



# Fort Myers Waterfront Land

18901 San Carlos Boulevard, Fort Myers, FL

LAND FOR SALE



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# Property Overview

This high-profile property on San Carlos Boulevard, the primary artery serving Fort Myers Beach, represents a rarely available commercial waterfront opportunity in Lee County, Florida. Highlights include:

- » Located adjacent to the bridge to San Carlos Island and only one mile from Fort Myers Beach.
- » Fort Myers Beach area will encounter major redevelopment efforts and investment. Be part of the new vision.
- » All vehicles to Fort Myers Beach via San Carlos Boulevard must past by the site. AADT: 22,000 (2021).
- » 1.05-acre site with almost 200 feet of water frontage.
- » Dockage for 6-12 boats, minutes away from beach and Gulf of Mexico, approximately 5' draft
- » Existing 12,000 square foot building on site was storm damaged and is being removed.
- » C-2 zoning allows for a wide variety of uses including restaurants, boat sales, repairs, and rentals, and many others.
- » Access northbound and southbound from the site.
- » Price: \$4.0 Million.

**Note: all imagery and figures prior to Hurricane Ian.**

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