

An aerial photograph of Fort Myers Beach, Florida, showing a mix of residential and commercial buildings. A white diagonal line labeled 'ESTERO BLVD' runs across the middle. A specific property at 155 Bay Road is highlighted with an orange outline and a red location pin. The background shows a sandy beach and the ocean.

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ESTERO BLVD

FORT MYERS BEACH REDEVELOPMENT OPPORTUNITY FOR SALE

155 BAY ROAD, FORT MYERS BEACH, FL 33931

foundrycommercial.com

0.90± AC FOR SALE IN FORT MYERS BEACH, FLORIDA - FOR MORE INFO, PLEASE CONTACT: **407.540.7718**



PROPERTY OVERVIEW

The subject property consists of two parcels with a former church facility located in Fort Myers Beach, FL. The parcels make up approximately 0.90 acres of land located on Bay Road, with additional frontage on Oak Street and School Street. The property sits between a public elementary school and public library. The existing building, totaling 11,042± SF, has significant damage from Hurricane Ian in 2022.

The current zoning designation is Institutional, allowing for churches, schools, daycares and government buildings.

PROPERTY SPECIFICATIONS

| | |
|-----------------|---|
| LOT SIZE | .90± AC |
| BUILDING SIZE | 11,042± SF |
| PARCEL IDS | 19-46-24-W3-002K0.0010, 19-46-24-W3-002K0.0040 |
| COUNTY | Lee |
| ZONING | Institutional |
| FUTURE LAND USE | Boulevard |
| USE | Former Church |
| ASKING PRICE | \$1,995,000 \$2,950,000 |

FOR MORE INFORMATION, PLEASE CONTACT:

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PROPERTY OUTLINE & AERIAL MAP



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ESTERO ISLAND



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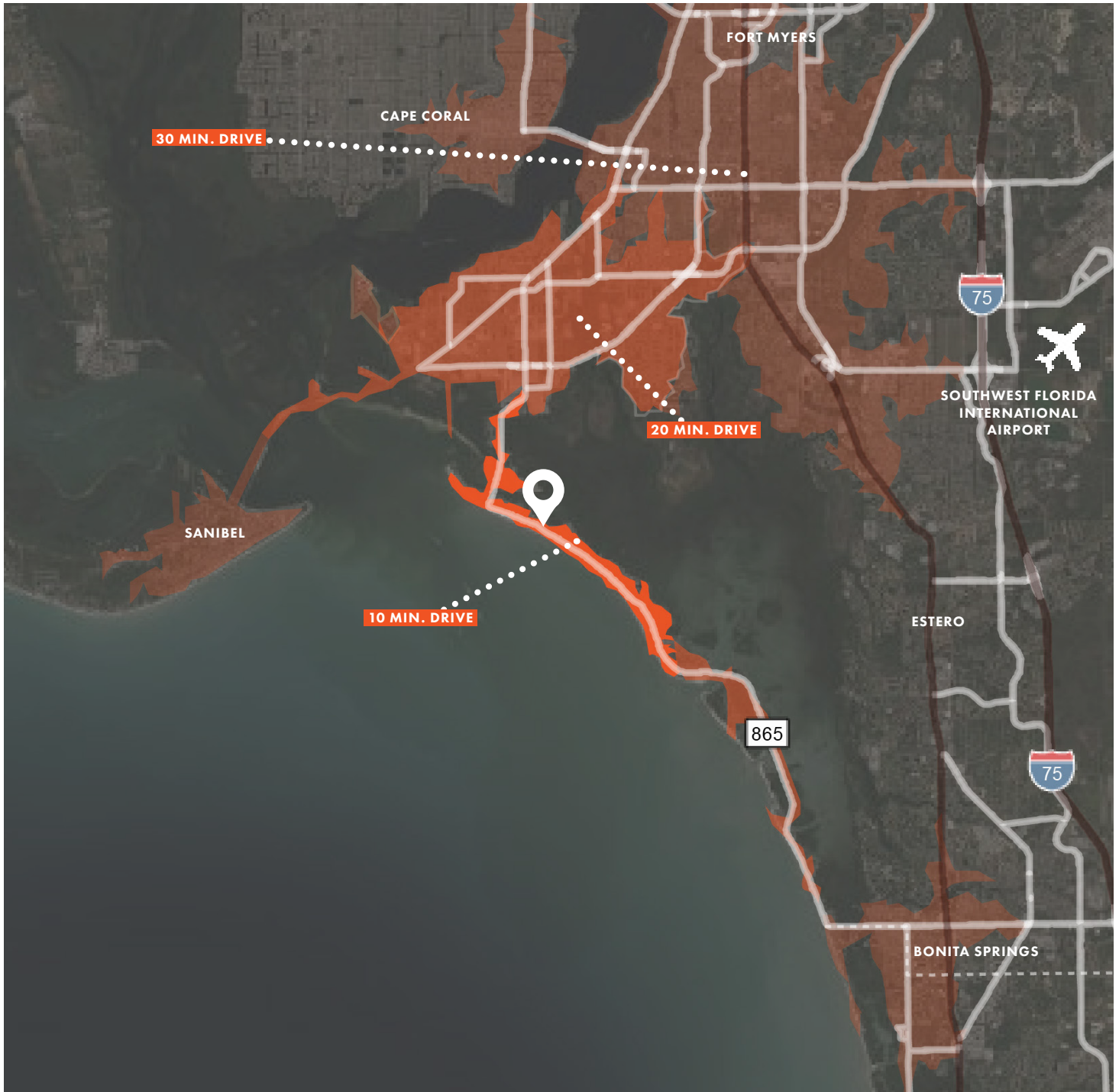
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LOCATION AND DRIVE TIMES



