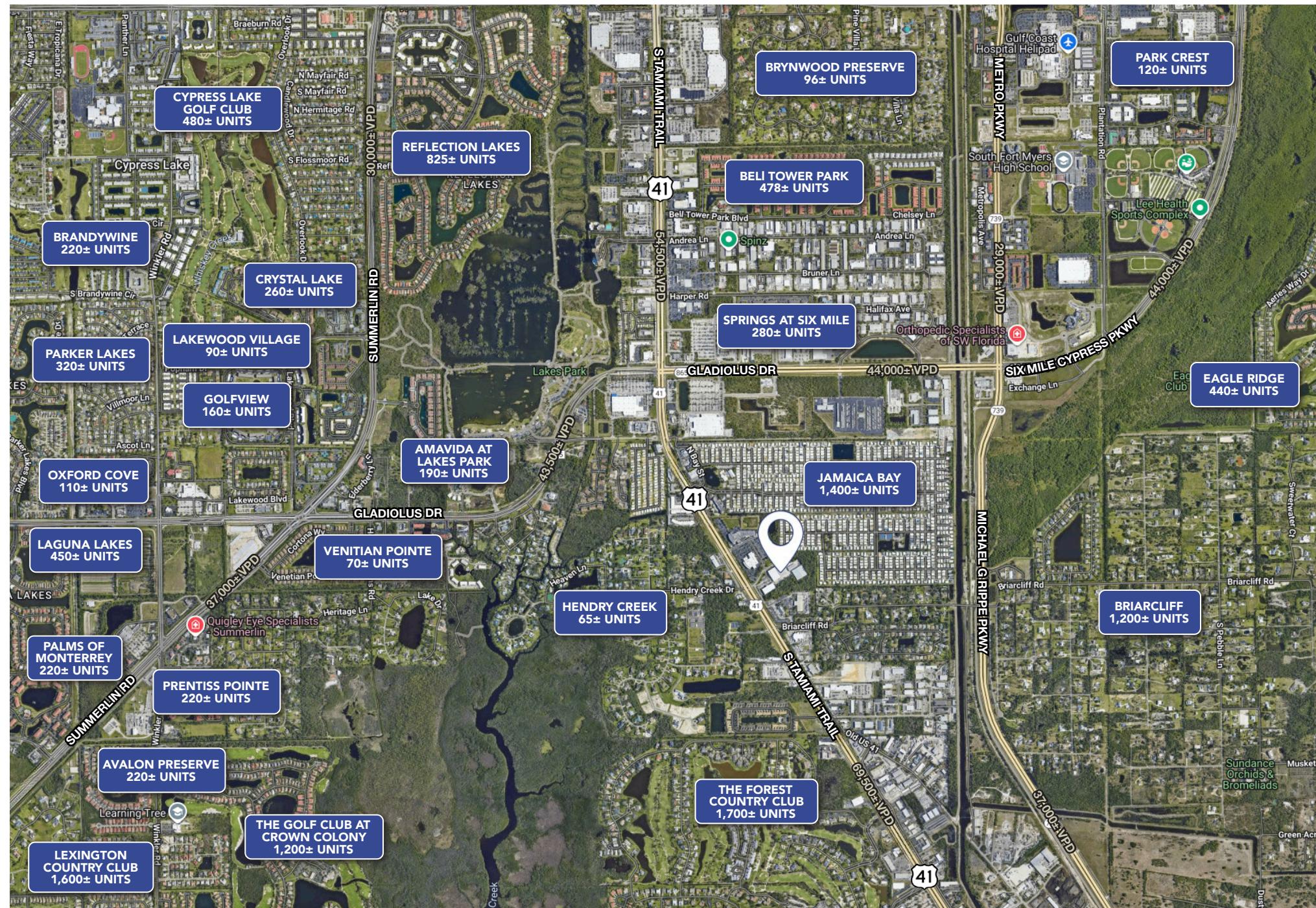
General RV has maintained a long-term presence at this property, historically occupying all four buildings within the site. As the property transitions to market four of those buildings, General RV is expected to remain in one structure, continuing its operations in Fort Myers. The company's ongoing occupancy highlights both its commitment to the local market and the property's ability to support established, nationally recognized users.

