

FOR SALE

1911 Dana Dr., Fort Myers, FL 33907



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Sale Price: \$849,000

Total Building Size: 4,258± Sq. Ft.

Breakdown of Square Footage:

GBA: 3,248 Sq Ft

- Office Area: 461 Sq Ft
- Warehouse Area: 2,787 Sq Ft
- Unfinished Mezzanine: 1,010 Sq Ft (not included in the GBA)

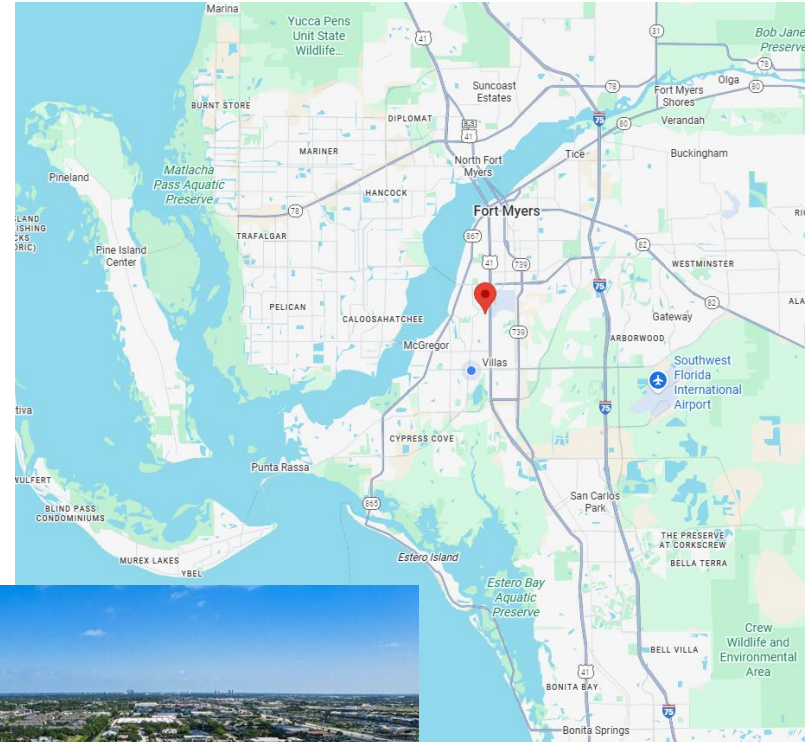
GBA + Unfinished Mezzanine = 4,258 Sq Ft

2025 Property Taxes: \$6,981.25

Zoning: C2 – Community Commercial

Strap #: 11-45-24-00-00005.0280

Year Built: 1972 | New Roof: 2024



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- This property is vacant and located in a rapidly growing area near US 41 & Colonial Blvd.
- Excellent visibility & accessibility
- Ideal for a variety of commercial or industrial uses with over 4,200 SF of versatile space
- Clear Ceiling Height: 16'
- Fenced Lot, Mezzanine, Front Loading, Fluorescent Lighting, Yard



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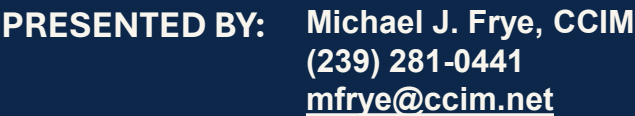
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LOCATION INFORMATION



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ABOUT FORT MYERS

Fort Myers is a city located in Lee County, Florida along the Caloosahatchee River. Fort Myers has a population of 100,736. It is also the county seat of Lee County. Fort Myers is currently growing at a rate of 3.45% annually and its population has increased by 15.42% since the most recent census, which recorded a population of 87,279 in 2020.

