

FOR SALE

13500 Riverside Center Ct.

Fort Myers, FL 33912

*Commercial Planned
Development Opportunity*



**CUSHMAN &
WAKEFIELD**

COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA

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PROPERTY HIGHLIGHTS



**13500 RIVERSIDE
CENTER CT.**
Fort Myers, FL 33912



LAND SIZE
±104,544 SF
±2.40 AC



PRICE
\$1,568,000



ZONING
CPD

Rare opportunity to secure one of the few remaining undeveloped land parcels with frontage on this section of Daniels Parkway. Its strategic location near major amenities represents an attractive opportunity for development.

PROPERTY



62k

TRAFFIC COUNT

With over 62,000 Average Annual Daily Traffic (AADT), the location provides excellent exposure and accessibility, ensuring a steady flow of potential customers.

269'

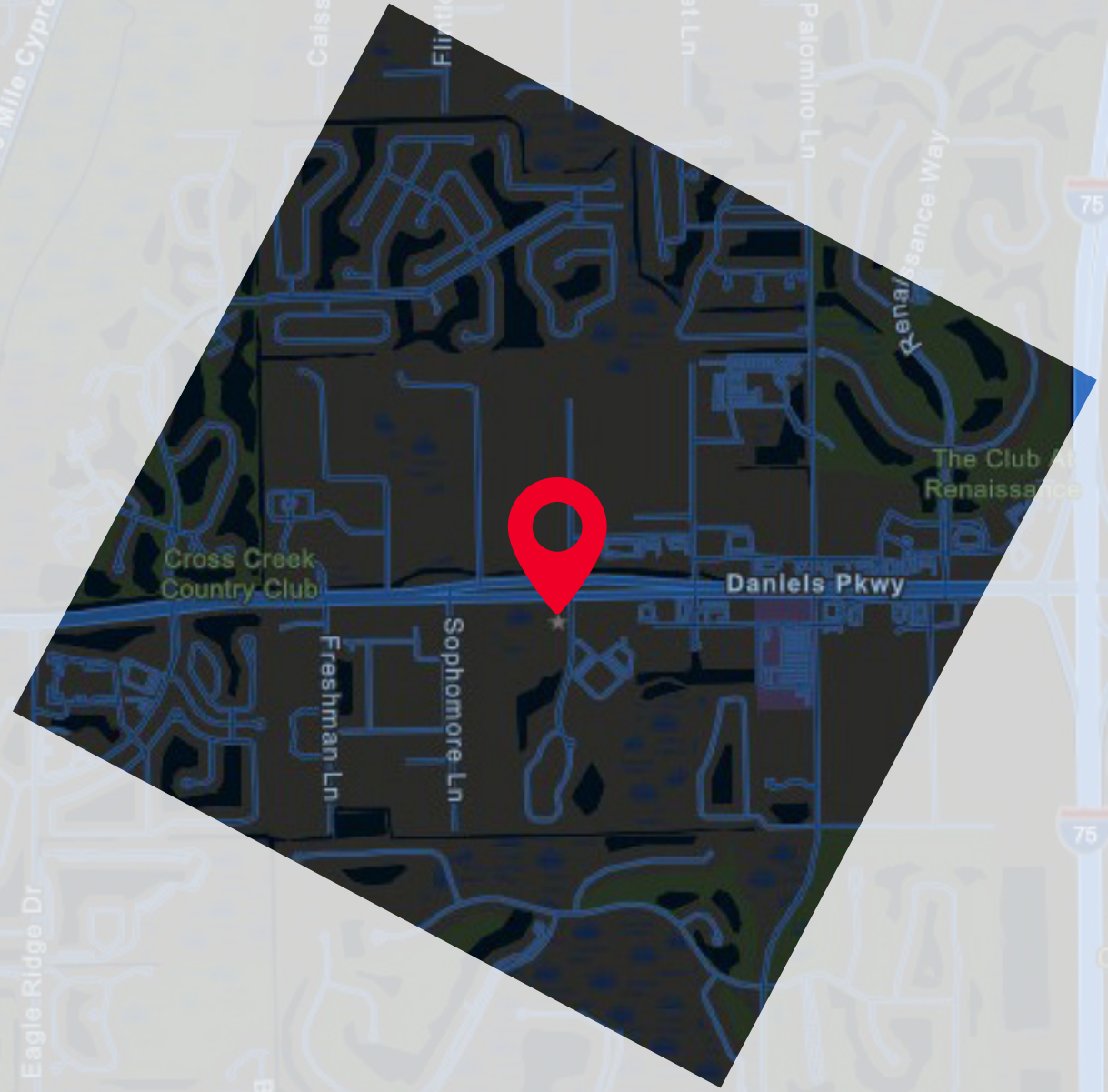
Frontage

Situated with direct frontage on Daniels featuring median cut allowing for access from either direction on Daniels.

112k

Population

The property is located in a thriving area with a population of approximately 112,000 within a 5-mile radius and nearly 50,000 homes, offering a substantial customer base for any commercial venture.



LOCATION

Better never settles





EAT, SHOP, LIVE



Approved Uses:

- **Animal Clinic or Kennel with outdoor runs**
- **Administrative Offices**
- **Medical Offices**
- **Banks**
- **Assisted Living (ALF)**
- **And many more...**



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**WE DIDN'T COME
THIS FAR
JUST TO COME
THIS FAR.**

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cpswfl.com



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