

SANIBEL

SANIBEL CAUSEWAY

Residence INN  
BY MARRIOTT



Publix

SUMMERLIN ROAD - AADT 27,000±

**LSI**  
COMPANIES

OFFERING MEMORANDUM

**20251 SUMMERLIN ROAD**

3,721± SQ. FT. COMMERCIAL BUILDING FOR SALE OR LEASE - FORT MYERS FL



## PROPERTY SUMMARY

**Property Address:** 20251 Summerlin Road  
Fort Myers, FL 33908

**County:** Lee

**Property Type:** Commercial Building

**Property Size:** 0.98± Acres

**Building Size:** 3,721± Sq. Ft.

**Zoning:** CPD

**Tax Information:** \$11,236.20 (2024)

**STRAP Number:** 11462302000000020

LIST PRICE:

**\$1,950,000**

LEASE RATE:

**\$35.00 PSF**

**LSI**  
**COMPANIES**  
LSICOMPANIES.COM

## SALES EXECUTIVES



**Alex Henderson, CCIM**  
Senior Broker Associate



**Max Molloy, CCIM**  
Senior Broker Associate



**Sawyer Gregory**  
Research & Sales Associate



### DIRECT ALL OFFERS TO:

**Alex Henderson, CCIM** - [ahenderson@lsicompanies.com](mailto:ahenderson@lsicompanies.com) | (239) 940-2856

**Max Molloy, CCIM** - [mmolloy@lsicompanies.com](mailto:mmolloy@lsicompanies.com) | (239) 848-2050

**Sawyer Gregory** - [sgregory@lsicompanies.com](mailto:sgregory@lsicompanies.com) | (239) 246-1015

### OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.



## EXECUTIVE SUMMARY

This 3,721± Sq. Ft. commercial building was a former BB&T Bank branch, offering a blank space ready for custom buildout to meet a future tenant or Buyer's needs.

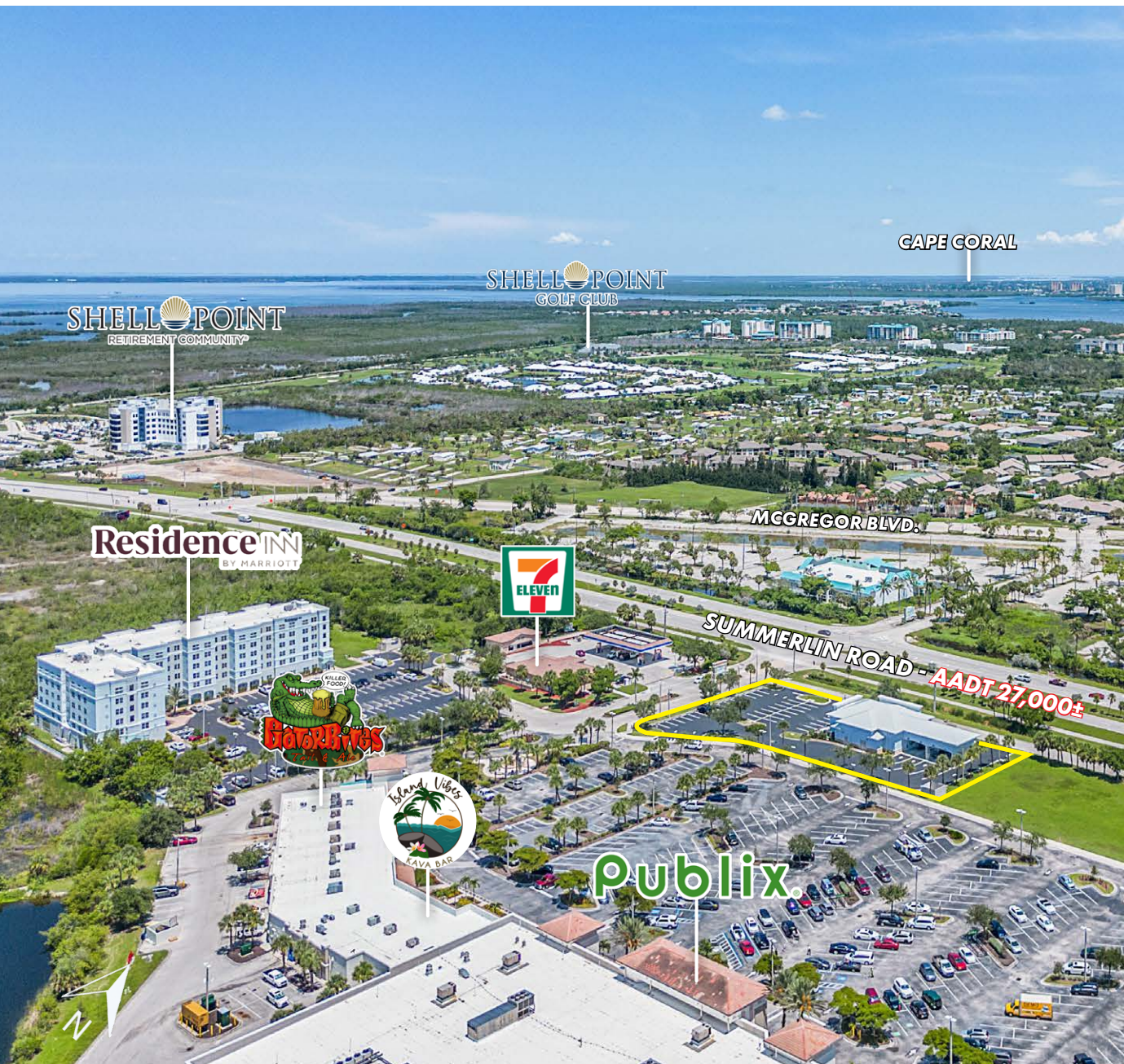
Fronting a Publix-anchored shopping center, the property is well positioned on the south side of Summerlin Road with an average daily traffic count of 27,000 vehicles per day. The property benefits from strong visibility and accessibility, and has both an existing vault in place as well as five drive-thru bays.

