

**FOR SALE**

**1911 Dana Dr., Fort Myers, FL 33907**



**Michael J. Frye, CCIM**  
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**REMAX REALTY GROUP**  
**7910 Summerlin Lakes Dr.**  
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**@remaxrealtygroupswfl**

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Results Commercial in compliance with all applicable fair housing and equal opportunity laws.

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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)

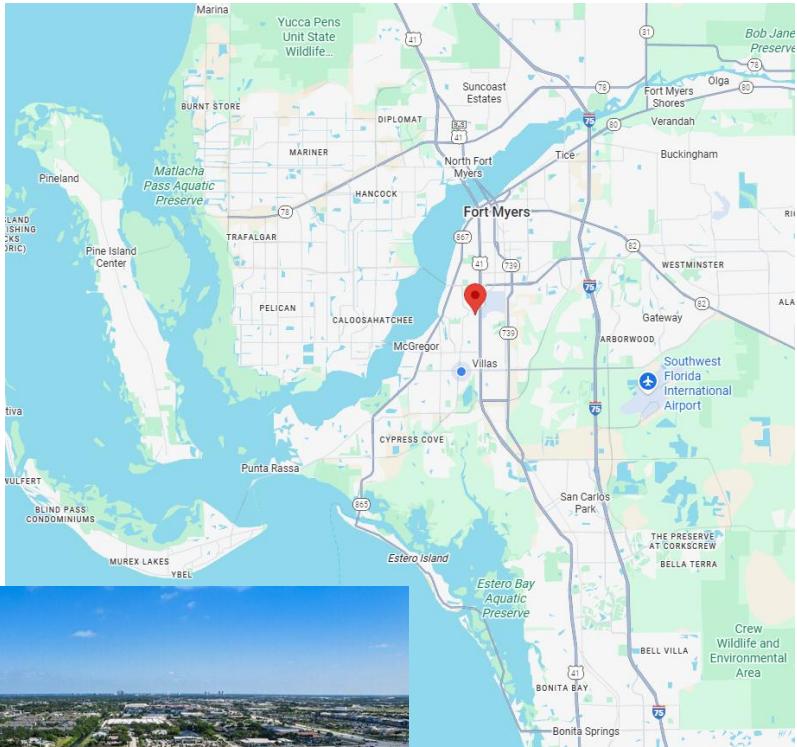
**GBA + Unfinished Mezzanine = 4,258 Sq Ft**

**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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# REMAX COMMERCIAL<sup>®</sup> REMAX REALTY GROUP

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**RECERTIFICATION ONLY  
FIELDWORK HAS NOT BEEN DONE SINCE 12/29/2022  
THE SURVEY HAS NOT BEEN UPDATED**

**BOUNDARY SURVEY**  
**PROPERTY ADDRESS:**  
1911 DANA DRIVE,  
FORT MYERS, FL 33907

<b>FLOOD ZONE: AE • X</b>		<b>DATE OF SURVEY:</b>
<b>BASE FLOOD: 9 - N/A</b>		FIELD LOCATION OF IMPROVEMENTS
<b>COMMUNITY #:</b> 12058C		RECERTIFICATION ONLY
<b>PANEL &amp; SUFFIX:</b> 0409G		
<b>DATE OF FIRM:</b> 11/17/2022		

5 SURVEYS MEETS THE STANDARDS OF PRACTICE AS SET  
BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS  
AND MAPPERS IN CHAPTER 517, FLORIDA ADMINISTRATIVE CODE.  
**Ernest W Duncan** Digitally signed by Ernest W Duncan  
Date: 2023.05.25 14:37:27 -04'00'  
CERT IN DUNCAN, FLA., STATE OF FLORIDA  
PROFESSIONAL SURVEYOR AND MAPPER LS #162  
THIS COPIE IS VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED  
BY A FLORIDA LICENSED SURVEYOR AND MAPPER.



