



17840 SAN CARLOS BLVD | FORT MYERS BEACH, FL 33931

PRIME STAND-ALONE BUILDING NEAR FORT MYERS BEACH

FOR SALE OR LEASE

CONTACT

Chase Mayhugh, SIOR, CCIM

239-278-4945

chase@mayhughcommercial.com

Jhonny Iglesias

239-319-4425

jhonny@mayhughcommercial.com



MAYHUGH
COMMERCIAL ADVISORS

13099 S. Cleveland Ave. Suite 410
Fort Myers, FL 33907

MAYHUGHCOMMERCIAL.COM

*Unmatched visibility in a prime location
attracting both local and tourist traffic.*

Zoned for general commercial use, the property includes a spacious open showroom with striking industrial-style exposed air ducts, two private offices, a mezzanine, ample storage, and a secure, fenced exterior storage area.

Previously home to a thriving souvenir and gift shop, the building is ideally suited for retail businesses seeking maximum exposure and functionality. Its flexible layout and high-traffic location make it an excellent opportunity for apparel, beach gear, home goods, or specialty retailers looking to capitalize on strong year-round demand.

PROPERTY DETAILS

LEASE RATE	\$22.00 NNN
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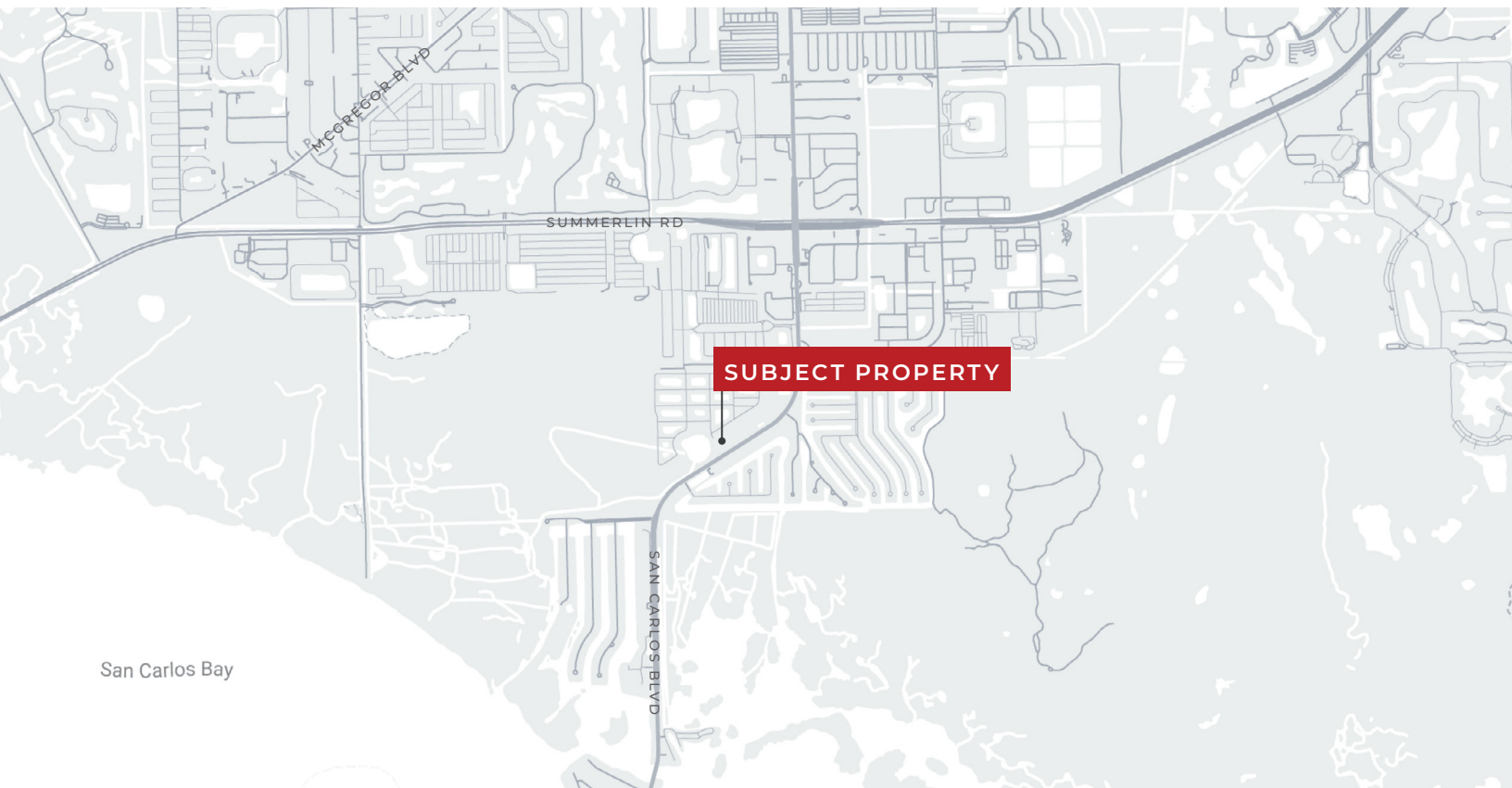
SALE PRICE	\$2,600,000
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BUILDING SIZE	10,805 SF
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YEAR BUILT	2001
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ZONING	CG (LCO)
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PARCEL SIZE	1.0± AC
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