



CRYSTAL DRIVE

CVS  
pharmacy

MD NOW  
URGENT CARE

SINCE 1986  
Jersey Mike's  
Subs

Connect  
Hearing



TAMIAMI TRAIL



CRYSTAL CT.

VALUE ADD INVESTMENT OPPORTUNITY  
**FREESTANDING AUTOMOTIVE CENTER**

**LSI**  
COMPANIES

OFFERING MEMORANDUM | LSI COMPANIES, INC.



# PROPERTY SUMMARY

**Property Address:** 8552 Crystal Court  
Fort Myers, FL 33907

**County:** Lee

**Property Type:** Auto Repair-Outdoor storage

**Property Size:** 23,100± Sq. Ft. | 0.6± Acres

**Building Size:** 4,300 Sq. Ft. (Under A/C)

**Zoning:** C-1 and C-1 A

**Future Land Use:** Intensive Development-  
Storage-Vehicle rentals

**Permits in Place:** Auto Sales/Service

**Utilities Available:** Lee County utilities

**STRAP Number:** 14-45-24-01-00000.003B

**No. Parcels:** 1

**Tax Information:** \$3,912.82

LISTING PRICE  
**\$999,000**  
\$232 PSF

**LSI**  
**COMPANIES**



## SALES EXECUTIVE



**Eric Edwards, CCIM**  
Senior Broker



**Justin Milcetic**  
Sales Associate



### DIRECT ALL OFFERS TO:

**Eric Edwards, CCIM** - eedwards@lsicompanies.com  
(c): 239-877-3958 | (o): 239-427-3400

**Justin Milcetic** - jmilcetic@lsicompanies.com  
(c): 239-287-2616 | (o): 239-489-4066

### 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.



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TAMIAMI TRAIL

Wendy's

Arbys

Famous Dave's

FASTSIGNS

SHERWIN WILLIAMS

CVS pharmacy

McDonald's

CRYSTAL DRIVE

ACCESS

CRYSTAL CT.

- Discover a prime opportunity with a freestanding auto repair location that is equipped with 7 bays that are fully operational, allowing for ease of access.
- (7)-12 x 10 Overhead doors with drive through access.
- Fenced in side-yard with wrap around access.
- Adequate parking in front and rear with wrap around driveway.
- The building has 3 bathrooms, adequate office, retail and storage space, and a large secure, fenced-in rear paved lot for additional storage.
- Versatile building layout with office and warehouse use.
- The property is situated in a high-traffic location between College Parkway and Crystal Drive, only one block off S. Tamiami Trail (US-41) behind major brands such as McDonald's and KFC. A wide variety of permitted uses within zone C1-A and C1, including but not limited to warehouse, outdoor storage, auto and boat sales, and more.

