

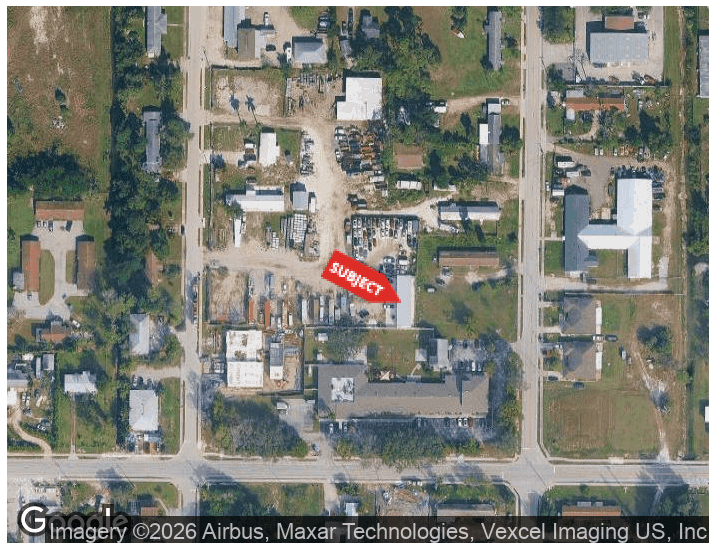


**PAGE FIELD  
INDUSTRIAL LAND &  
IOS OPPORTUNITY**

204 3RD STREET  
FORT MYERS, FLORIDA 33907

**PROPERTY HIGHLIGHTS**

- ±3.86 Acres in a high-demand industrial corridor
- Split zoning: IL (Industrial Light) & C-2
- Ideal for IOS, warehouse, flex, or contractor yard
- Existing income with month-to-month tenants
- Prime location near US-41 & Page Field Airport



**DEMOGRAPHICS 0.25 MILES 0.5 MILES 1 MILE**

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	40	240	1,764
Total Population	152	798	4,872
Average HH Income	\$53,405	\$63,248	\$72,042

For More Information

**TYLER SLUMAN**

Commercial Specialist

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# FORT MYERS, FL 33907



## OFFERING SUMMARY

Sale Price:	\$2,890,000
Lot Size:	3.86 Acres
Price / Acre:	\$748,705
Zoning:	IL & C-2

## PROPERTY OVERVIEW

American Property Group presents 204-212 3rd St, Fort Myers, FL 33907

Property Type: Industrial Land / Redevelopment Opportunity  
Property Size: ±3.86 Acres

Positioned in the highly sought-after Page Park area just off US-41 and near Page Field Airport, this ±3.86-acre commercial real estate site offers exceptional flexibility for a wide range of industrial and commercial uses. With a mix of IL (Industrial Light) and C-2 zoning, the property is well suited for warehouse development, IOS (Industrial Outdoor Storage), contractor operations, or a flex industrial project.

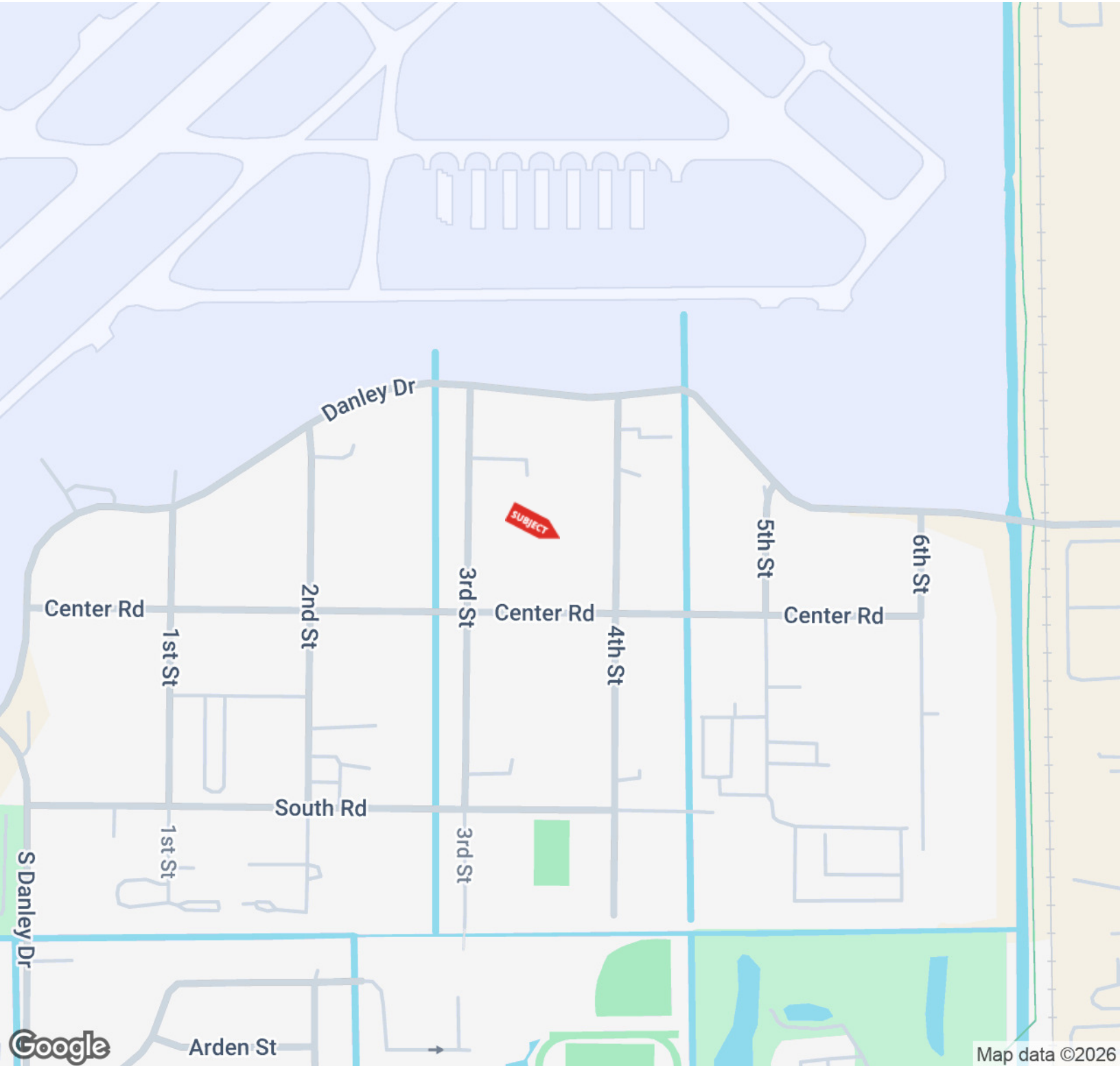
The site features a combination of usable land and existing structures that provide immediate income, while still allowing for future redevelopment or owner-user occupancy. Current tenants are on month-to-month leases, offering maximum flexibility for repositioning or redevelopment strategies.