General RV has expressed flexibility regarding total vacancy at sale or a potential leaseback for buildings 1 and 2A

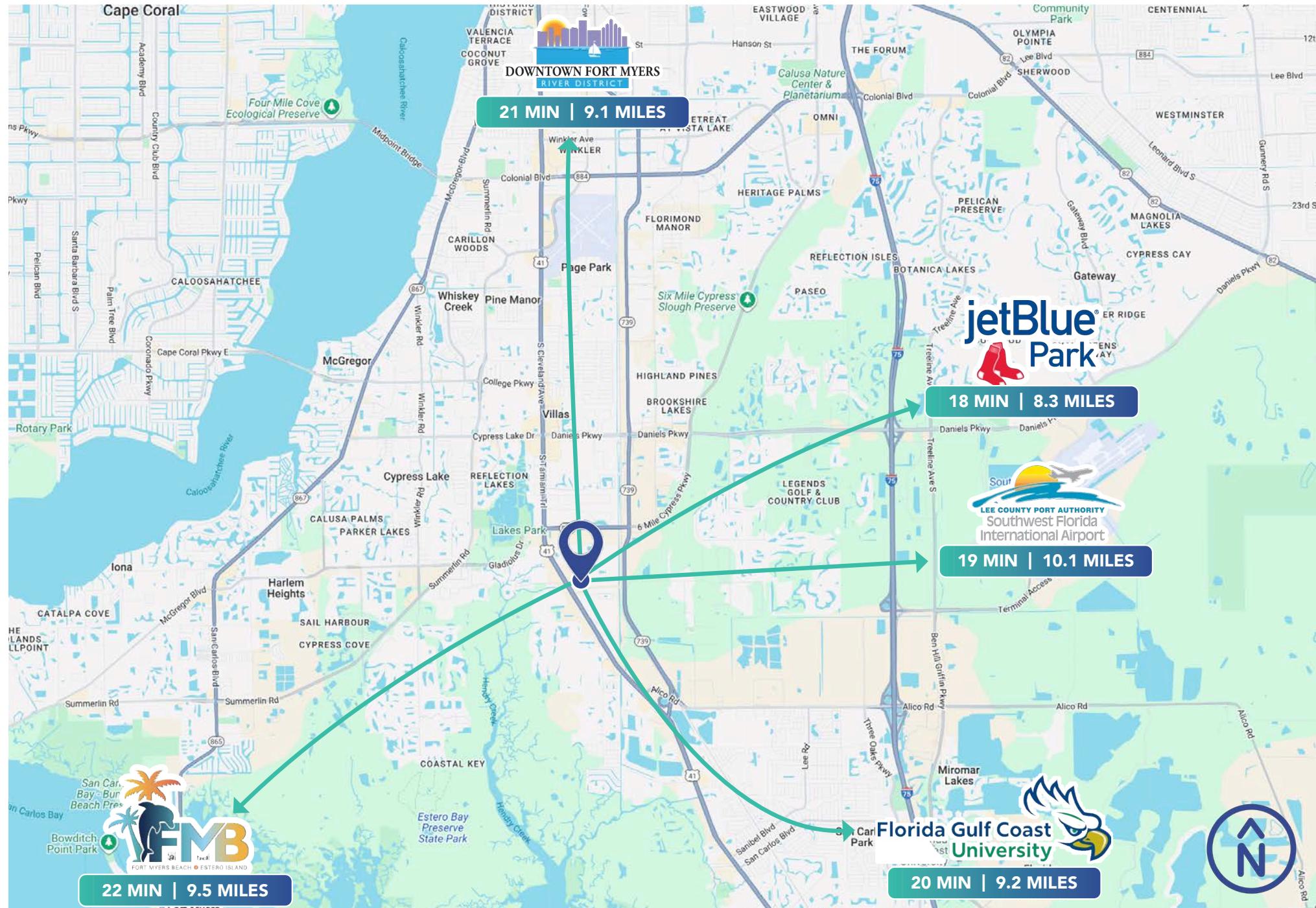
RETAIL MAP

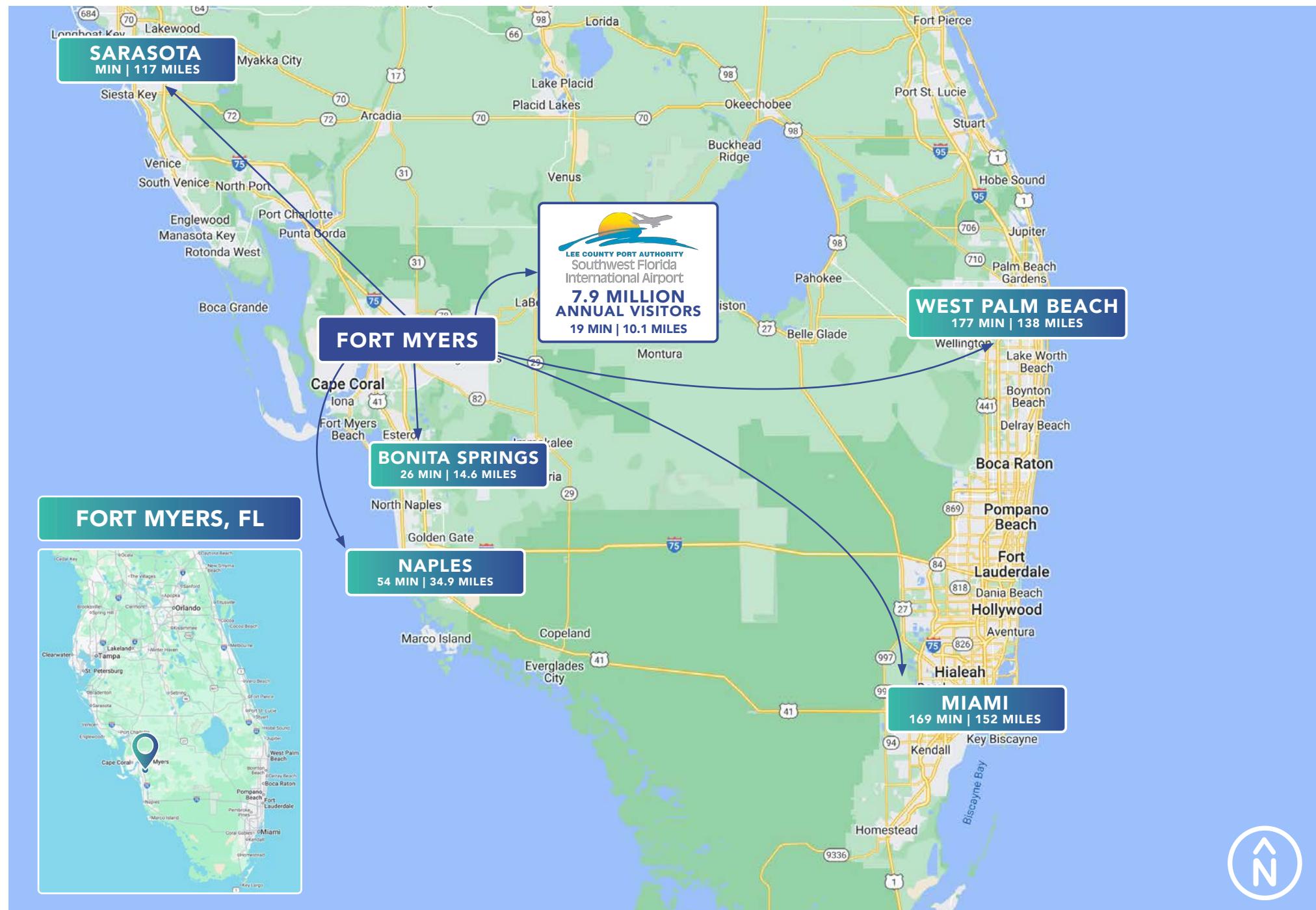


HOUSING MAP



REGIONAL LANDMARKS







FORT MYERS, FLORIDA

Fort Myers, Florida serves as a key center in Southwest Florida with a history shaped by military origins, early settlement, and tourism. Founded along the Caloosahatchee River in the mid-19th century, the city evolved into a regional hub supported by transportation access, port activity, and proximity to Page Field and Southwest Florida International Airport. As the county seat of Lee County, Fort Myers continues to support government, healthcare, and professional services across the region.

Today, Fort Myers benefits from steady in-migration, a diverse population base, and ongoing public and private investment. Downtown improvements, waterfront development, and infrastructure upgrades have strengthened the urban core, while surrounding corridors support growing retail, office, medical, and industrial activity. Tourism remains a primary economic driver, complemented by year-round demand from residents and a growing workforce, supporting consistent commercial real estate activity throughout the market.

DEMOGRAPHICS

FORT MYERS, FLORIDA



15485 S TAMiami TRAIL