Recent improvements include a new metal Roof, all new HVAC system, exterior paint, parking lot, irrigation and landscaping.





## PROPERTY HIGHLIGHTS



- (36) Parking Spaces & (2) Handicap Spaces
- Located within a Publix anchored shopping center with direct frontage on Summerlin Road
- Existing vault in place as well as five drive-thru bays
- 12' interior ceilings with impact windows and doors
- 3-phase electrical power
- Potential for landlord to provide buildout for tenant

### Recent Improvements (completed 2024–2025):

- New Metal Roof
- (3) New HVAC Systems
- New Irrigation and Landscaping
- New ADT Alarm System
- New Exterior Paint
- New Parking Lot



## PROPERTY EXTERIOR





## PROPERTY AERIAL



**APPROVED DEVELOPMENT ORDER:**  
**Mixed-use Development**  
498 Multifamily Residential Units  
72,025 Sq. Ft. office  
52,418 Sq. Ft. retail

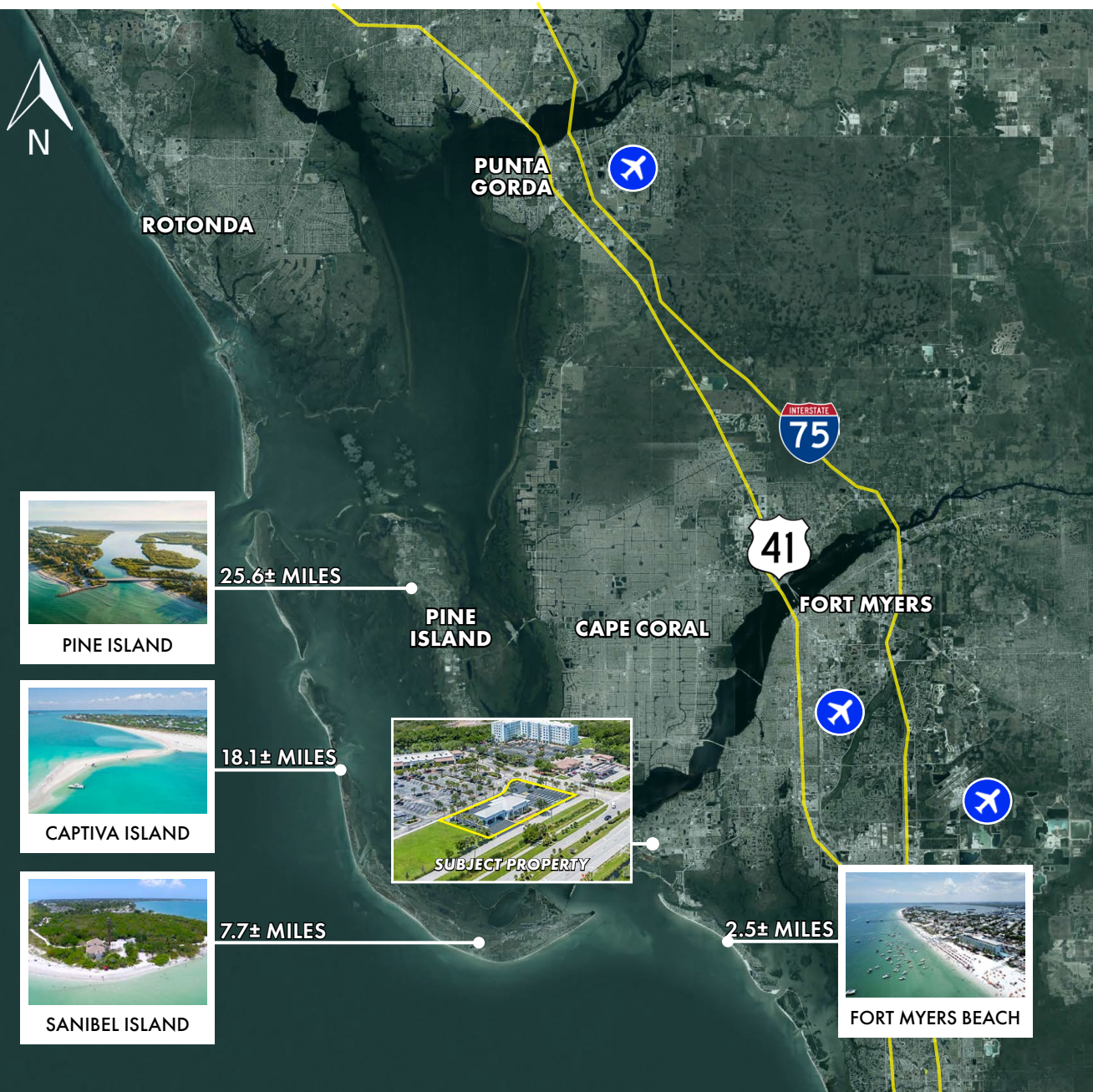


## PROPERTY AERIAL





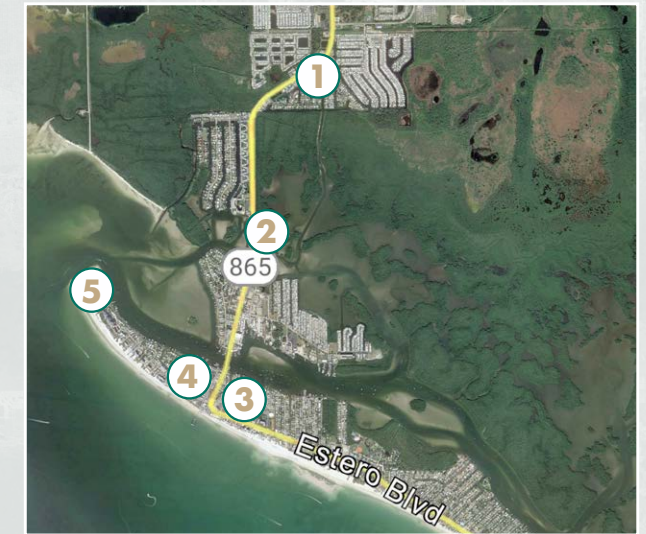
## SWFL ISLANDS



Established in 1995, the Town of Fort Myers Beach lies along the southwest coast of Florida on Estero Island. Its 7-mile shoreline features beautiful white sand beaches, picturesque shell discoveries, and captivating sunsets. Renowned for its scenic beauty, abundant amenities, and exceptional fishing spots, this area attracts tourists from around the world. Fort Myers Beach and Sanibel Island collectively welcomed over 4.436 million visitors in 2022.