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**LEGAL DESCRIPTON:**

FROM THE NORTHEAST CORNER OF SECTION 11, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, RUN SOUTH 0°39'09" WEST FOR 1334.88 FEET ALONG THE EAST LINE OF SAID SECTION; THENCE RUN SOUTH 35°21'35" WEST ALONG THE SOUTH LINE OF THE SOUTH HALF (S 1/2) OF THE SOUTH HALF (S 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 11 FOR 1667.62 FEET; THENCE NORTH 0°35'21" WEST 198.8 FEET TO THE POINT OF BEGINNING OF THE LANDS HEREBY DESCRIBED, THENCE NORTH 0°39'21" WEST 136.53 FEET; THENCE SOUTH 35°21'35" WEST 60 FEET; THENCE SOUTH 0°38'21" EAST 136.51 FEET TO THE NORTH SIDE OF DANA COURT; THENCE NORTH 89°21'39" EAST ALONG THE NORTH SIDE OF DANA COURT 60 FEET TO THE POINT OF BEGINNING.

## **CERTIFICATIONS!**

**ACE1911 LLC, a Florida Limited  
liability company**

SAFEKEY TITLE & CLOSINGS, LLC  
STEWART TITLE GUARANTY COMPANY  
HARVEST SMALL BUSINESS FINANCE, LLC, Inc  
successors and/or assigns as their interests may appear

**SURVEYORS NOTES:**

(1) BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTH LINE OF SUBJECT LOT (N 89°21'38" E) PER THE RECORD PLAT AND ARE ASSUMED.

**(2) LEGAL DESCRIPTION PROVIDED BY CLIENT UNLESS OTHERWISE NOTED.**

(3) NO UNDERGROUND IMPROVEMENTS LOCATED EXCEPT AS SHOWN.  
(4) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A

**TITLE COMMITMENT THEREFOR THE ONLY SURVEY MATTERS SHOWN ARE PER THE RECORD PLAT. THERE MAY BE ADDITIONAL MATTERS OF RECORD, NOT SHOWN WHICH CAN BE FOUND IN THE PUBLIC RECORDS OF THE CORRESPONDING COUNTY OF RECORD.**

