

Matanzas Pass



0.42± Acres | 18,295± Sq. Ft. | Zoned Downtown

OLD SAN CARLOS BLVD. COMMERCIAL

430/ 440 Old San Carlos Blvd & 1020 Second St.
Fort Myers Beach, FL, 33931

ABOUT PROPERTY

- Prime redevelopment opportunity in the heart of Fort Myers Beach's retail-row
- Property Size: 0.42± acres
- Zoning: downtown district | FLU: Pedestrian commercial
- Hard corner site with direct visibility from Matanzas Bridge coming to and from the Beach.
- Currently utilized as surface parking with an income producing retail tenant in place
- Multiple beach access points within walking distance
- A part of the Matanzas Inn and Seafood CPD and approved for a mixed-use development. CPD details (Sunsetted) available upon request
- Approved Uses include, but are not limited to:
 - Hotel/motel
 - Restaurant
 - Administrative office
 - Bar/cocktail lounge
 - Personal Services
 - Healthcare facility
 - Parking lot
 - Retail store, small

LIST PRICE:

\$6,950,000 | \$379.88 PSF



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FULL-SERVICE REAL ESTATE BROKERAGE • MARKET RESEARCH • LAND SERVICES • APPRAISALS

An aerial photograph of a coastal city, likely in Florida, showing a multi-lane highway curving through the landscape. The city features a mix of residential and commercial buildings, palm trees, and a large body of water with a marina. The entire image is overlaid with a semi-transparent teal color.

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