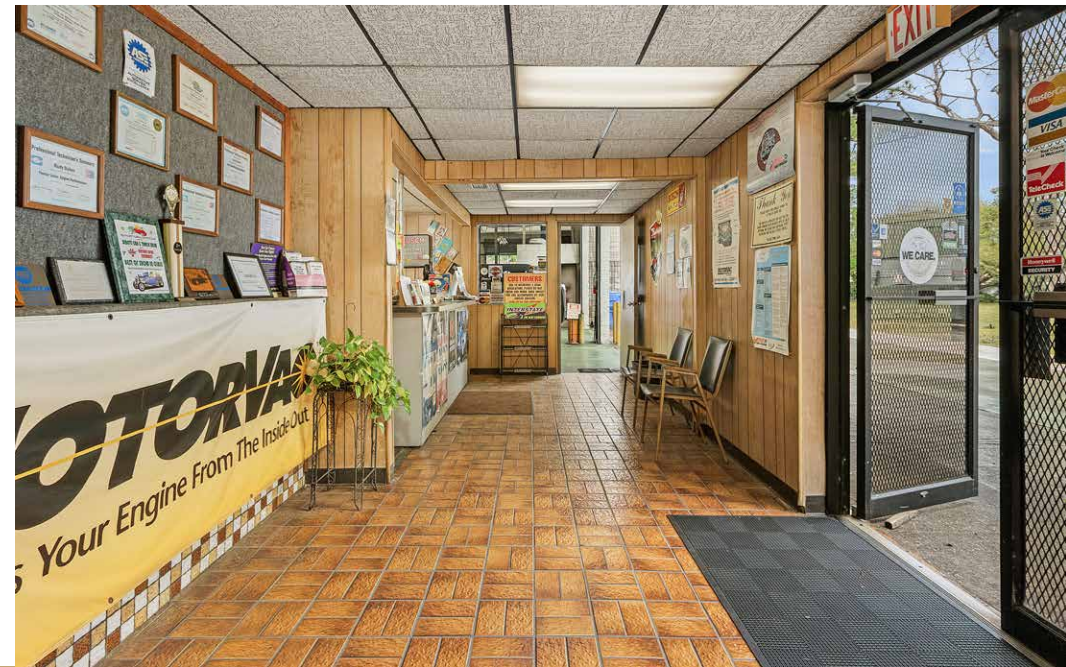


## BUILDING EXTERIOR



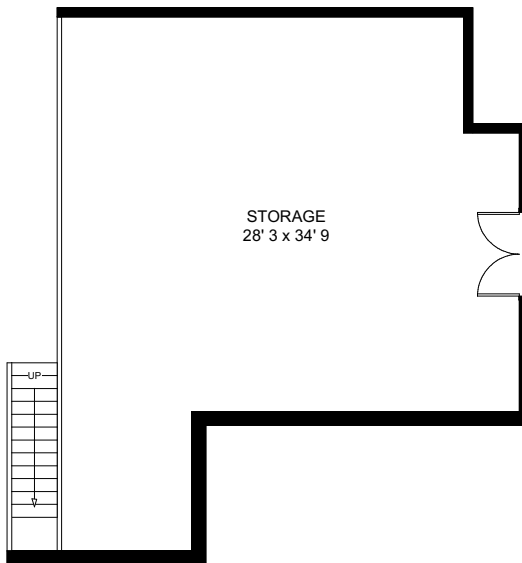
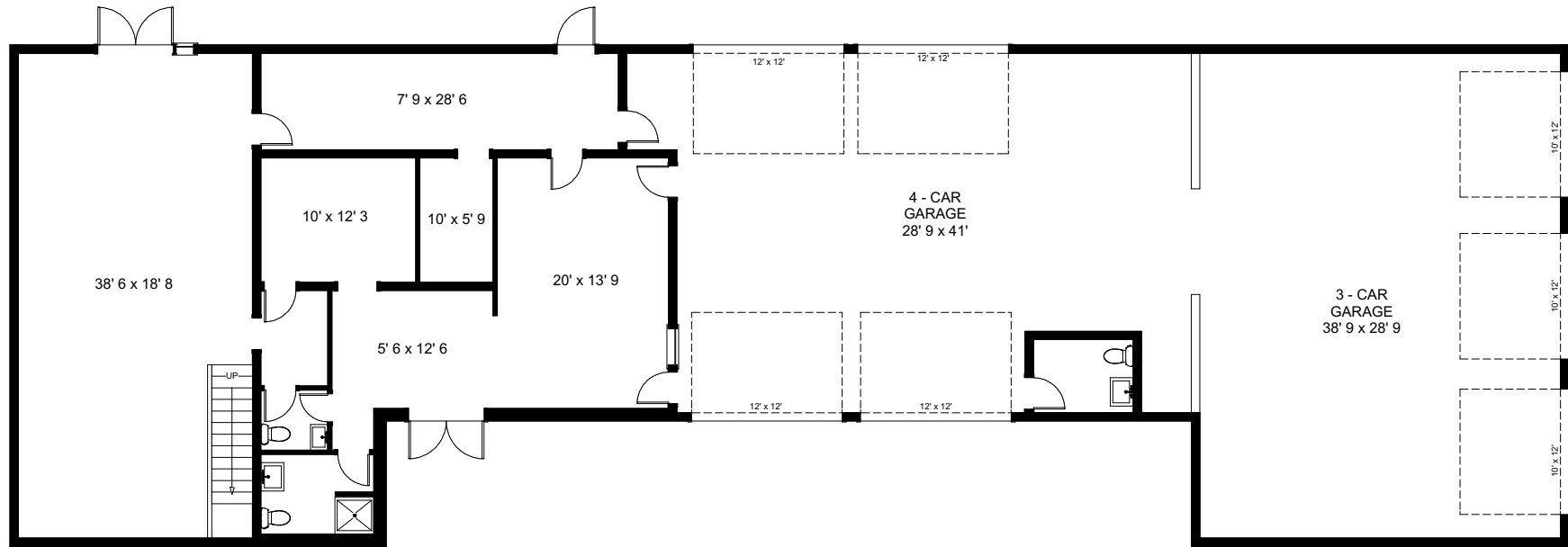