**REMARKS**

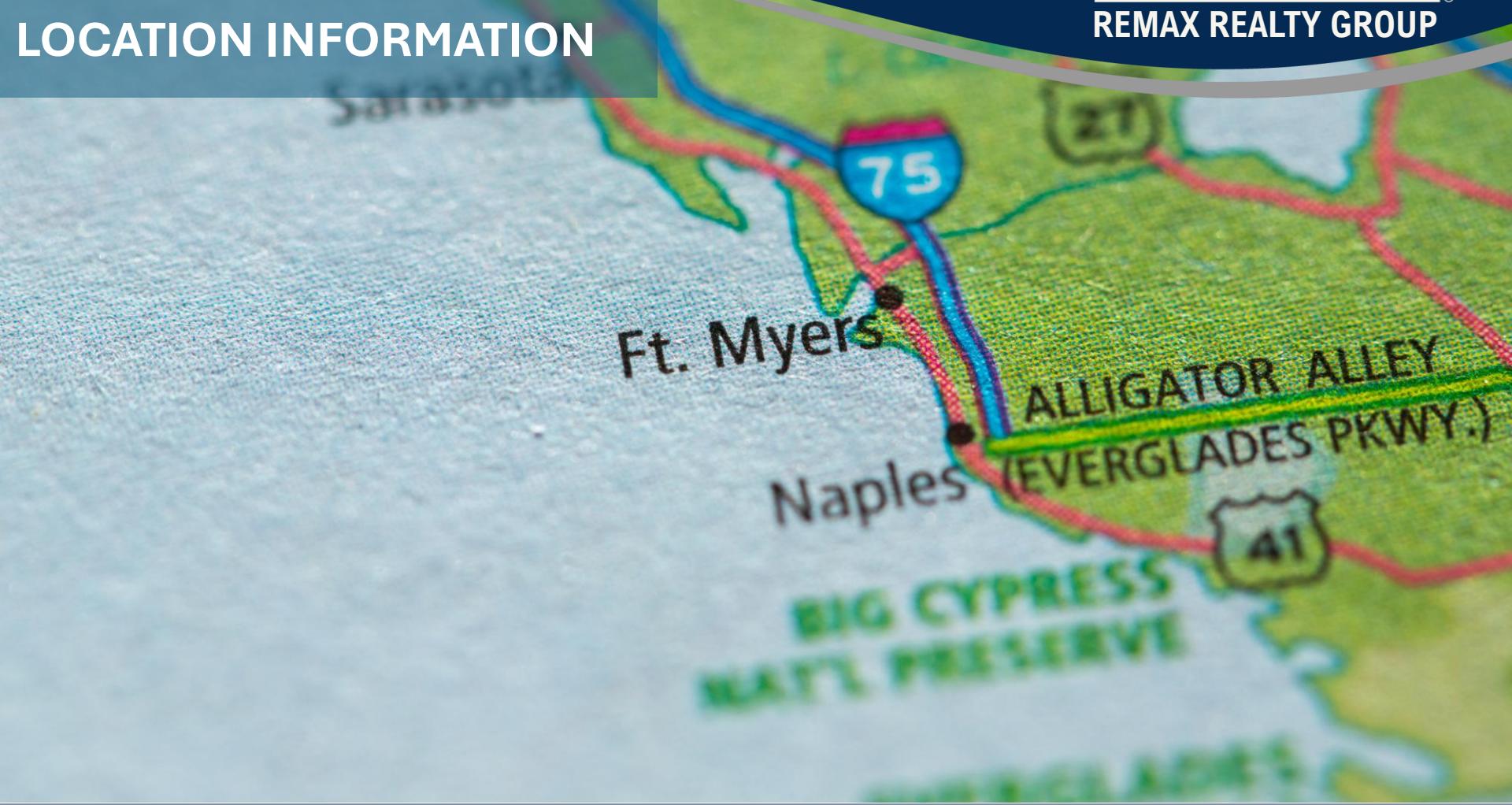
(1) THERE MAY BE EXISTING RECORDED EASEMENTS CONTAINED IN THE PUBLIC RECORDS NOT DEPICTED HEREON THAT ONLY A THOROUGH TITLE SEARCH WOULD UNCOVER.

(2) SURVEY PURPOSE TO LOCATE FOUR CORNERS.

(3) THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION.

**17. THE BUILDER PROT TO USE THIS FOR CONSTRUCTION PURPOSES AND/OR NEW DESIGN.**

## 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 2<sup>nd</sup> Place among Small Cities for New Business Growth](#)