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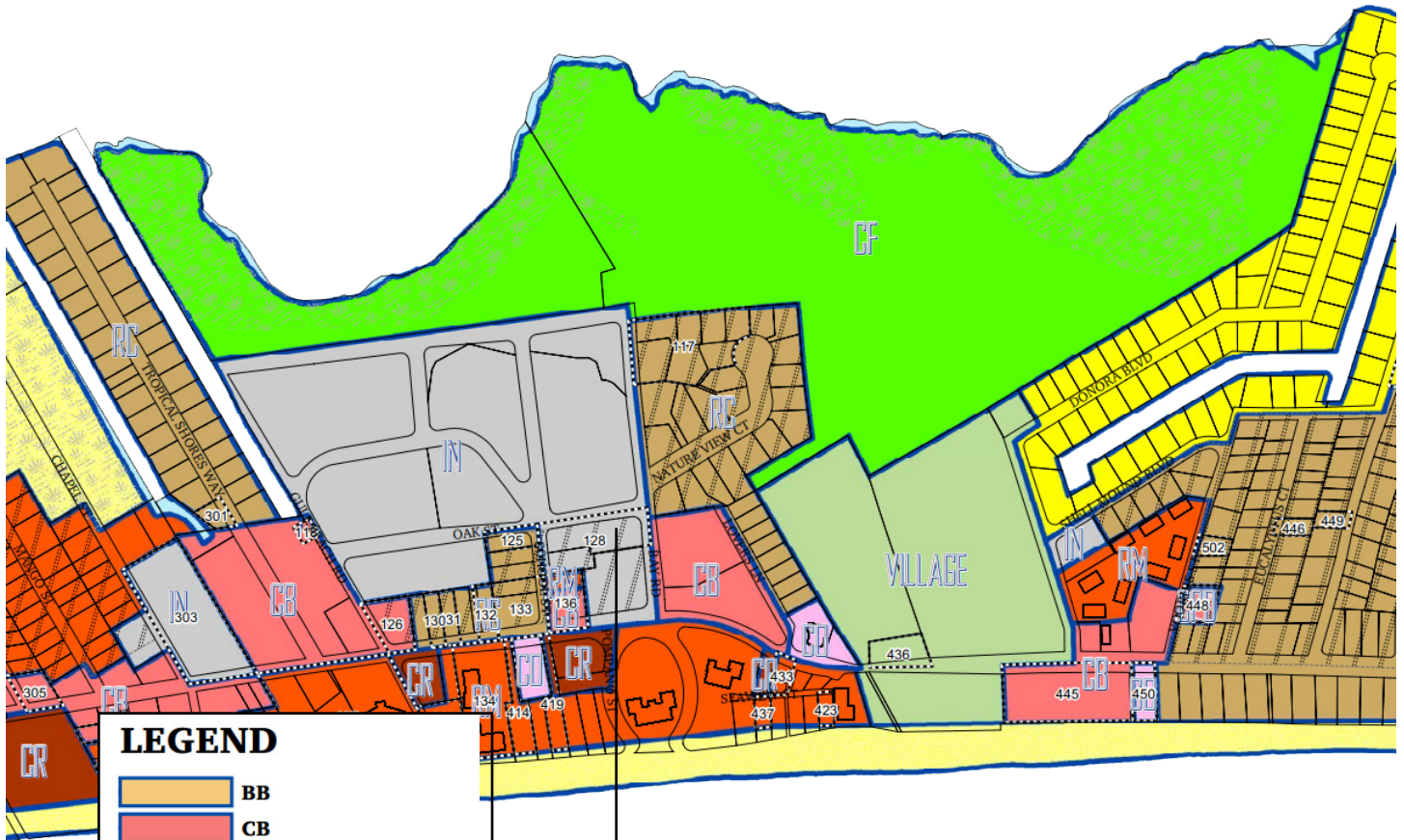
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ZONING