## BUILDING INTERIOR





# FLOOR PLAN



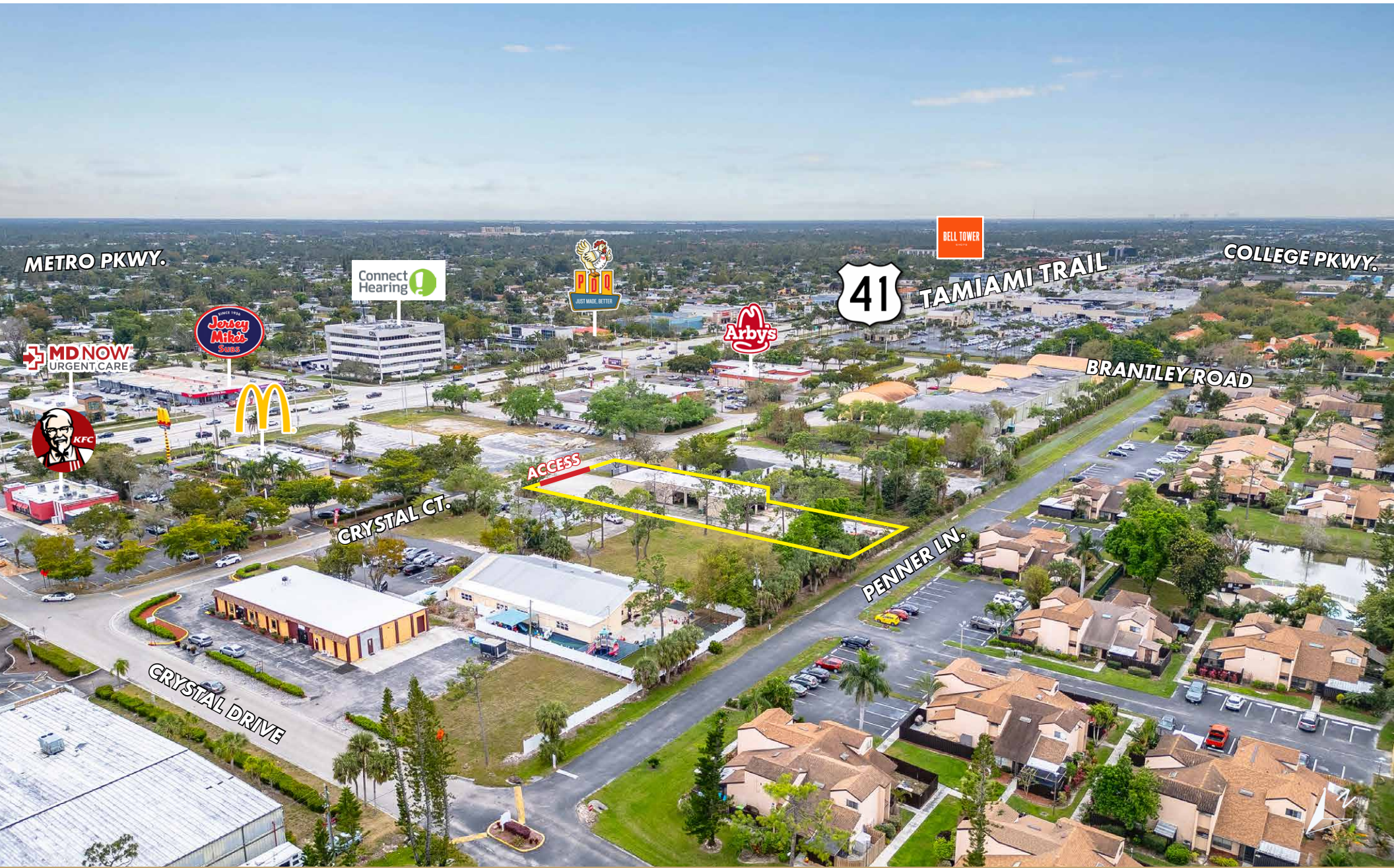
## 8552 CRYSTAL COURT FORT MYERS, FL

Office Areas	1834 sq. ft.
Garage Area	2466 sq. ft.
<hr/>	
<b>TOTAL AREA</b>	<b>4300 sq. ft.</b>
*Additional Mezzanine Storage	1087 sq. ft.