ARTICLE: [Fort Myers Takes 2nd Place among Small Cities for New Business Growth](#)

Luminary Hotel



Edison Ford Estates



Caloosahatchee River



Lakes Park



SWFL Eagle Cam



Golf Courses (180+ in SWFL)



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Fort Myers Development Activity Map

Royal Palm Coast Realtor Association

- 3-story commercial building with 35,000 Sq Ft of Floor area

The Arwyn (Summerlin Apartments)

- 230 Multi-Family units in 3 apartment buildings & clubhouse

Royal Palm Square

- Mixed-Use Development will consist of a maximum of 35 dwelling units per acre, 175 hotel rooms, and 250,000 Sq Ft of commercial uses

Home Depot

- 136,000 Sq Ft Building

Costco Warehouse

- Warehouse and fueling facility

Bonavie Cove

- Gated community featuring 238 paired villas and amenities

Edison Mall Building Renovations

- Interior renovation of the old Sears building to support new tenants: Winmart, Hungry Cow, and Gohan AYCE Buffet

7 Brew

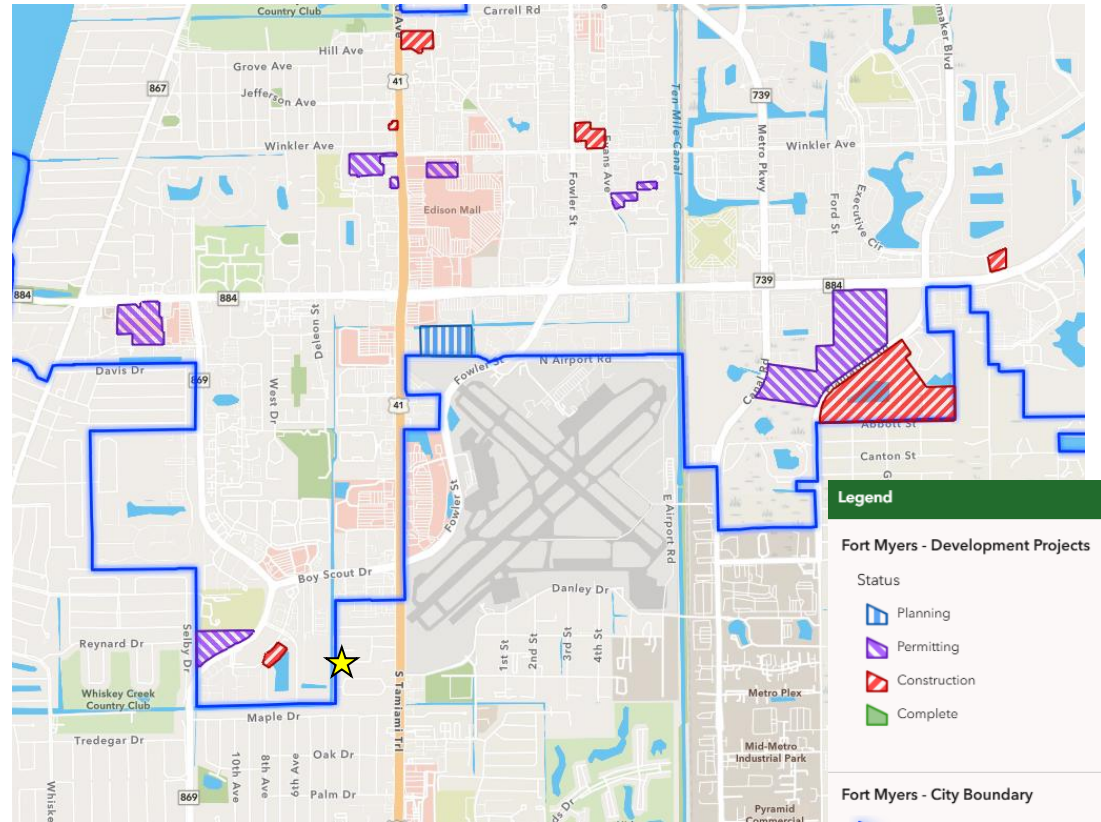
- New Drive-Thru Coffee Shop

1875 Commercial Dr Multifamily

- Development consisting of 322 residential units, 4-story garage, clubhouse and amenities