#### Luminary Hotel



#### Edison Ford Estates



#### Caloosahatchee River



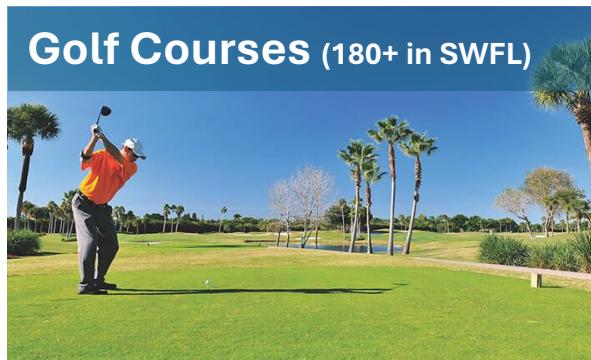
#### Lakes Park



#### 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

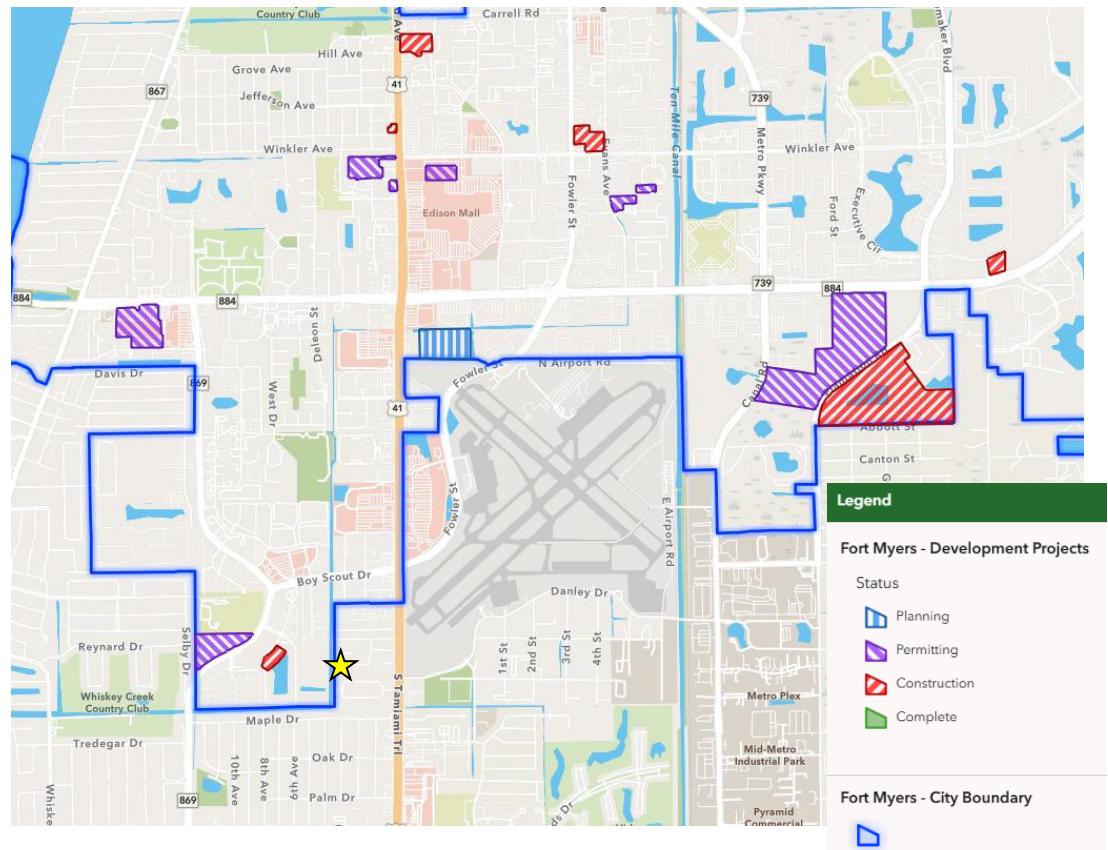
- New Drive-Thru Coffee Shop

### 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



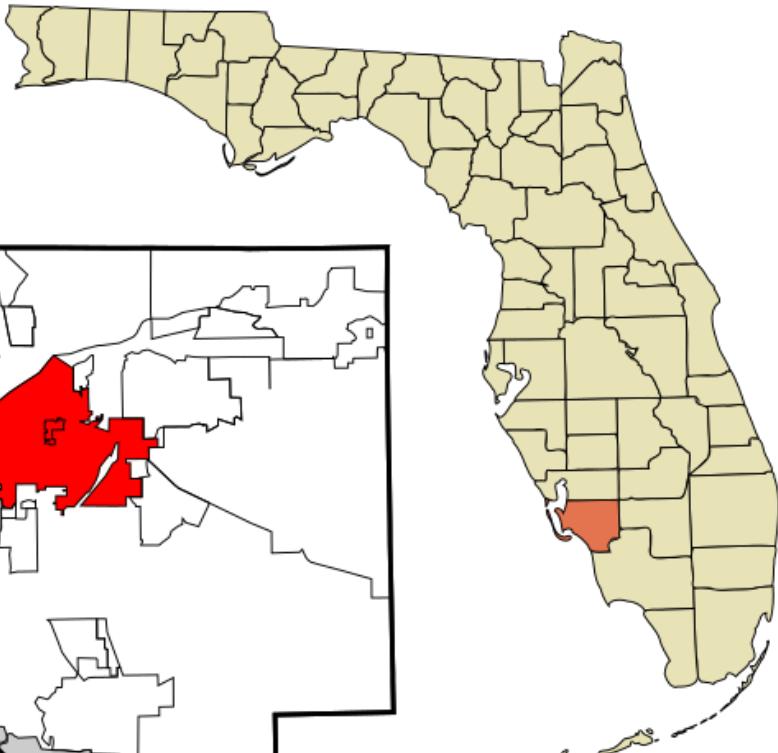
