

3700, 3750 & 3800

VERONICA S SHOEMAKER BLVD
FORT MYERS, FL 33916

AVAILABLE FOR SALE, BUILD-TO-SUIT, OR GROUND LEASE

**NOW READY FOR
OCCUPANCY!**



**CORNER
3.4± ACRES**

**LOT 3
2.0± ACRES**

**LOT 2
2.5± ACRES**

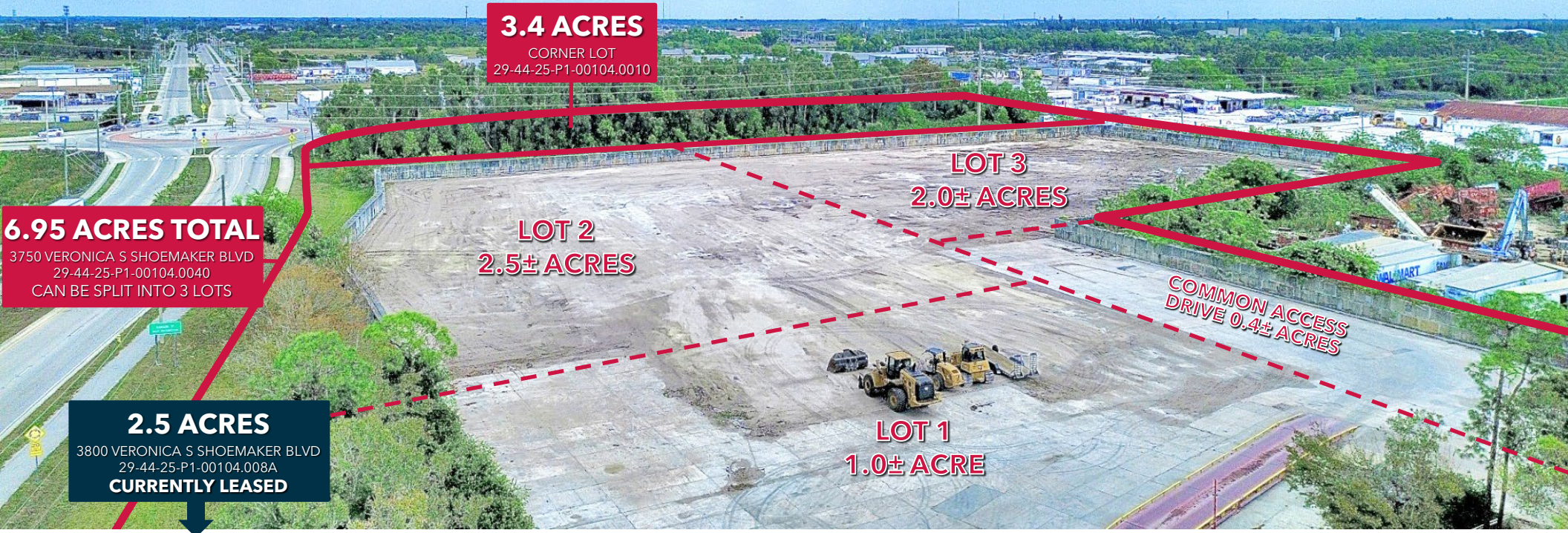
**COMMON ACCESS
DRIVE 0.4± ACRES**

**LOT 1
1.0± ACRE**

HANSON ST
VERONICA S SHOEMAKER BLVD

**VIEW THE FULL LIST OF USES
[HERE](#)**

NOW READY FOR OCCUPANCY!



3.4 ACRES

CORNER LOT
29-44-25-P1-00104.0010

**LOT 3
2.0± ACRES**

**LOT 2
2.5± ACRES**

**COMMON ACCESS
DRIVE 0.4± ACRES**

**LOT 1
1.0± ACRE**

6.95 ACRES TOTAL

3750 VERONICA S SHOEMAKER BLVD
29-44-25-P1-00104.0040
CAN BE SPLIT INTO 3 LOTS

2.5 ACRES

3800 VERONICA S SHOEMAKER BLVD
29-44-25-P1-00104.008A
CURRENTLY LEASED

ADDRESS: 3700, 3750, & 3800 VERONICA S SHOEMAKER BLVD
FORT MYERS, FLORIDA 33916

CURRENT USE: OPEN STORAGE YARD

LOCATION: SEC OF VERONICA S SHOEMAKER BOULEVARD & HANSON STREET

IMPROVEMENTS: CONCRETE BLOCK WALL/FENCE

LAND SIZE:

- 3700: 3.4± ACRES (Corner Lot)
- 3750: 6.95± ACRES
 - ▢ LOT 1: 1.0± USABLE ACRES
 - ▢ LOT 2: 2.5± USABLE ACRES
 - ▢ LOT 3: 2.0± USABLE ACRES
- 3800: 2.5± ACRES
 - ▢ CURRENTLY LEASED