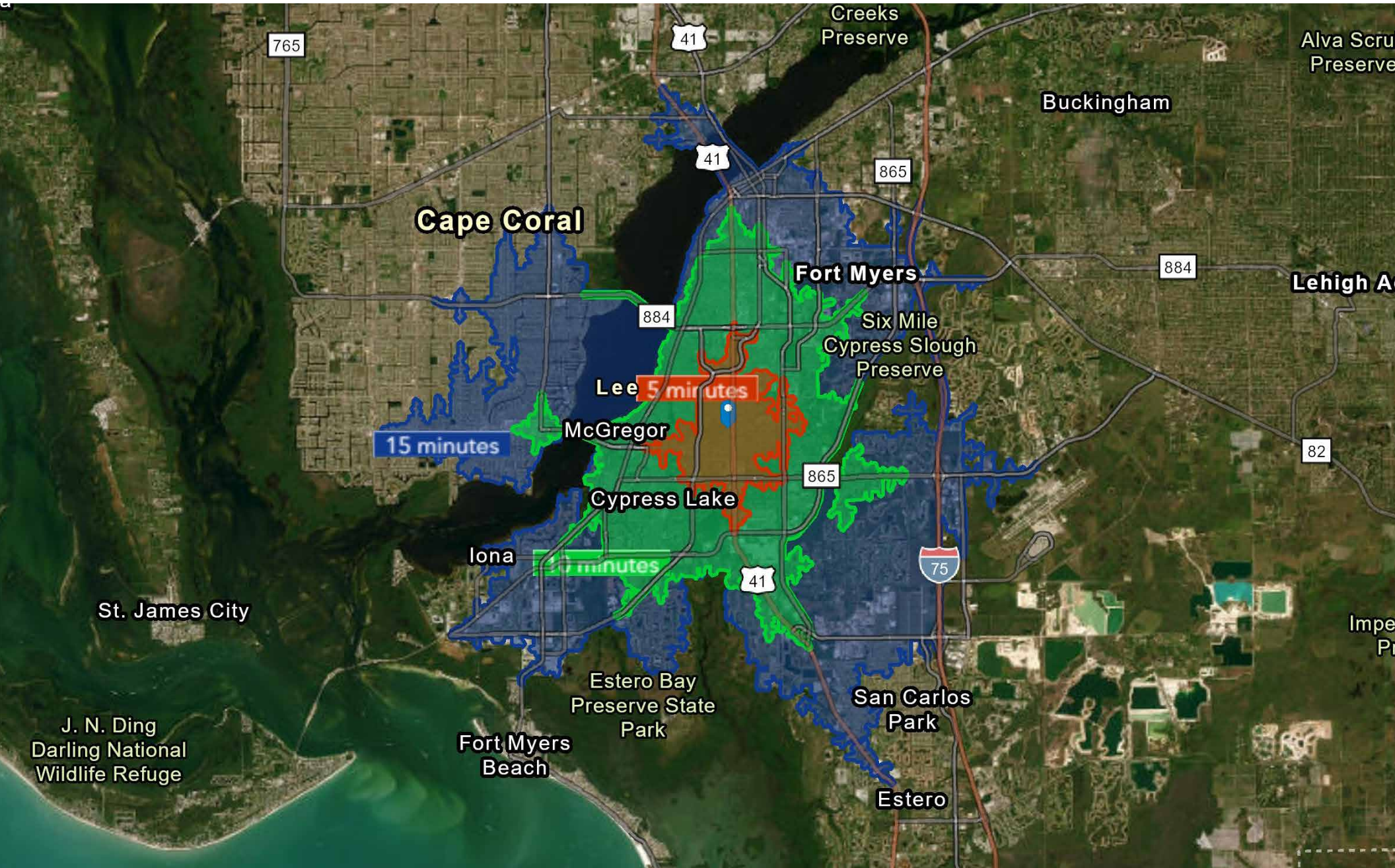


# PROPERTY AERIAL





**DRIVE TIME MAP**





# RETAIL MAP



Logos in the top-left quadrant:

- Tijuana Flats (TEX-MEX FOR ALL)
- Mario's Meat Market and Deli
- BEST BUY
- CHIPOTLE MEXICAN GRILL
- KFC
- SPROUTS FARMERS MARKET
- Wawa
- Culver's
- Arbys
- McDonald's
- MD NOW URGENT CARE
- Publix.
- CVS pharmacy
- Blue Moon PIZZA
- Famous Dave's

Inset map showing the subject property area:

- 41 TAMMIAMI TRAIL AADT
- CRYSTAL CT.
- SUBJECT PROPERTY (indicated by a yellow rectangle)

Logos in the bottom-right quadrant:

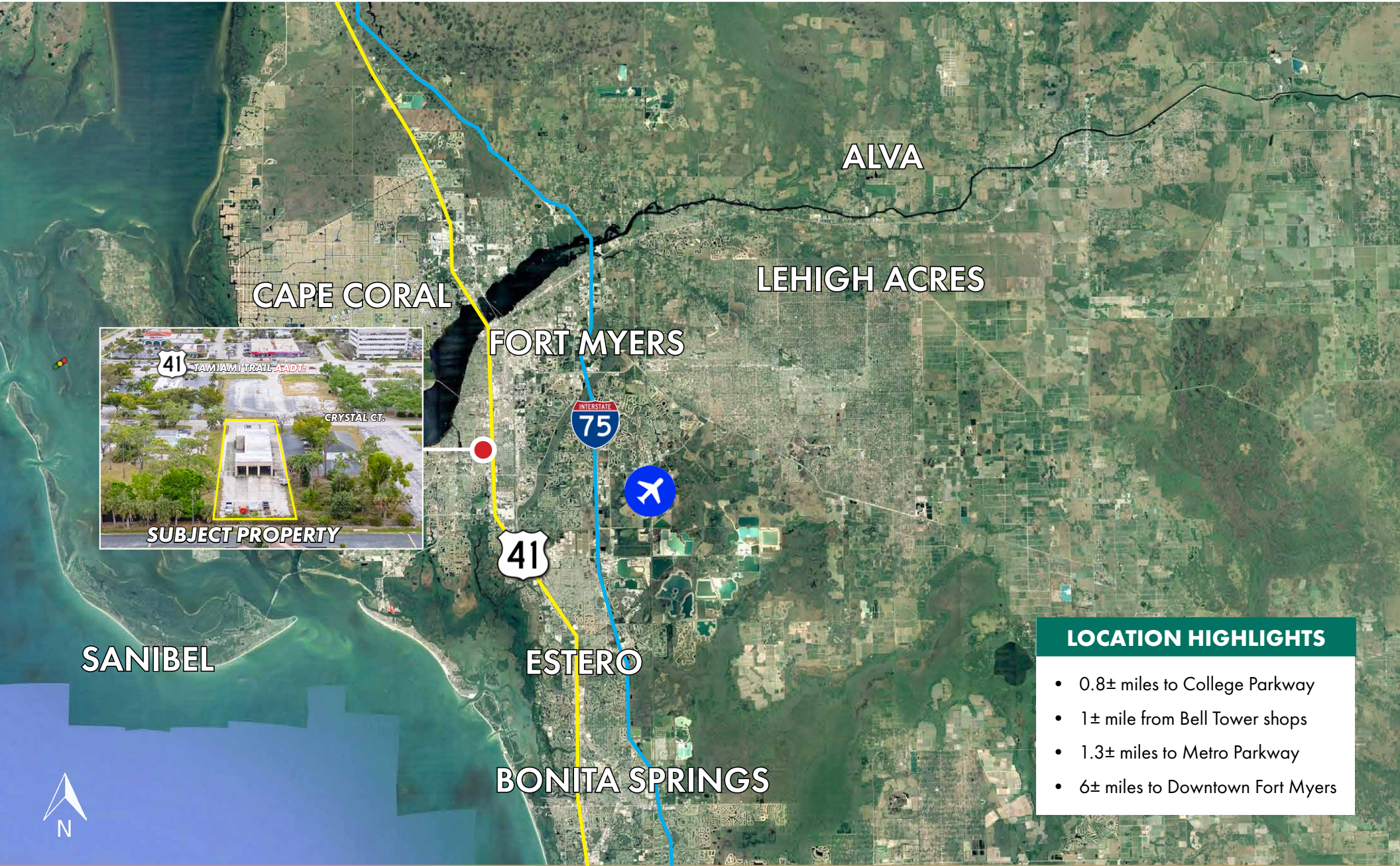
- WHOLE FOODS MARKET
- Suncoast Credit Union
- Publix.
- Walgreens
- CAVA

Logos in the bottom-left quadrant:

- Chick-fil-℥
- FIRST WATCH
- DAVE & BUSTER'S
- DOUBLE TREE BY HILTON
- BELL TOWER FORT MYERS
- Total Wine & MORE
- target
- Starbucks
- REGAL
- COSTCO WHOLESALE
- HomeGoods
- ULTA BEAUTY
- OUTBACK STEAKHOUSE
- 7 ELEVEN



# LOCATION MAP



- LOCATION HIGHLIGHTS**
- 0.8± miles to College Parkway
  - 1± mile from Bell Tower shops
  - 1.3± miles to Metro Parkway
  - 6± miles to Downtown Fort Myers







## LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Seller. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Seller has knowledge. Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail. It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property. The Seller and LSI Companies disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Buyer to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed. Potential Buyer acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the Potential Buyers, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Buyer will be a qualified Buyer with significant experience in entitlement and development process in Lee County with finesse and wherewithal and be willing to be interviewed by the LSI Companies team.