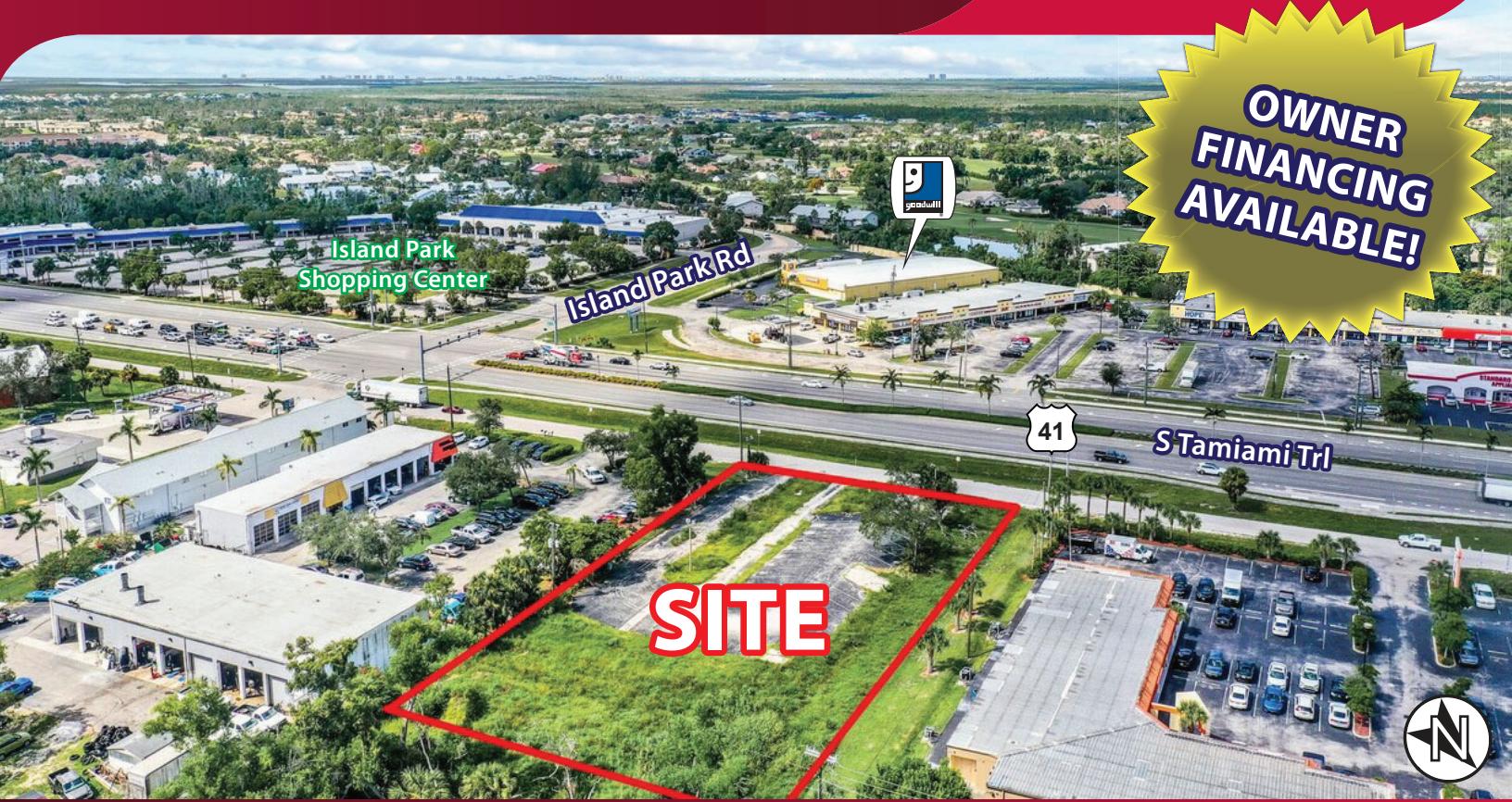


FOR SALE

0.86± AC COMMERCIAL LAND

16343 S TAMiami TRAIL, FORT MYERS, FL 33908

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- **LAND SIZE:** 0.86± AC
- **SALE PRICE:** \$799,000

PROPERTY FEATURES

- Commercial Land Available For Sale
- Cleared Lot
- All Upland
- All Utilities to Site
- Zoning Allows for a Wide Variety of Uses
- Excellent Visibility Along S Tamiami Trail (US 41) with Exposure to Over 63,000 Vehicles Per Day
- Zoned C-1 ([click here for uses](#))



Please Contact:

Gary Barlow
Senior Vice President

239.877.4980
 gbarlow@lee-associates.com

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is subject to errors, omissions, change of price, or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



2025 DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
Est. Population	2,535	34,858	120,347
Est. Households	1,274	16,924	55,672
Est. Average HH Income	\$172,969	\$143,442	\$125,469

TRAFFIC COUNTS	
Tamiami Trail S (US 41)	69,500
Island Park Rd	1,950