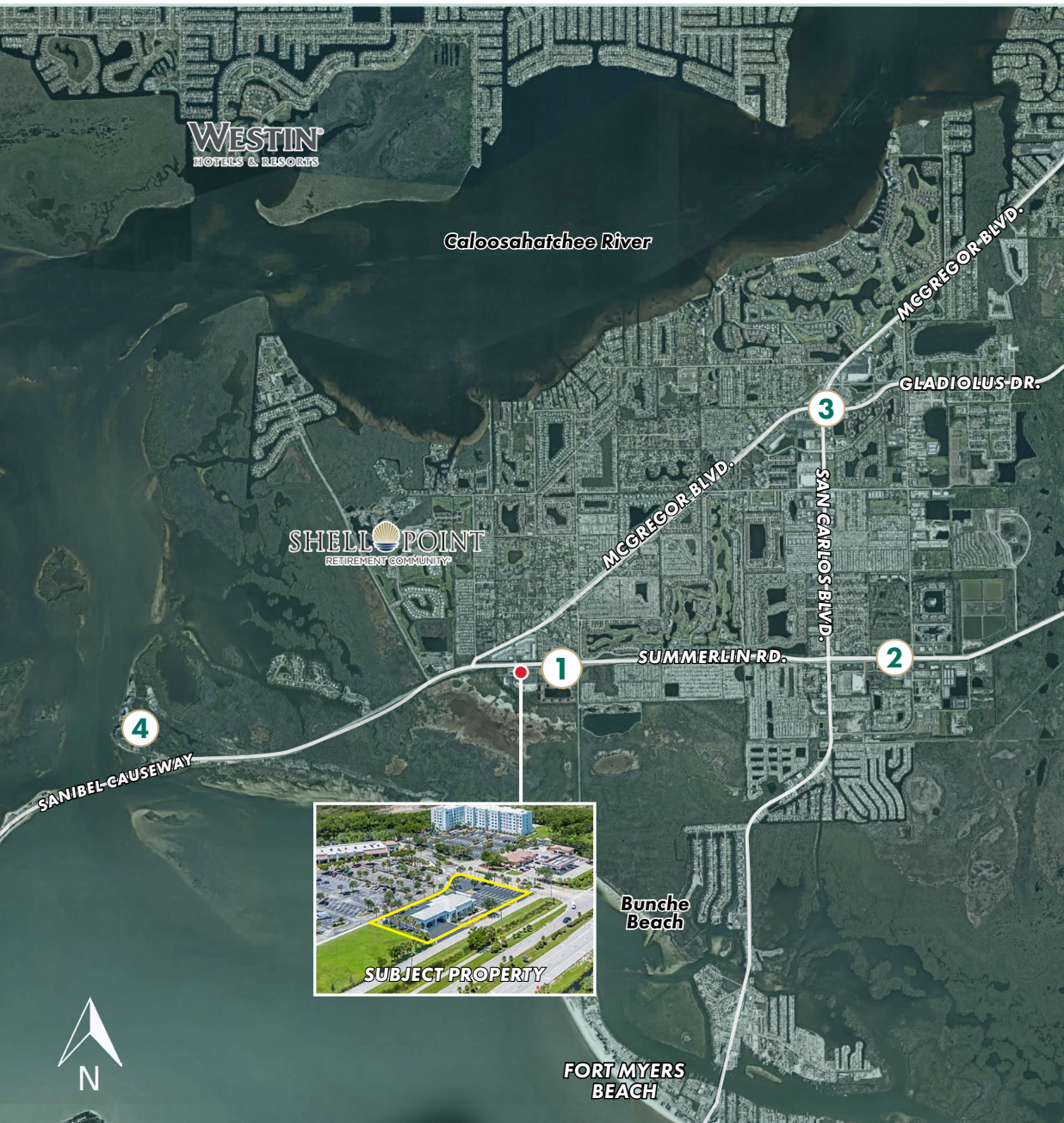
### FORT MYERS BEACH ATTRACTIONS

1. Lighthouse Marina
2. H&S Marina
3. Margaritaville Beach Resort
4. Times Square (Downtown Fort Myers Beach)
5. Bowditch Point Park