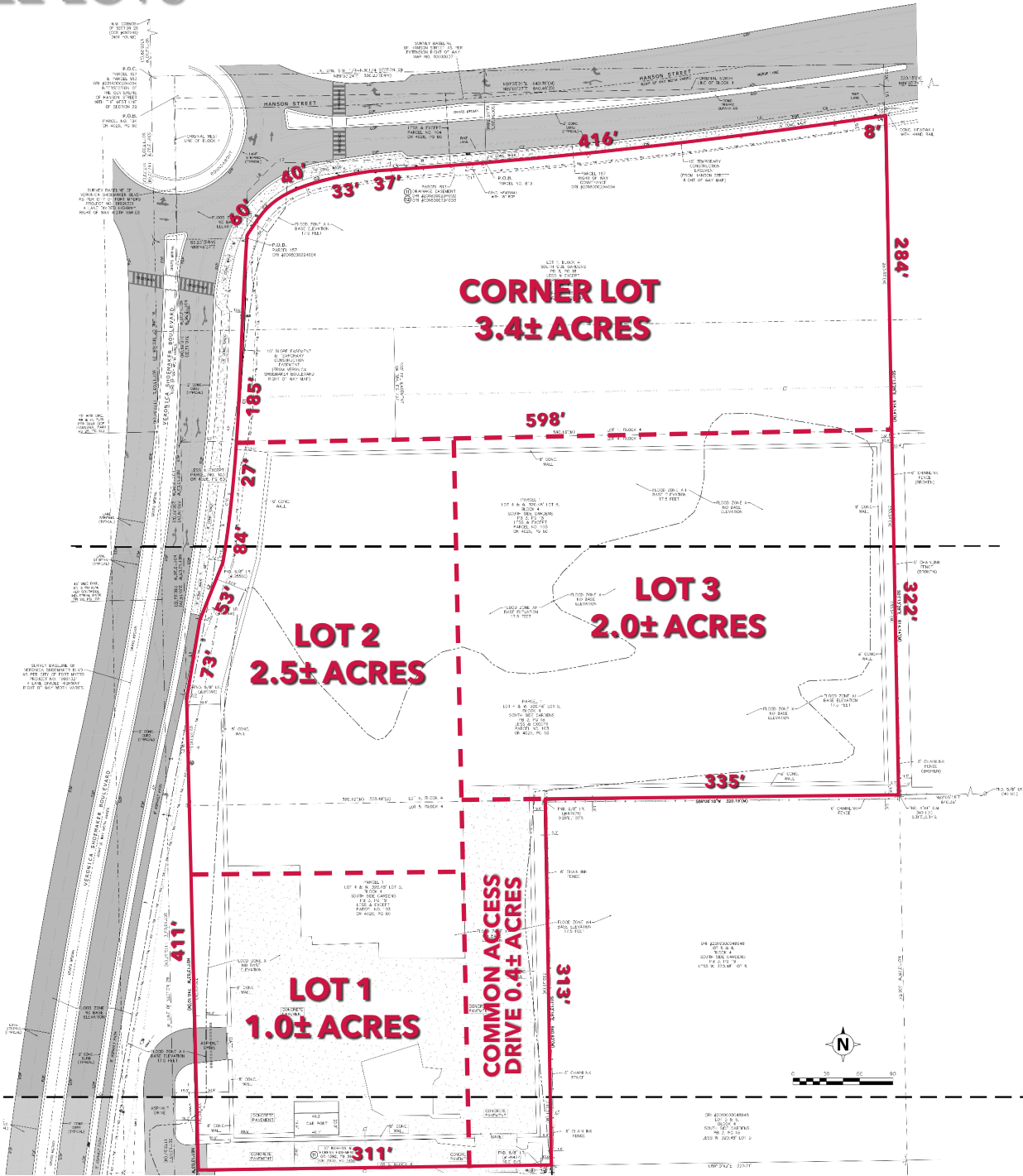
ZONING: IL - LIGHT INDUSTRIAL (Click here for uses)

STRAP NUMBERS: 29-44-25-P1-00104.0010 (3.40 ACRES)
29-44-25-P1-00104.0040 (6.95 ACRES)
29-44-25-P1-00104.008A (2.50 ACRES)

SURVEY AVAILABLE LOTS

- 3700: 3.4± ACRES (Corner Lot)
- 3750: 6.95± ACRES
 - LOT 1: 1.0± ACRES
 - LOT 2: 2.5± ACRES
 - LOT 3: 2.0± ACRES
- 3800: 2.5± ACRES
 - CURRENTLY LEASED

Entire 12.85 acres is available for sale.



AERIAL OVERVIEW



3700, 3750
& 3800

VERONICA S SHOEMAKER BLVD
FORT MYERS, FL 33916

MARKET ADVISORS



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