	3 Miles	5 Miles	10 Miles	15 Min Drive
Population				
2025 Estimated Population	45,439	121,415	416,76	160,990
2030 Projected Population	42,292	114,017	408,502	152,669
2020 Census Population	45,524	122,355	486,244	158,363
2010 Census Population	38,773	105,179	318,908	133,785
Projected Annual Growth 2025 to 2030	-1.4%	-1.2%	-0.4%	-1.0%
Historical Annual Growth 2010 to 2025	1.7%	1.6%	2.1%	1.8%
2025 Median Age	53.5	50.1	49.6	49.0
Households				
2025 Estimated Households	22,673	56,673	188,726	74,766
2030 Projected Households	21,345	53,756	186,492	71,525
2020 Census Households	22,585	56,373	171,780	72,779
2010 Census Households	19,279	48,426	141,338	61,648
Projected Annual Growth 2025 to 2030	-1.2%	-1.0%	-0.2%	-0.9%
Historical Annual Growth 2010 to 2025	1.2%	1.1%	2.2%	1.4%
Income				
2025 Estimated Average Household Income	\$111,092	\$117,093	\$122,077	\$112,317
2025 Estimated Median Household Income	\$78,523	\$85,014	\$86,780	\$81,749
2025 Estimated Per Capita Income	\$55,588	\$54,801	\$55,458	\$52,315
Business				
2025 Estimated Total Businesses	4,954	11,261	30,998	15,010
2025 Estimated Total Employees	34,539	72,234	195,674	100,651
2025 Estimated Employee Population per Business	7.0	6.4	6.3	6.7
2025 Estimated Residential Population per Business	9.2	10.8	13.4	10.7





\$3,000,000,000+

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