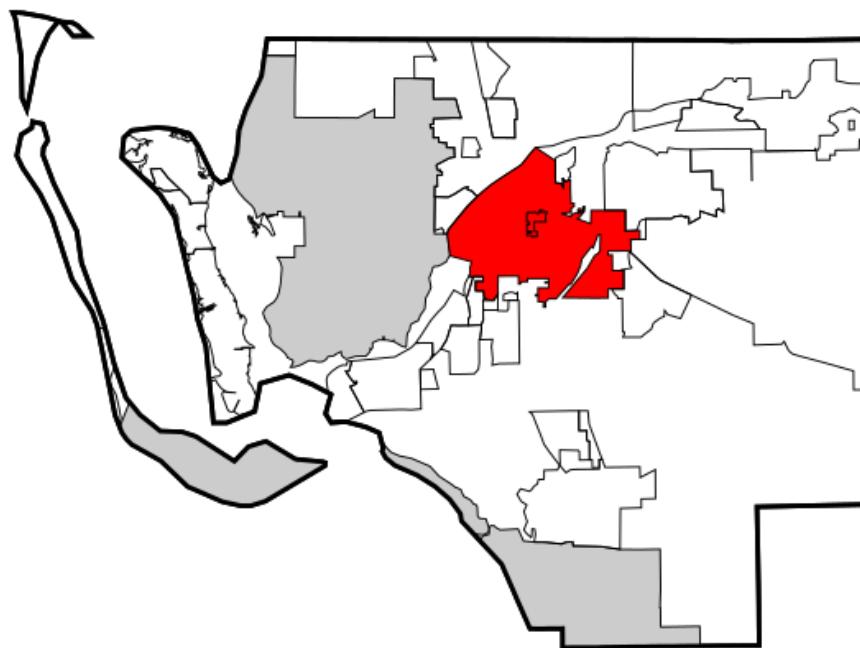
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Scan the QR Code to view the  
 development map



## 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 9<sup>th</sup> largest county in Florida. The 2010 population was **620,481** and has seen a growth of 41.45% since that time.



