

MATLACHA
ISLAND

Publix.

PINE ISLAND ROAD AADT: 13,500±

Mobil



STRINGFELLOW ROAD

CIRCLE K

LSI
COMPANIES

OFFERING MEMORANDUM

STRINGFELLOW ROAD COMMERCIAL

7,169± GLA ACROSS 0.87 ACRES | COMMERCIAL VALUE-ADD OPPORTUNITY | BOKEELIA, FL

PROPERTY SUMMARY

Property Address: 10502 Stringfellow Road
Bokeelia, FL 33922

County: Lee

Property Type: Commercial

Property Size: 0.87± Acres | 37,897± Sq. Ft.

Building Size: 7,169± Sq. Ft. GLA
Large Building - 3,329 SF
Commercial Cottages
Range 551 - 795 SF
* (1) unit at 795 SF
* (1) unit at 725 SF
* (2) units at 609 SF
* (2) units at 551 SF

Zoning: C-1

Future Land Use: Urban Community

STRAP Number: 28-44-22-01-0000A.0010

LIST PRICE:

\$1,199,000

LSI
COMPANIES

LSICOMPANIES.COM

SALES EXECUTIVE



Mike Trivett
Sales Associate



DIRECT ALL OFFERS TO:

Mike Trivett

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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.

THE OPPORTUNITY

This 0.87± acre property with approximately 7,169 GLA is highly suitable and zoned for a variety of commercial uses.

The property offers a rare chance to invest in a prime hard corner site with diverse development and/or re-development potential.

Subject features approximately 190 linear feet of frontage on Pine Island Road NW with nearly 13,500 AADT. The larger of the buildings is approximately 3,329 SF, with the commercial cottages ranging from 551 - 795 SF. 4/6 cottages are on short-term leases, creating Buyer flexibility



APPROVED USES



- Medical Office
 - Hotel/Motel
 - Assisted Living facility
 - Auto Parts store
 - Bank
 - Boat Parts store
 - Boat Sales
 - Car Wash
 - Department Store
 - Pharmacy/Drugstore
 - Food Stores
 - Laundromat
- * Inquire for a full list of approved uses



STRINGFELLOW ROAD

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PHILLIPS COMMUNITY PARK



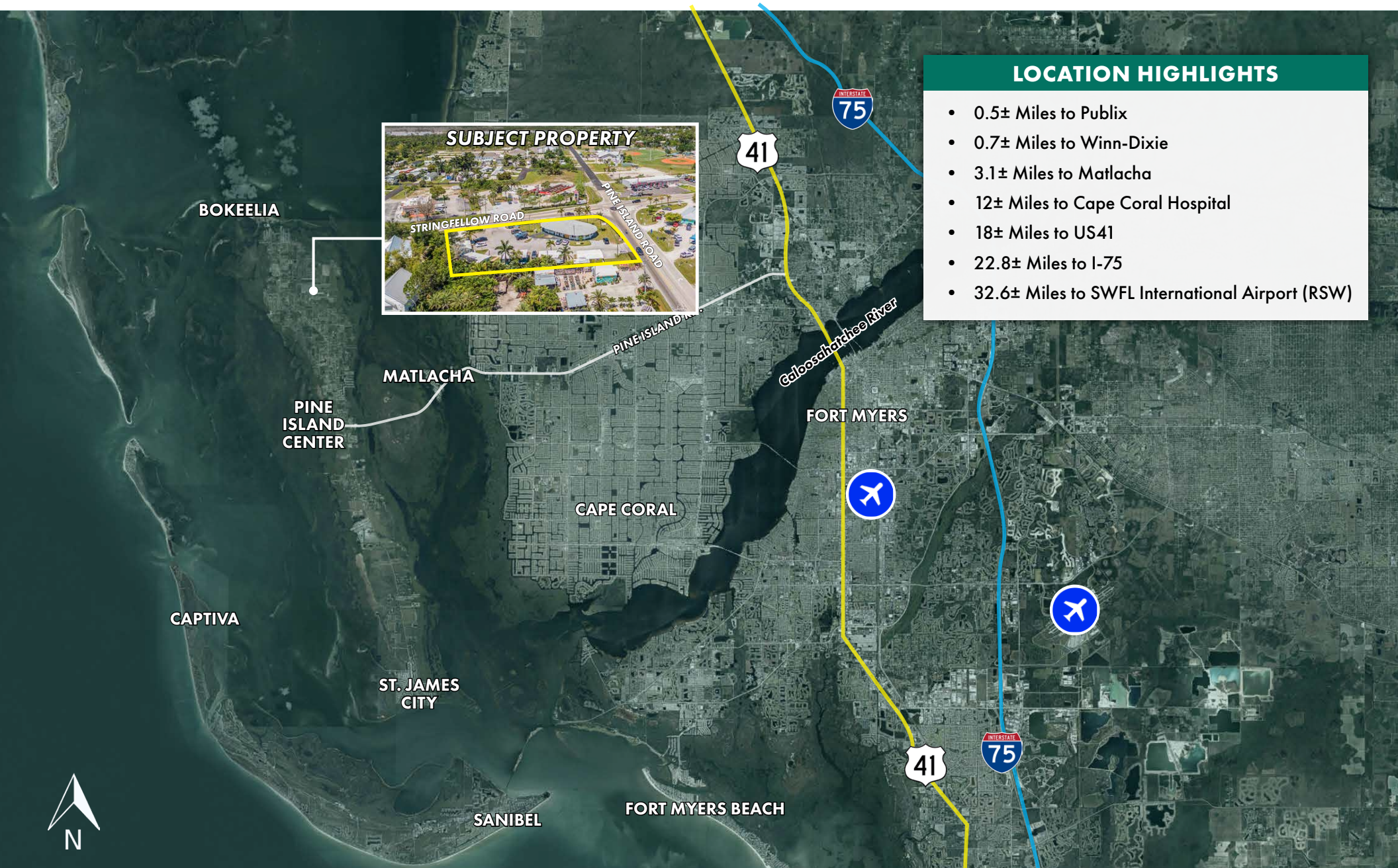
GREATER PINE ISLAND CHAMBER OF COMMERCE



DRIVE TIME MAP



LOCATION MAP



LOCATION HIGHLIGHTS

- 0.5± Miles to Publix
- 0.7± Miles to Winn-Dixie
- 3.1± Miles to Matlacha
- 12± Miles to Cape Coral Hospital
- 18± Miles to US41
- 22.8± Miles to I-75
- 32.6± Miles to SWFL International Airport (RSW)





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