## RETAIL MAP



### 1. SANIBEL BEACH PLACE



### 2. SUMMERLIN ROAD



### 3. GLADIOLUS GATEWAY



### 4. PUNTA RASSA





## LOCATION MAP

### AREA DEMOGRAPHICS

#### 1 MILE RADIUS

POPULATION



**3,705**

HOUSEHOLDS



**1,761**

MEDIAN INCOME



**\$55,949**

#### 3 MILE RADIUS

POPULATION



**20,702**

HOUSEHOLDS



**11,357**

MEDIAN INCOME



**\$67,843**

#### 5 MILE RADIUS

POPULATION



**58,381**

HOUSEHOLDS



**30,161**

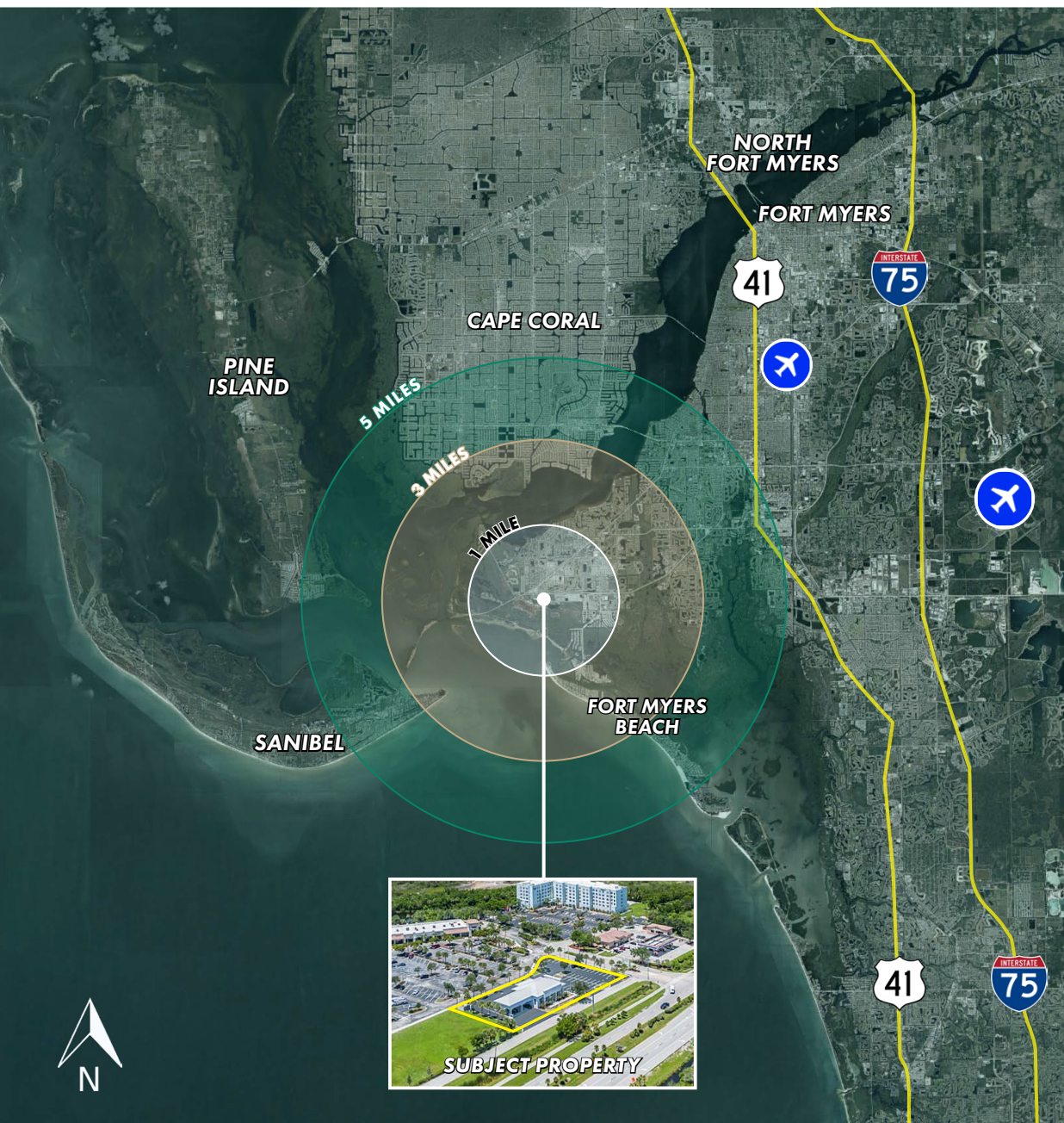
MEDIAN INCOME



**\$61,744**

### LOCATION HIGHLIGHTS

- 1.0± miles to McGregor Boulevard
- 1.9± miles to San Carlos Boulevard
- 2.1± miles to Walmart Supercenter
- 4.1± miles to Health Park
- 5.8± miles to Gladiolus Drive







# LSI COMPANIES

LSICOMPANIES.COM

## LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Seller. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Seller has knowledge. Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail. It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property. The Seller and LSI Companies disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Buyer to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed. Potential Buyer acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the Potential Buyer, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Buyer will be a qualified and with significant experience and be willing to be interviewed by the LSI Companies team.