## ZONING INFORMATION

### ZONING – C2 – Community Commercial

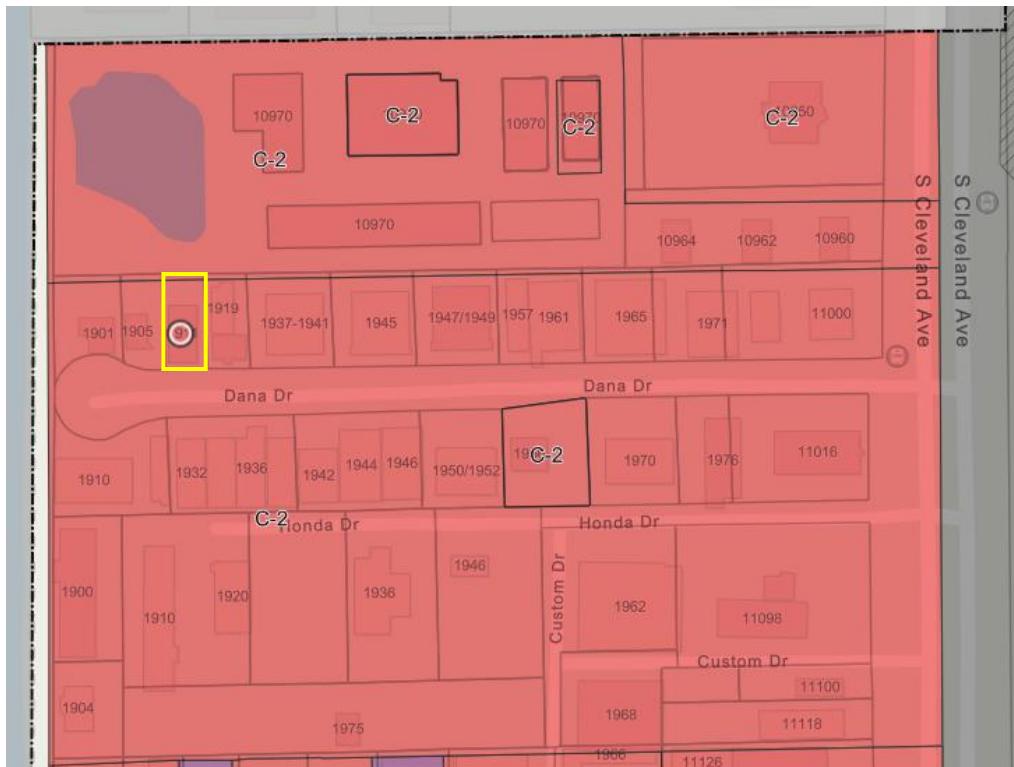
#### 34-841 – Purpose and intent.