Lee Health Clinical Lab Data Center

- Facility is a business occupancy centralized laboratory and data center serving Lee Memorial Health System



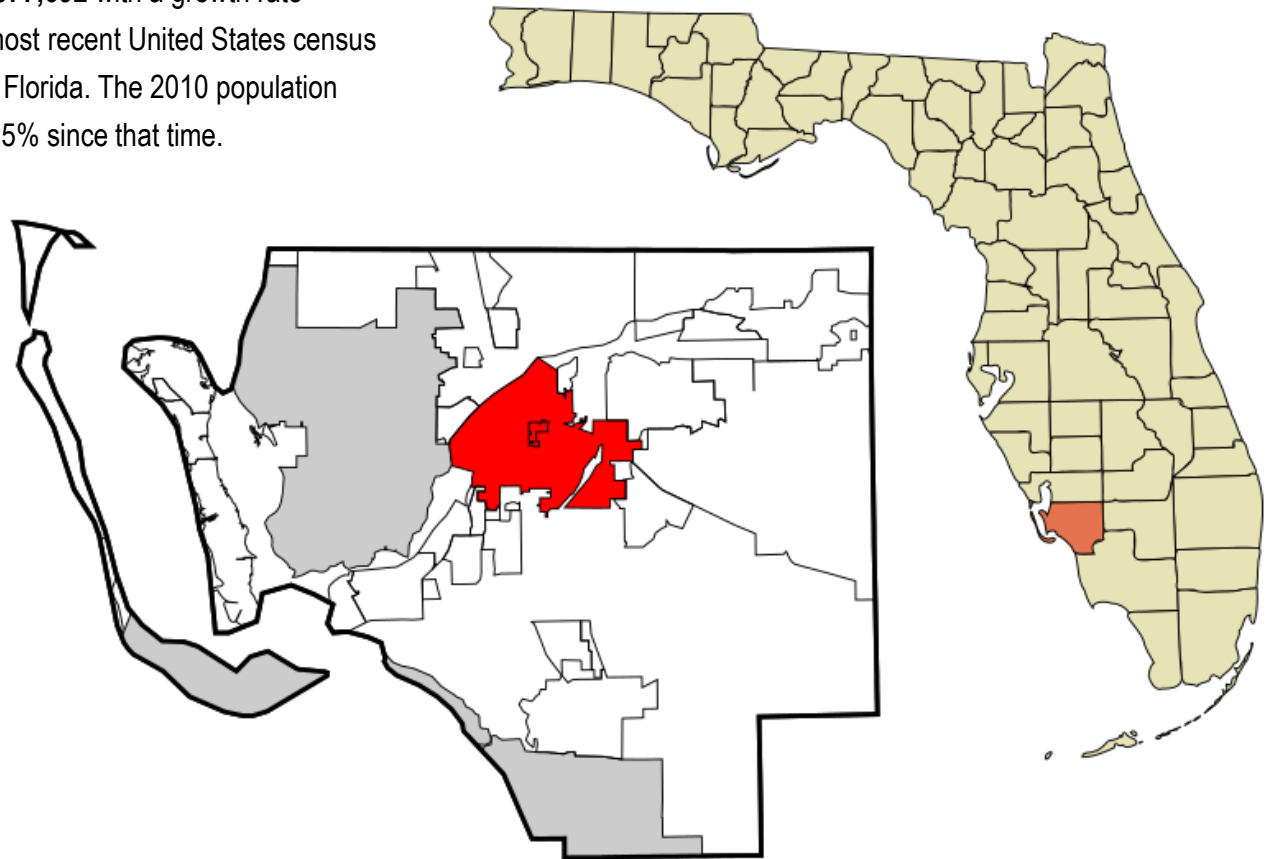
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Scan the QR Code to view the development map



LEE COUNTY MAP

Lee County's estimated 2025 population is **877,692** with a growth rate of 1.94% in the past year according to the most recent United States census data. Lee County is the 9th largest county in Florida. The 2010 population was **620,481** and has seen a growth of 41.45% since that time.