LEGEND

- BB
- CB
- CF
- CM
- CO
- CPD
- CR
- DOWNTOWN
- EC
- IN
- RC
- RM
- RPD
- RS
- SANTINI
- SANTOS
- VILLAGE

- INSTITUTIONAL
- COMMERCIAL BOULEVARD
- RESIDENTIAL CONSERVATION

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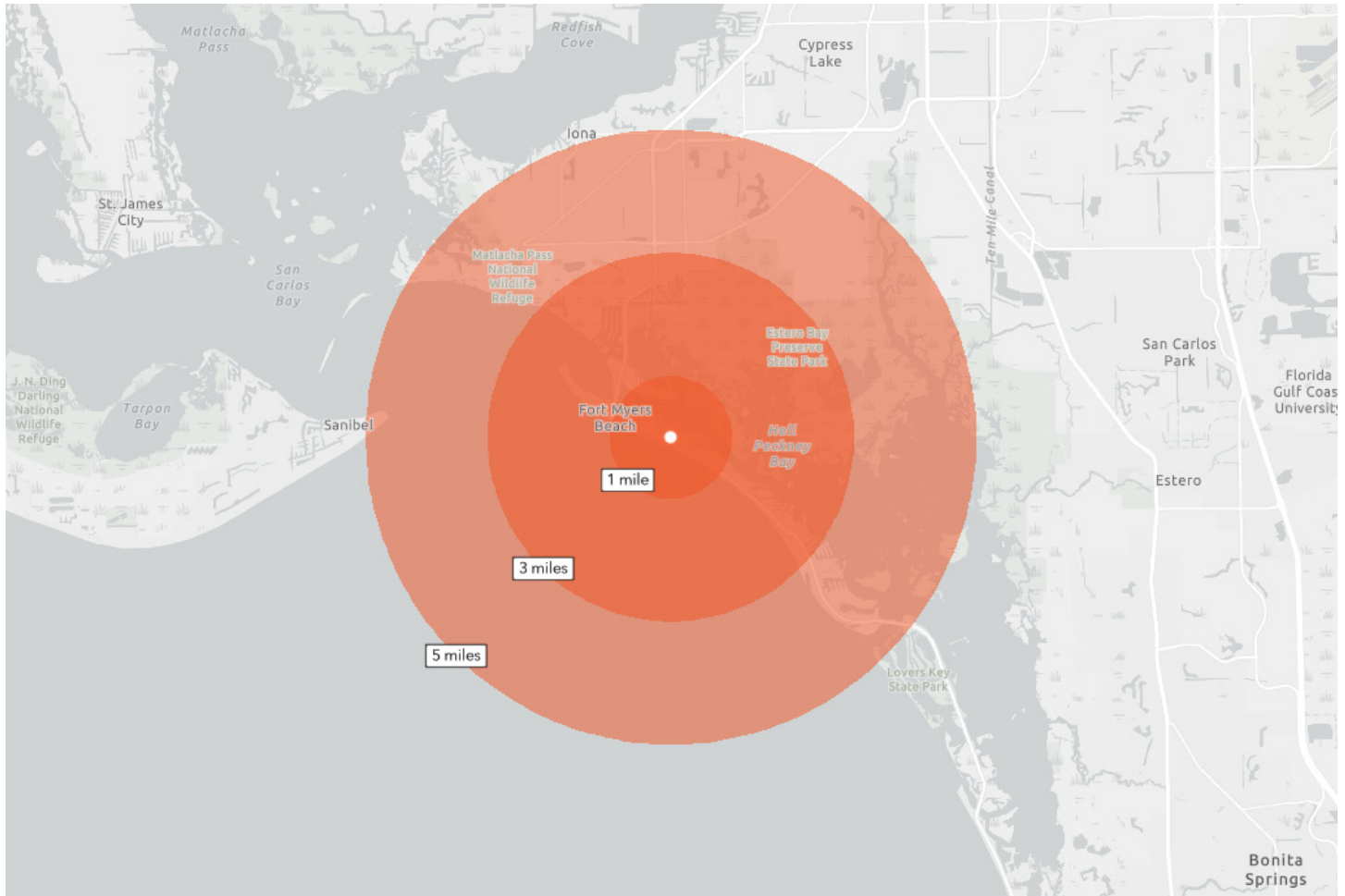
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DEMOGRAPHICS



1 MILE RADIUS

| | |
|--|--|
| | 3,609 ESTIMATED POPULATION 2025 |
| | 62.5 MEDIAN AGE |
| | \$635,202 MEDIAN HOME VALUE 2025 |
| | 1,597 TOTAL EMPLOYEES |
| | \$145,256 AVG HOUSEHOLD INCOME |

3 MILE RADIUS

| | |
|--|--|
| | 11,666 ESTIMATED POPULATION 2025 |
| | 65.1 MEDIAN AGE |
| | \$520,433 MEDIAN HOME VALUE 2025 |
| | 3,848 TOTAL EMPLOYEES |
| | \$137,173 AVG HOUSEHOLD INCOME |

5 MILE RADIUS

| | |
|--|--|
| | 45,073 ESTIMATED POPULATION 2025 |
| | 63.2 MEDIAN AGE |
| | \$421,550 MEDIAN HOME VALUE 2025 |
| | 14,653 TOTAL EMPLOYEES |
| | \$124,093 AVG HOUSEHOLD INCOME |

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