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



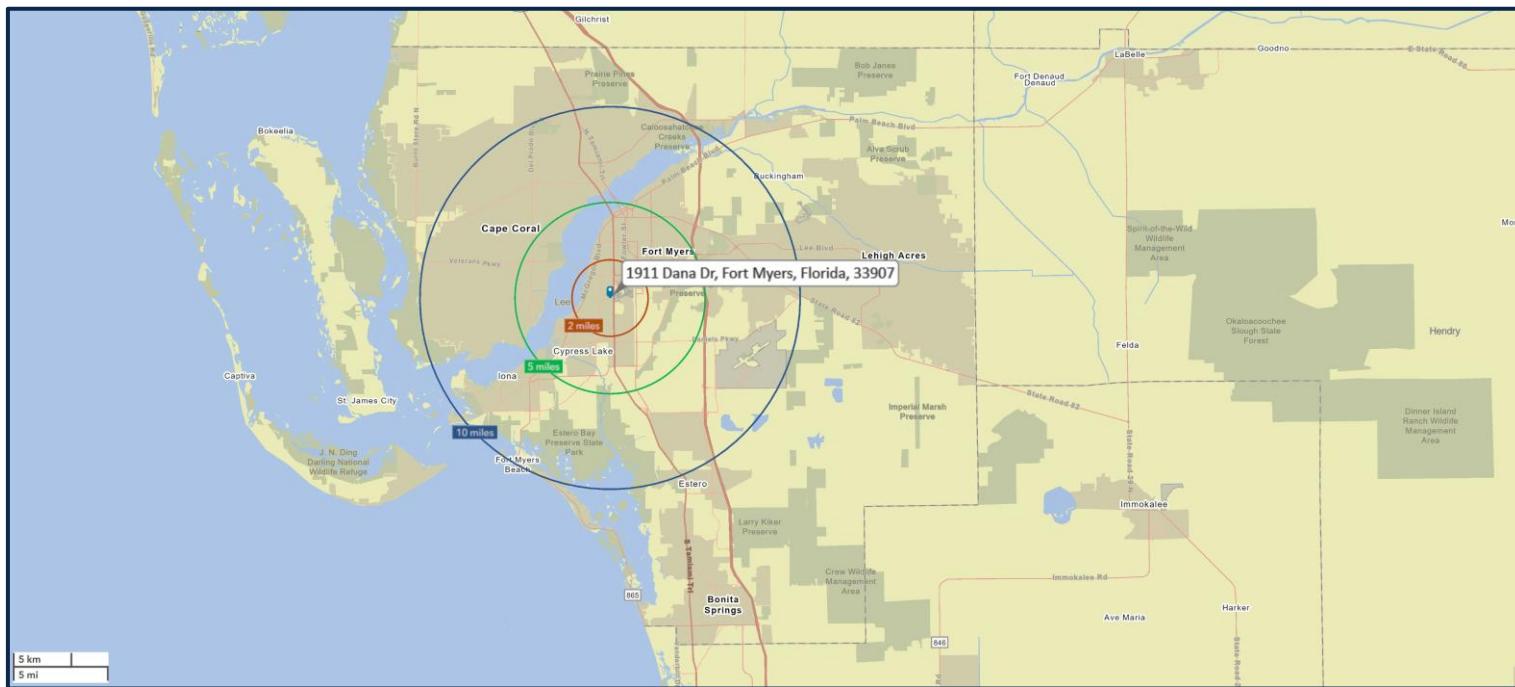
# DEMOGRAPHICS



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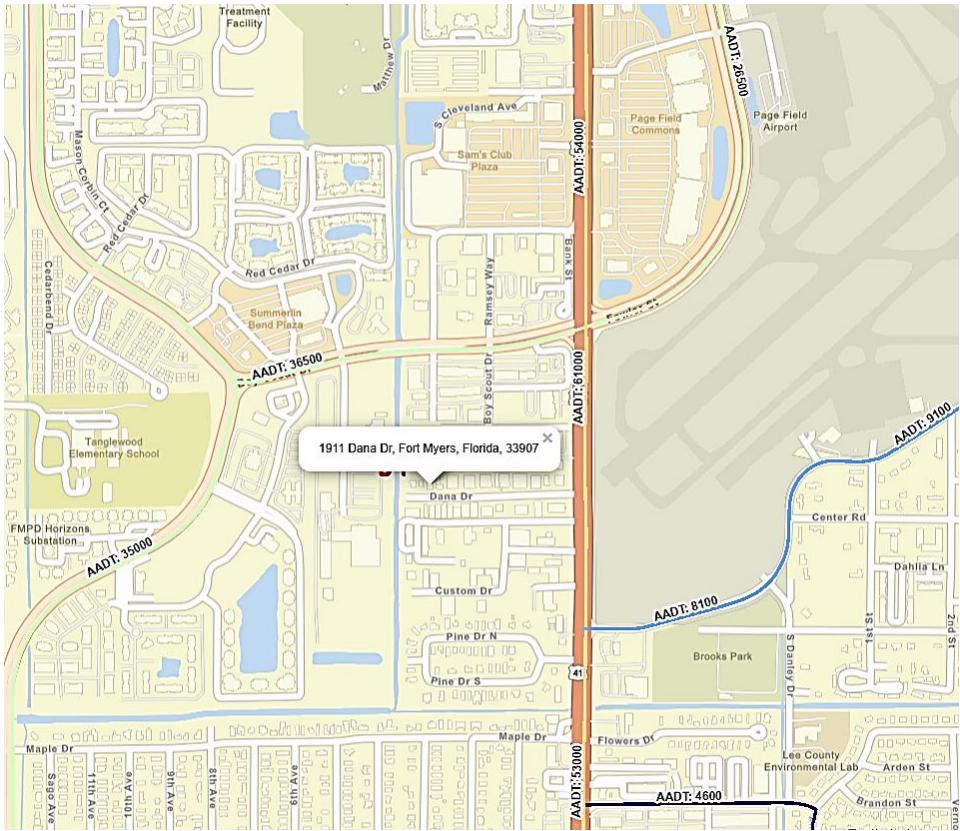
## DEMOGRAPHICS MAP & REPORT

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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