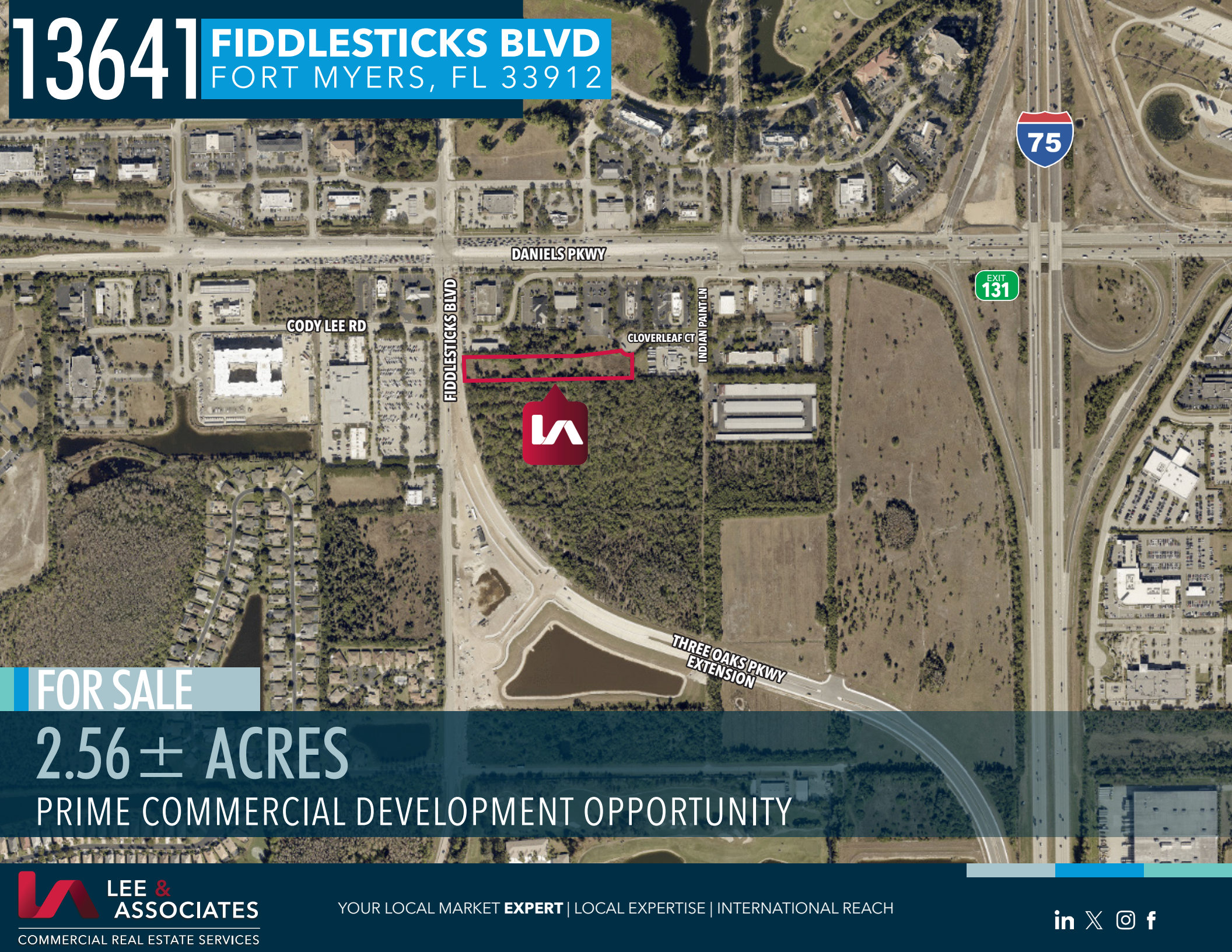


13641 FIDDLESTICKS BLVD
FORT MYERS, FL 33912



FOR SALE

2.56 ± ACRES

PRIME COMMERCIAL DEVELOPMENT OPPORTUNITY

PRICE: **\$1,100,000**

LOCATION: **13641 Fiddlesticks Boulevard & 9270 Cloverleaf Court
Fort Myers, FL 33912**

