



**Investment  
Properties  
Corporation**

**LAND LEASE OR BUILD TO SUIT**

**North Forum | Ft. Myers, FL 33905**

📍 Located East of I-75 | Exit 138 on State Road 82



**CONTACT (239) 261-3400 x 111**

**Rob Carroll, ext. 111, rob@ipcnaples.com**



# LAND LEASE OR BUILD TO SUIT

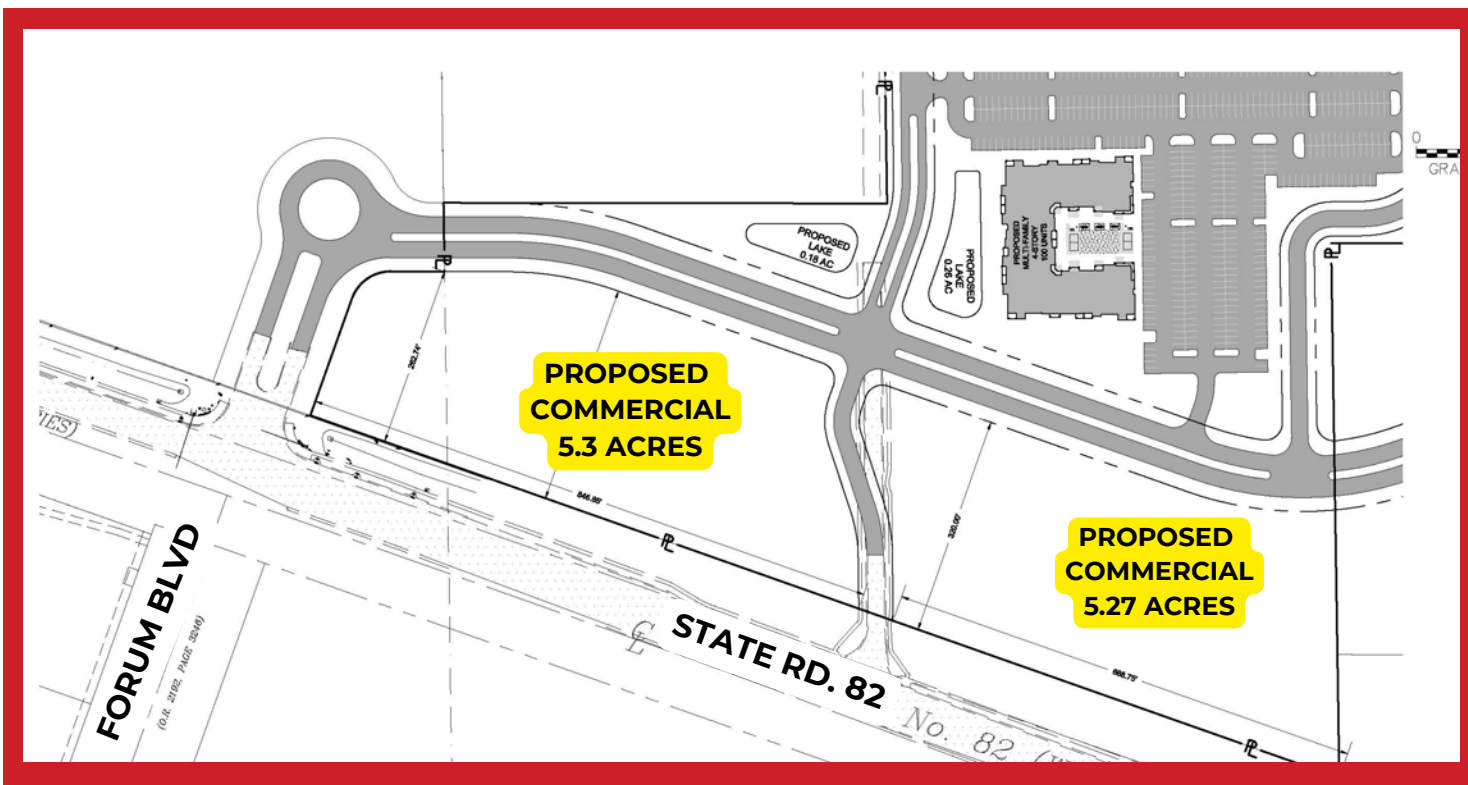
## North Forum | Ft. Myers, FL 33905

### APPROVED USES

- Bank
- Medical/Dental
- Retail
- Office
- Self-Storage
- Convenience Store
- Animal Hospital
- Dry Cleaning
- Hotel
- Financial
- Governmental
- Daycare
- Call Center

### CONDITIONAL USES

- College/University
- Convenience Store
- Convention Center
- Repair Service
- School



*click here!*



### PROPERTY INFORMATION

PRICE: CALL FOR PRICING

LAND SIZE: 10.57 +/- Acres

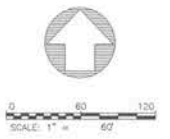
ZONING: CI

Commercial Intensive



(Hospitality, General/Medical Offices, Retail, Restaurant)

DEMOGRAPHICS (2025)	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Est. Population	4,499	39,834	133,342
Est. Avg. Household Income	\$103,164	\$98,099	\$102,336
2024 AADT Traffic Count	41,500 Cars on SR-82 118,000 Cars on I-75		



EXISTING LEXINGTON  
PALMS APARTMENTS

LAKE 3  
C.E.=18.50  
2.15 AC±

**PARCEL #1**  
**1.80 ACRES**

**PARCEL #2**  
**1.78 ACRES**

**PARCEL #3**  
**1.78 ACRES**

**PARCEL #5**  
**1.18 ACRES**

**PARCEL #6**  
**1.54 ACRES**

**LEE HEALTH**

PARCEL #4  
2.39 AC.

MARTIN LUTHER KING JR BLVD

MARTIN LUTHER KING JR BLVD  
(STATE ROAD 82) (150' WIDE)

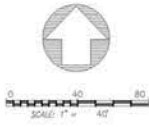
SR-82

WOLFSON WAY

EXISTING OMNILINE  
ACCESS EASEMENT

0  
10  
20  
30  
40  
50  
60  
70  
80  
90  
100  
110  
120  
130  
140  
150  
160  
170  
180  
190  
200

# SAMPLE SITE PLAN



LAND  
T CITY  
ORK  
ATION  
ERS)



(2.64 AC)



(2,313 SF)



(2,385 SF)

WVSparmacy  
(4,260 SF)

COFFEE SHOP  
2,313 SF

PARCEL #2  
1.60 AC  
RETAIL  
4,260 SF

RESTAURANT  
2,385 SF



MARTIN LUTHER KING JR BLVD

PARCEL #2  
1.60 AC

FORUM BLVD

SR-82

OMNI LANE

DRY  
DETENTION  
0.23 AC