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ZONING – C2 – Community Commercial

34-841 – Purpose and intent.

(b) **C-1A, C-1 and C-2 Commercial Districts.** The purpose and intent of the C-1A, C-1 and C-2 Districts is to regulate the continuance of commercial and select residential land uses and structures lawfully existing in the C-1A, C-1 and C-2 Districts as of August 1, 1986, and as originally permitted by the County Zoning Regulations of 1962, as amended, and 1978, as amended, respectively. Subsequent to February 4, 1978, no land or water shall be rezoned into the C-1A, C-1 or C-2 Districts, unless located within the Mixed-Use Overlay as identified on Lee Plan Map 1-C. In no case shall new development be permitted in any existing C-1A, C-1 or C-2 District which is not consistent with the Lee Plan.

MUNICODE CODIFICATION

Click this link for a list of Permitted Uses

https://library.municode.com/fl/lee_county/codes/land_development_code?nodeId=LADECO_CH34ZO_ARTVIDIRE_DIV6CODI_S34-841PUIN

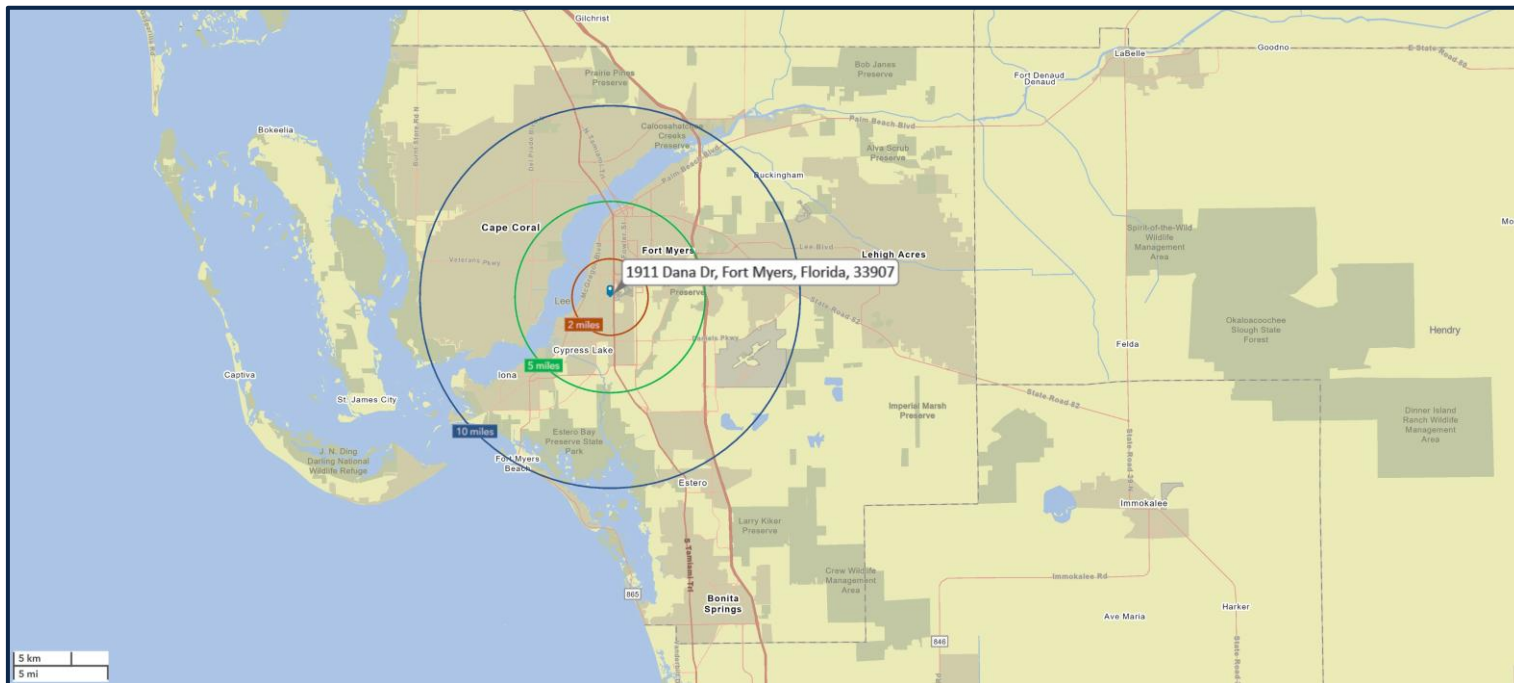


DEMOGRAPHICS

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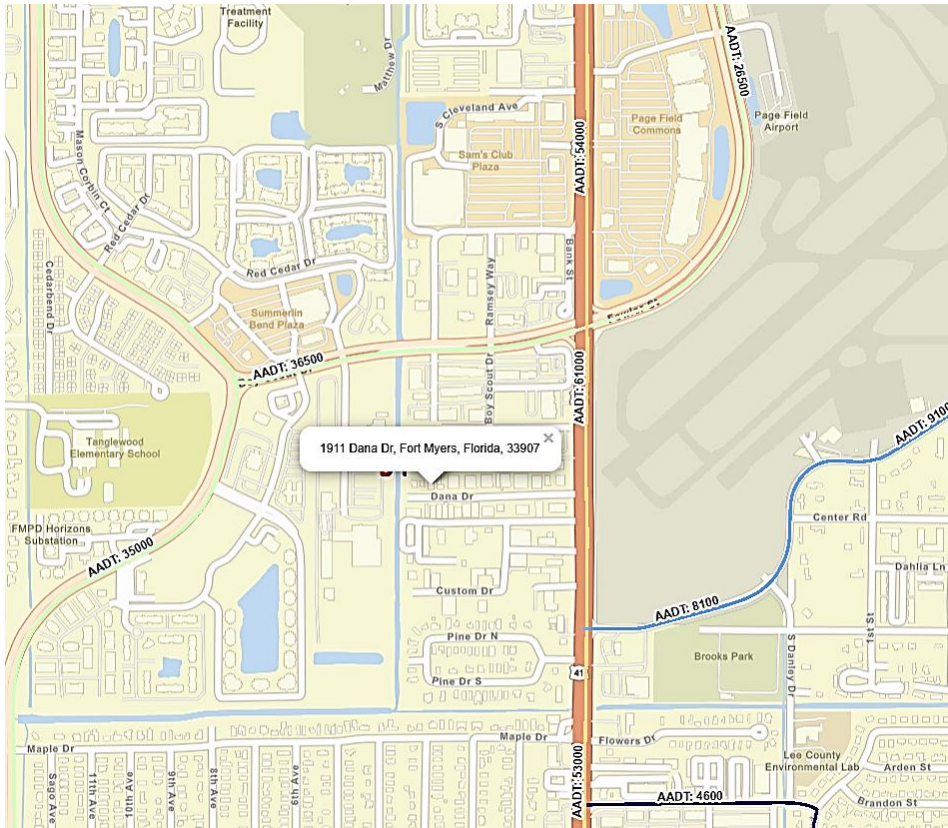
DEMOGRAPHICS MAP & REPORT

Population	2 Miles	5 Miles	10 Miles	Households & Income	2 Miles	5 Miles	10 Miles
Total Population	35,651	163,801	523,244	Total Households	15,416	74,437	221,839
Average Age	40	48	48	# of Persons per HH	2.2	2.1	2.3
				Average HH Income	\$73,566	\$81,191	\$82,469



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TRAFFIC COUNT



Traffic Count 2024

US 41 61,000 AADT

Boy Scout Dr. 36,500 AADT

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MEET THE TEAM



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