LAND SIZE: **2.56± Acres**

PARCELS: **Two (2)**

ZONING: **CPD - Commercial Planned Development**
[Click here for Uses](#)



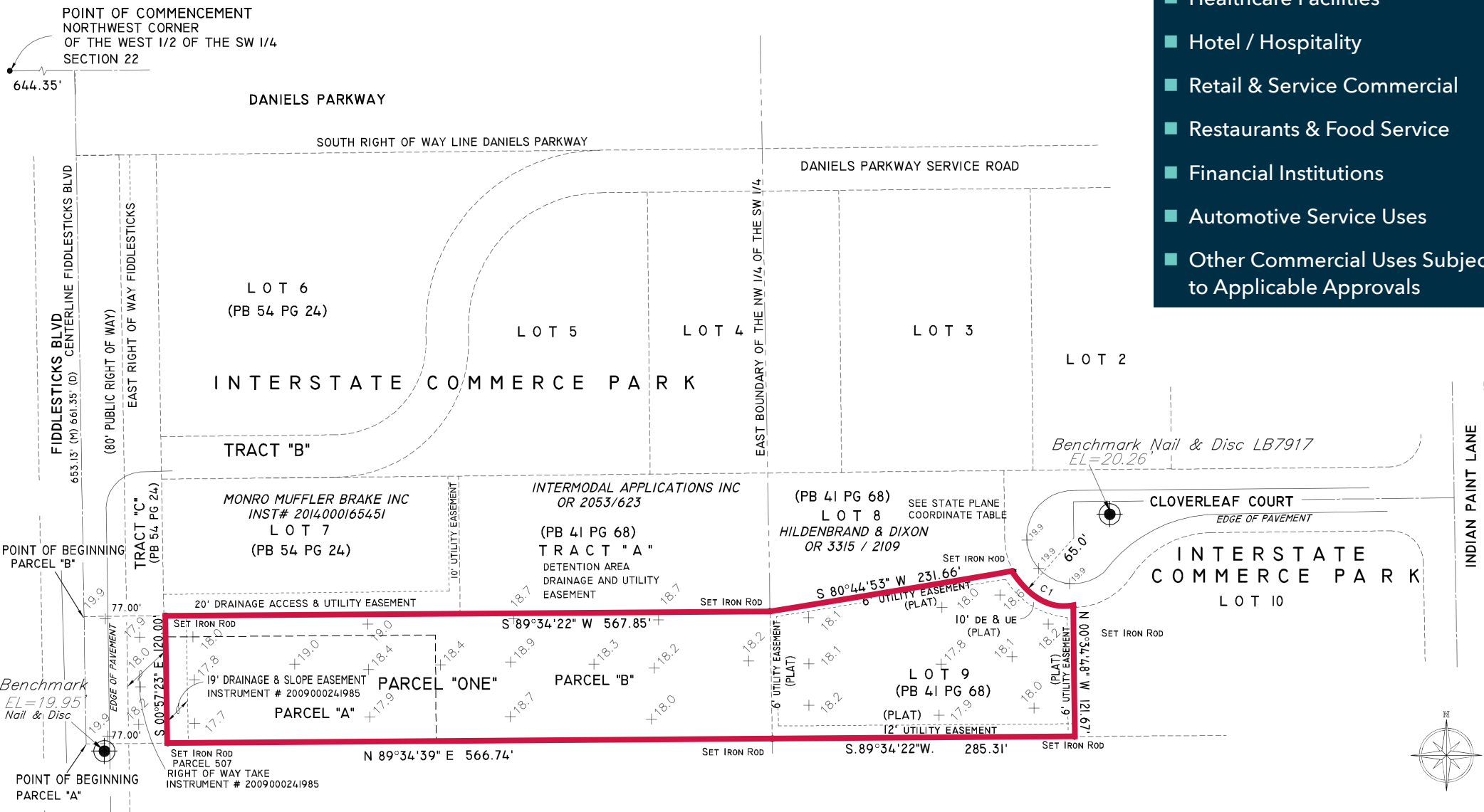
PROPERTY FEATURES

- 2.56± Acre Development Opportunity in Fort Myers' highly accessible Daniels Parkway/I-75 corridor
- CPD (Commercial Planned Development) zoning supporting a range of potential commercial development opportunities
- Strong potential for medical office, professional office, healthcare-related uses, hospitality and other permitted commercial uses
- Access from Fiddlesticks Blvd and Cloverleaf Court, providing convenient connectivity to Daniels Parkway, I-75 and Southwest Florida International Airport
- Future Three Oaks Parkway Extension to Daniels Parkway will enhance property exposure and regional connectivity | Estimated Completion: Mid-2028
- Strategically positioned near major employment centers, healthcare facilities, sports and entertainment destinations and regional retail
- Preliminary civil engineering & site planning previously completed for a 4-story, 118-room hotel concept, demonstrating the property's development potential
- Significant due diligence package available, including an ALTA survey, Phase I Environmental Site Assessment, geotechnical evaluation and biological/environmental assessment
- Utility availability information and stormwater planning materials available, helping provide a foundation for future development planning

PROPERTY SURVEY

POTENTIAL USES

- Professional & Medical Office
- Healthcare Facilities
- Hotel / Hospitality
- Retail & Service Commercial
- Restaurants & Food Service
- Financial Institutions
- Automotive Service Uses
- Other Commercial Uses Subject to Applicable Approvals



FUTURE THREE OAKS PKWY FRONTAGE



ANTICIPATED COMPLETION: SPRING 2028

13641 FIDDLESTICKS BLVD
FORT MYERS, FL 33912

AFFLUENT CONSUMER BASE

The property is positioned within one of Southwest Florida's fastest-growing residential corridors. Thousands of single-family and multifamily units are planned, under construction, or recently delivered within a short drive of the site, supporting future demand.

