

FOR SALE

4591/4621 Bayshore Rd

North Fort Myers, FL 33917



Cushman and Wakefield | Commercial Property Southwest Florida is pleased to bring to market these two contiguous parcels located off Bayshore Rd in North Fort Myers. The eastern parcel includes a freestanding retail building constructed in 1975, consisting of approximately \pm 2,310 square feet of gross building area, a paved parking lot, and an income-producing billboard. The building is currently owner-occupied as a printing business. The western parcel is \pm 1.52 acres of vacant land with TFC-2 zoning and an Intensive Development future land use. The eastern parcel is zoned C-1A. Total size is approximately \pm 1.72 acres.

Property Highlights

- High-visibility position on Bayshore Rd – traffic AADT 39,500
- FLU of most of the vacant land is Intensive Development (remainder is Central Urban)
- Income-producing billboard
- Close to Bayshore Road’s intersection with North Tamiami Trail, a main traffic thoroughfare
- New roof was added 2023

Address	4591/4621 Bayshore Rd North Fort Myers, FL 33917
Price	\$875,000
Zoning	C-1A / TFC-2
Land Size SF/AC	\pm 74,937 SF or \pm 1.72 AC
Building GBA	\pm 2,310 SF
Frontage	\pm 430’ on Bayshore Rd
Submarket	North Fort Myers
Parcel ID	35-43-24-00-00041.0000 35-43-24-00-00023-0010



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