### TYLER SLUMAN

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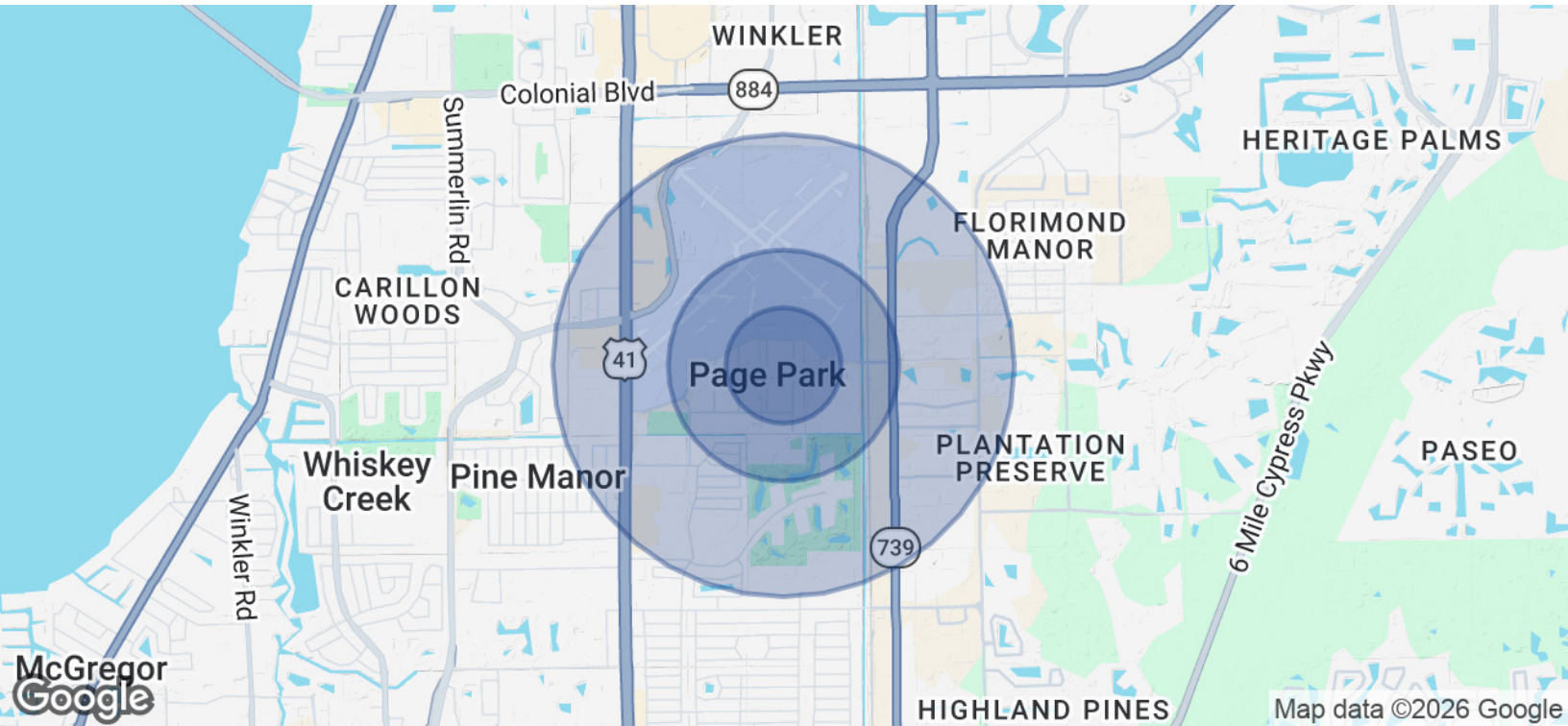


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**AMERICAN  
PROPERTY GROUP**  
OF SARASOTA, INC.

# FORT MYERS, FL 33907



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	152	798	4,872
Average Age	35.4	34.9	40.0
Average Age (Male)	26.7	29.8	37.6
Average Age (Female)	44.1	39.9	41.1
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	40	240	1,764
# of Persons per HH	3.8	3.3	2.8
Average HH Income	\$53,405	\$63,248	\$72,042
Average House Value	\$124,803	\$271,544	\$254,021

2023 American Community Survey (ACS)

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