

9510 Thunder Rd Fort Myers, FL



COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA



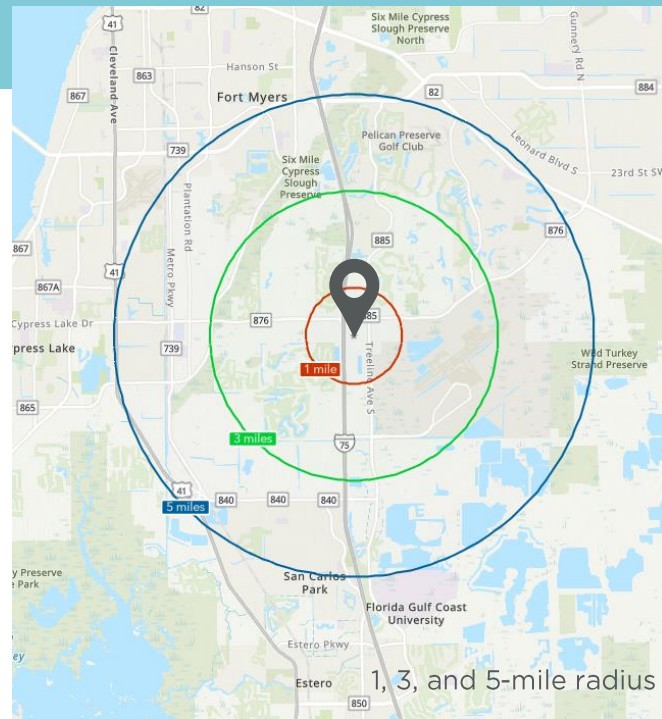
+4.14 acres
+180,457 sf

FOR SALE

\$3,475,000

Property Highlights

- Fully cleared, development ready, improved land with offsite water management infrastructure in place
- The property benefits from existing zoning (MPD) that accommodates a diverse range of uses, including retail and industrial sectors
- Developed building pad with 3-phase power in place
- The site's proximity to I-75, Daniels Pkwy. and RSW provides easy access for transportation and logistics



1, 3, and 5-mile radius

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2024 Demographics	1-Mile	3-Miles	5-Miles
Total Population	404	32,888	145,860
Total Households	503	37,669	160,567
Annual Population Growth 2024-2029	4.1%	3.9%	3.7%

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Better never settles



MPD ZONING:

LAND IS CLEARED AND READY TO DEVELOP. WITH MPD ZONING IN PLACE THE PROPERTY ACCOMMODATES A DIVERSE RANGE OF USES, INCLUDING RETAIL AND INDUSTRIAL.



GROWING INFRASTRUCTURE:

FORT MYERS, FLORIDA, IS EXPERIENCING RAPID INFRASTRUCTURE GROWTH, DRIVEN BY EXPANDING COMMERCIAL DEVELOPMENTS, RESIDENTIAL PROJECTS, AND ENHANCED TRANSPORTATION NETWORKS TO SUPPORT THE AREA'S THRIVING ECONOMY.



MAJOR TRANSPORTATION ROUTES:

PROPERTY OFFERS QUICK ACCESS TO I-75, A MAJOR INTERSTATE THAT CONNECTS FLORIDA WITH SEVERAL SOUTHEASTERN U.S. STATES, MAKING IT IDEAL FOR EFFICIENT DISTRIBUTION ACROSS THE REGION.



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