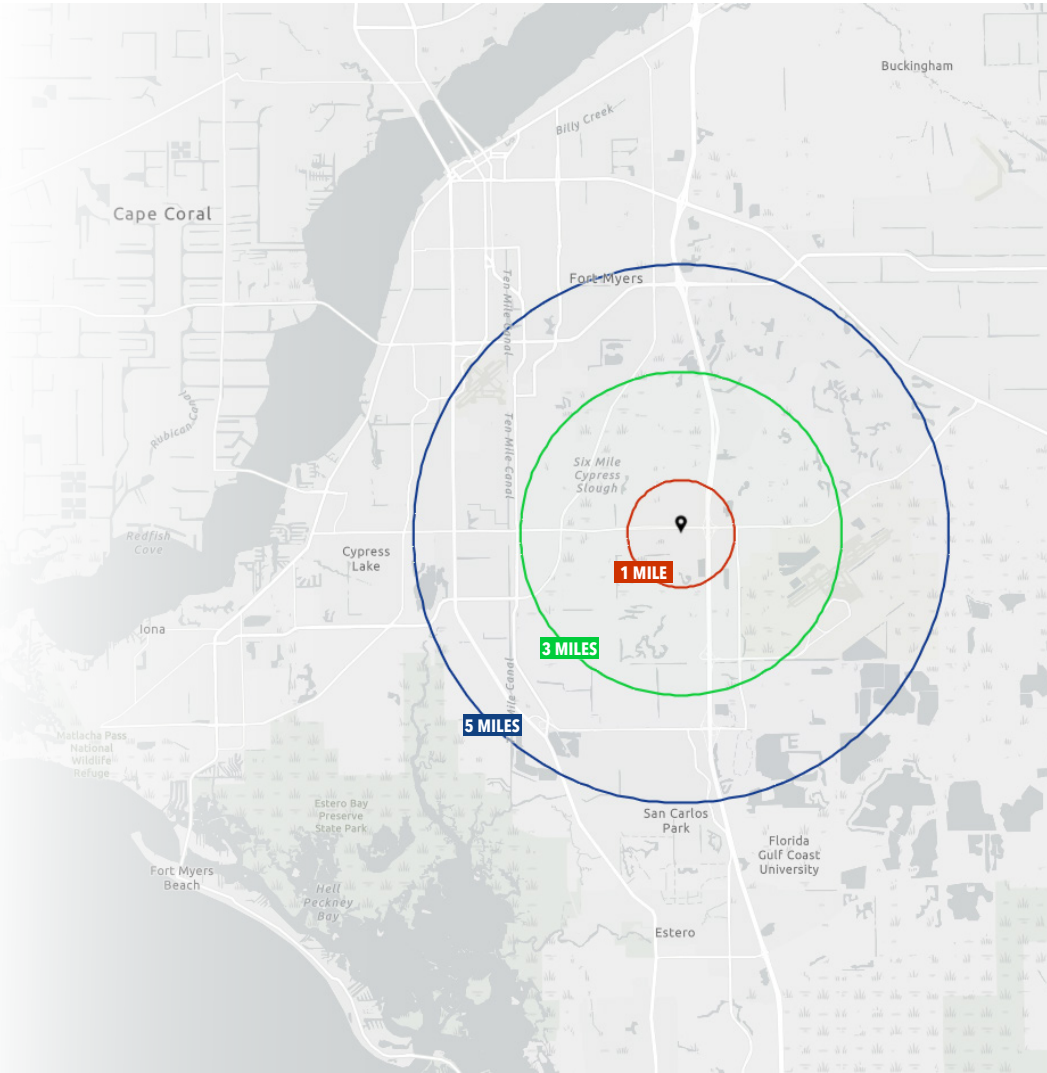


DEMOGRAPHICS & MARKET FUNDAMENTALS

POPULATION GROWTH, INCOME LEVELS, AND REGIONAL DEMAND DRIVERS

LOCATION DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2026 POPULATION	2,882	31,161	106,519
2031 PROJECTED POPULATION	3,105	34,411	116,846
POPULATION GROWTH	1.5%	2.0%	1.87%
HOUSEHOLDS	1,197	14,928	49,775
OWNER OCCUPIED HOUSEHOLDS	906	11,378	33,040
RENTER OCCUPIED HOUSEHOLDS	291	3,550	16,735
MEDIAN HOUSEHOLD INCOME	\$146,803	\$122,742	\$101,216
AVG. HOUSEHOLD INCOME	\$179,683	\$167,941	\$136,308
DAYTIME EMPLOYEES	3,693	14,547	80,131
MEDIAN AGE	55.5	60.3	51.1



TRAFFIC COUNTS

VOLUME (AADT)	YEAR
5,200 (<i>Fiddlesticks Blvd</i>)	2025

**THE SOUTHWEST FLORIDA ADVANTAGE**

- ✓ Strong & growing population driving long-term housing demand
- ✓ Robust tourism economy generating jobs, income & investment
- ✓ Strategic location with excellent air access & connectivity
- ✓ Favorable business climate & lifestyle driving continued migration

**SOUTHWEST FLORIDA IS A DESTINATION
FOR PEOPLE, FOR VISITORS, AND FOR GROWTH.**

**LEE COUNTY
(CAPE CORAL-FORT MYERS MSA)**

Population estimated at
875,607
as of July 1, 2025

**15.1%**
increase from
2020 (760,827)

13641 FIDDLESTICKS BLVD

FORT MYERS, FL 33912



EXCLUSIVE LISTING AGENTS:

BILL YOUNG

Senior Vice President

239.402.3848

byoung@lee-associates.com

BIAGIO BERNARDO

Senior Vice President

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09/2/26

YOUR LOCAL MARKET **EXPERT** | LOCAL EXPERTISE | INTERNATIONAL REACH
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