

Publix

The UPS Store



Walmart

MURPHY
USA

SUMMERLIN ROAD - AADT 37,000±

SAN CARLOS BLVD. - AADT 23,500±

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OFFERING MEMORANDUM

17050 SAN CARLOS BLVD.

2.64± ACRES VACANT COMMERCIAL PARCEL - FORT MYERS, FL

PROPERTY SUMMARY

Property Address: 17050 San Carlos Blvd.
Fort Myers Beach, FL 33931

County: Lee

Property Type: Land

Property Size: 2.64± Acres

Zoning: CPD
Up to 138,000 Sq. Ft. of floor area

Future Land Use: Central Urban

Tax Information: \$11,180.37 (2025)

STRAP Number: 07-46-24-00-00002.0020

LIST PRICE:

\$2,250,000

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SALES EXECUTIVES



Sawyer Gregory
Sales Associate



Alex Henderson, CCIM
Senior Broker Associate



Max Molloy, CCIM
Senior Broker Associate



DIRECT ALL OFFERS TO:

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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

17050 San Carlos Blvd consists of 2.64± acres of land zoned CPD, prominently located at a lighted intersection at the corner of Summerlin Road and San Carlos Boulevard. The property offers two points of access, one from Summerlin Road and one from San Carlos Boulevard.

The CPD zoning allows for a range of commercial uses including self-storage and administrative office, with a maximum developable floor area of up to 138,000 square feet and a building height of up to four stories or 54 feet.

The site is surrounded by a strong mix of commercial and retail developments, including a Walmart Supercenter, a Publix-anchored shopping center, and numerous other nearby commercial developments. It also benefits from direct access to the north entrance of Fort Myers Beach and close proximity to Sanibel Island.



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PROPERTY HIGHLIGHTS

- 2.64± acres located at the lighted intersection of San Carlos Boulevard and Summerlin Road.
- CPD zoning allows for a host of commercial uses including self-storage and administrative office with up to 138,000 Sq. Ft. of floor area and a maximum building height of four stories or 54 feet.
- Located off of San Carlos Boulevard, Fort Myers Beach's only northern entrance and surrounded by a strong mix of retail and commercial developments.
- Two access points: one directly off the high-traffic Summerlin Road turnoff (AADT: 37,000) and another from San Carlos Boulevard (AADT: 23,500).



Approved Development Parameters:
The CPD is approved to develop up to 138,000 square feet of floor area. The building is not to exceed four stories.

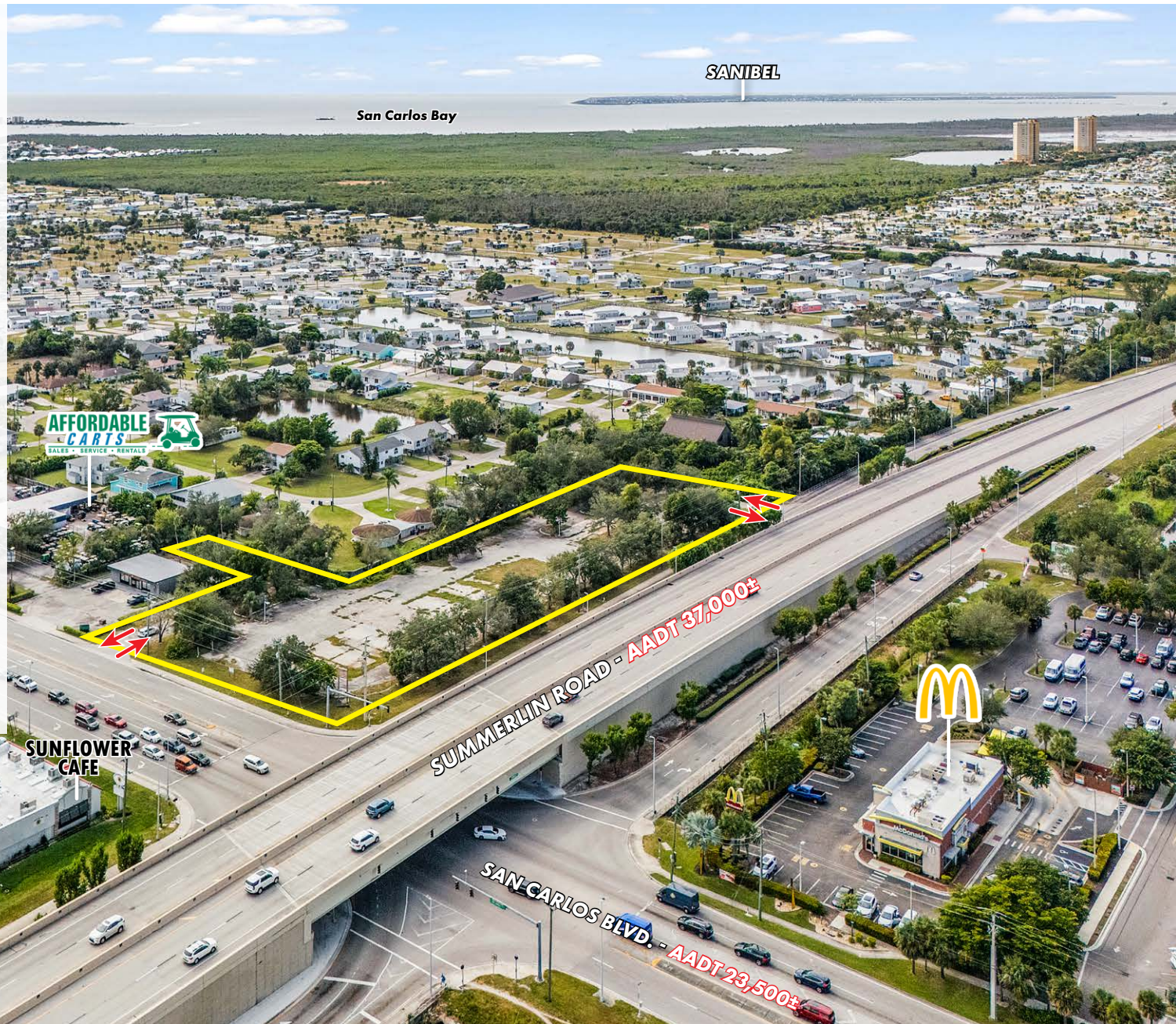
SCHEDULE OF USES:

- Warehouse: Mini-warehouse, Public
- Administrative Office
- Essential Services
- Essential Service Facilities, Group I
- Parking Lot, Accessory
- Accessory Uses and Structures

SITE DEVELOPMENT REGULATIONS:

Minimum Setbacks:

- Street: 25 feet
- Side (west side): 27 feet
- Rear (south side): 27 feet
- Minimum Open Space: 30%
- Maximum Building Height: 54 feet, four stories
- Maximum Lot Coverage: 40%
- Contact broker for CPD



PROPERTY AERIAL



SHELL POINT
RETIREMENT COMMUNITY

KELLY GREENS
GOLF & COUNTRY CLUB

Caloosahatchee River

CAPE CORAL

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SUMMERLIN ROAD - AADT 37,000±

SAN CARLOS BLVD. - AADT 23,500±

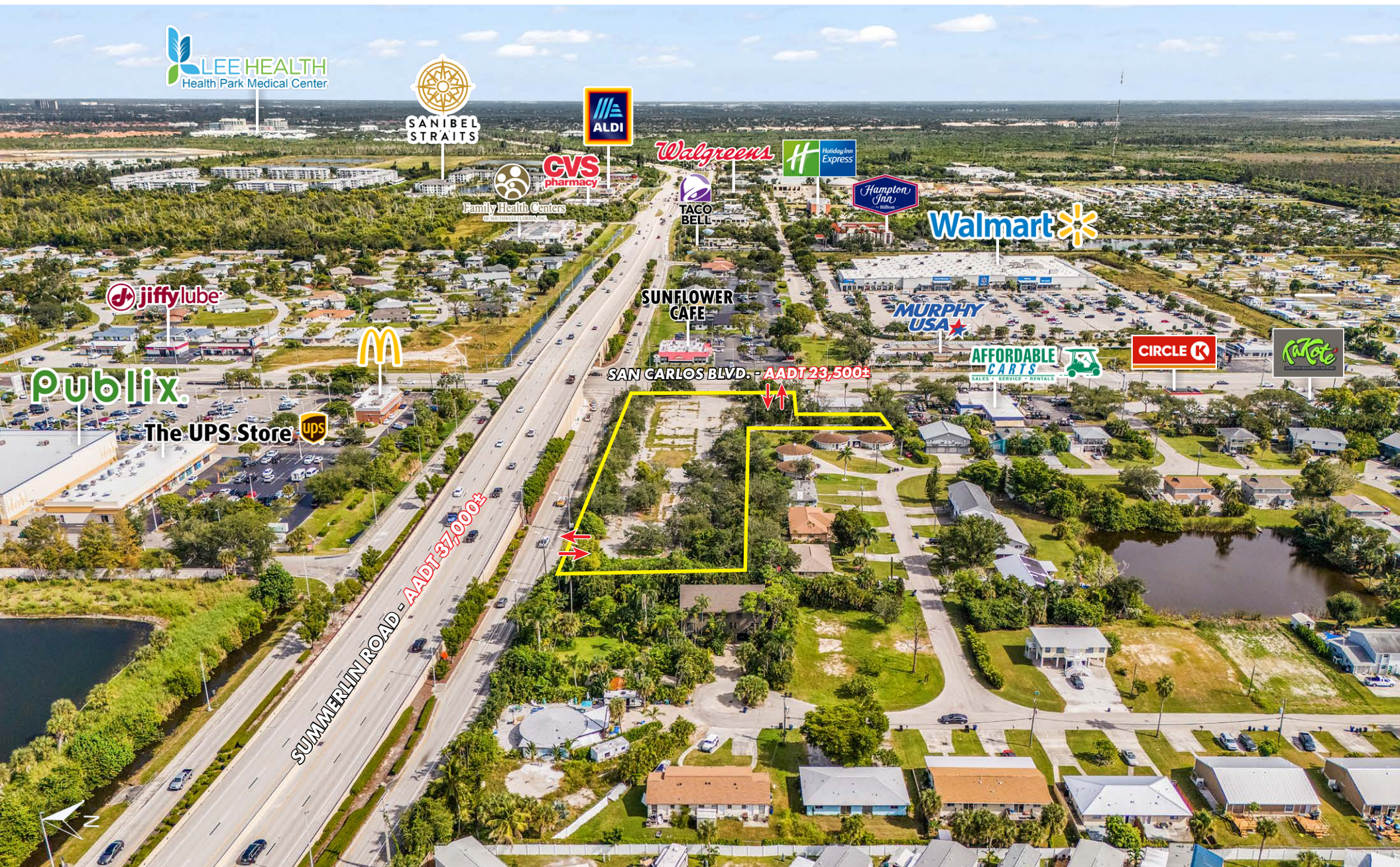
SUNFLOWER CAFE

AFFORDABLE
CARTS
SALES • SERVICE • RENTALS

PROPERTY AERIAL



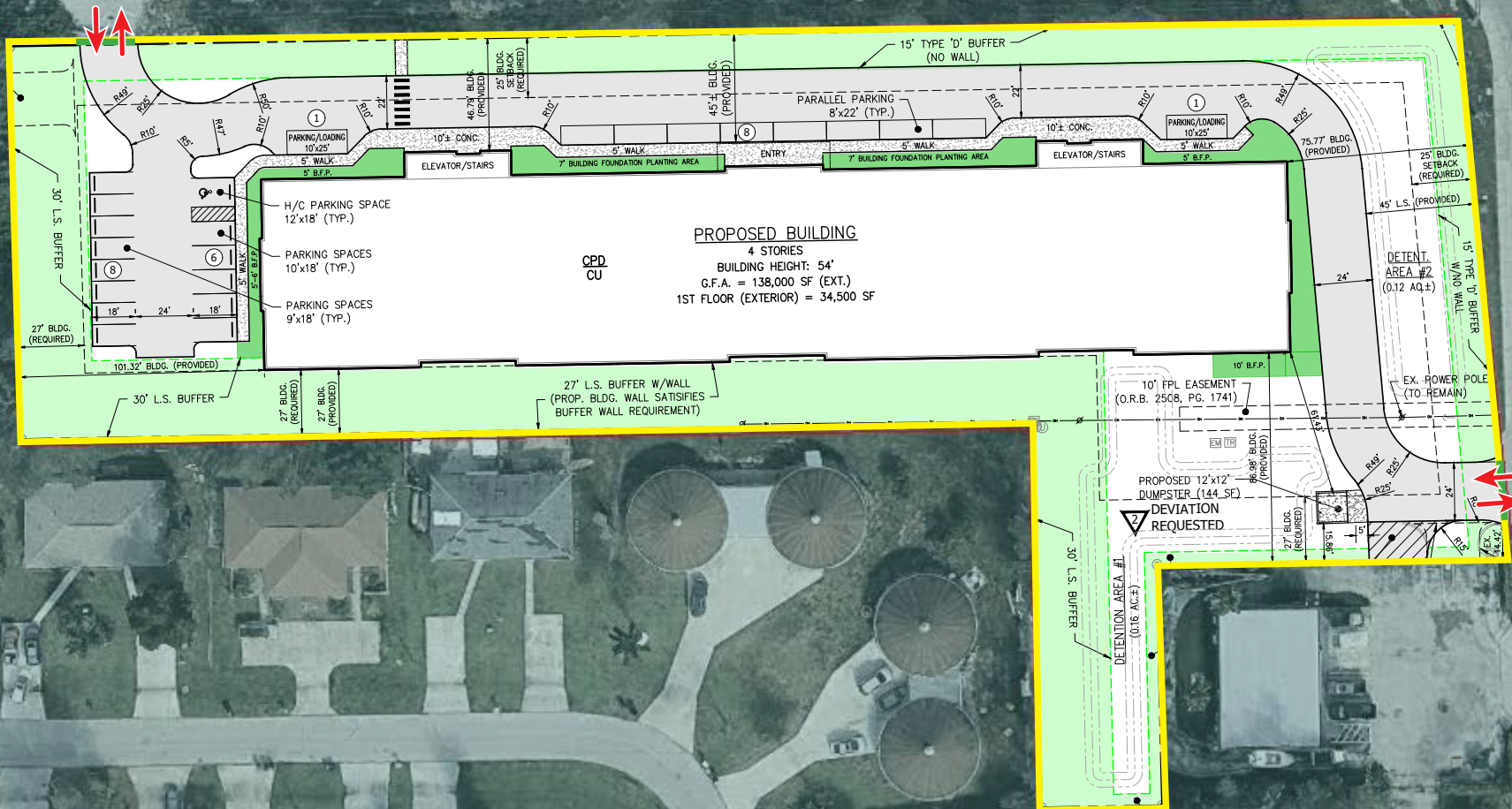
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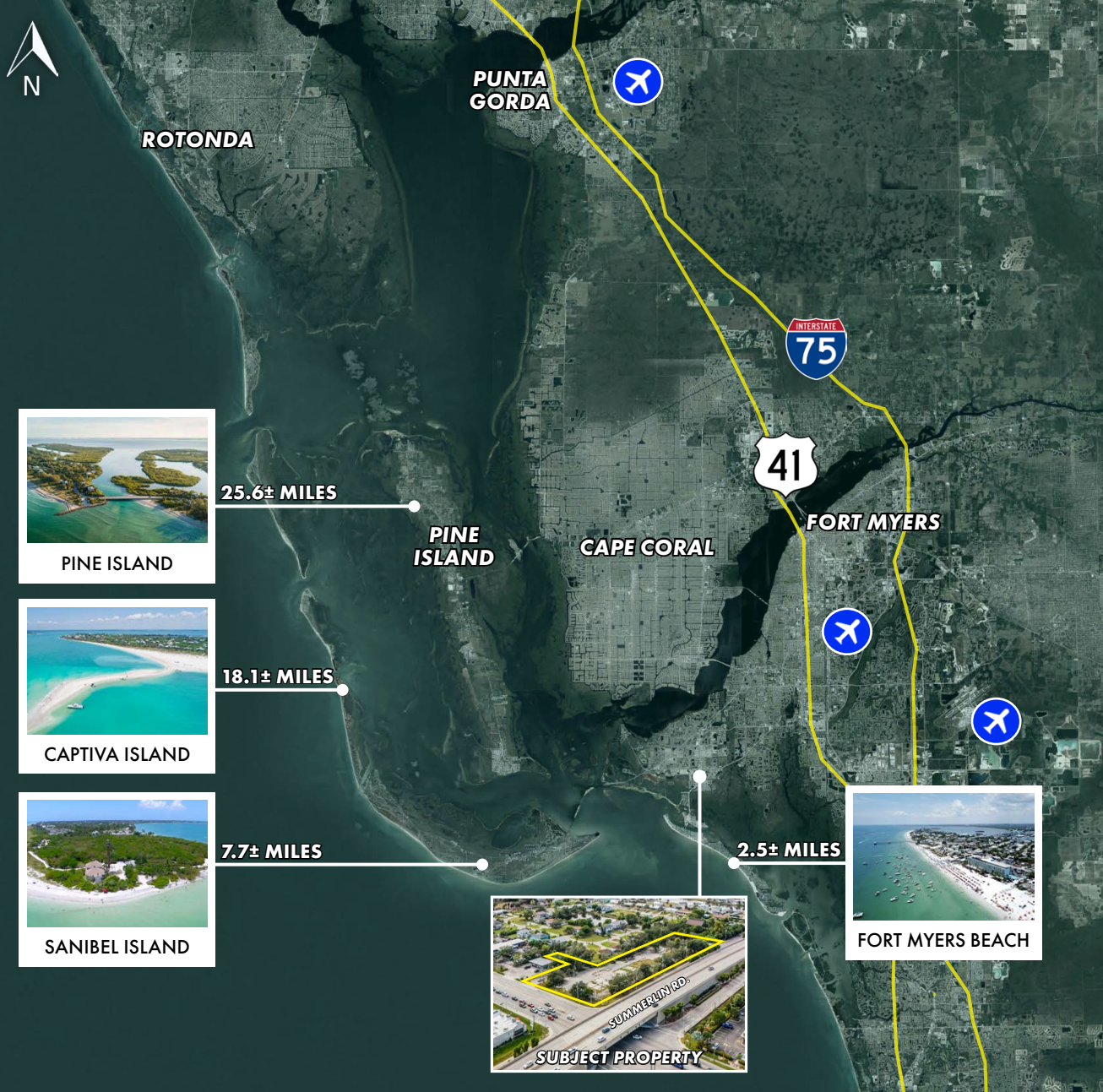
CONCEPTUAL SITE PLAN

SUMMERLIN ROAD - AADT 37,000±

SAN CARLOS BLVD. - AADT 23,500±



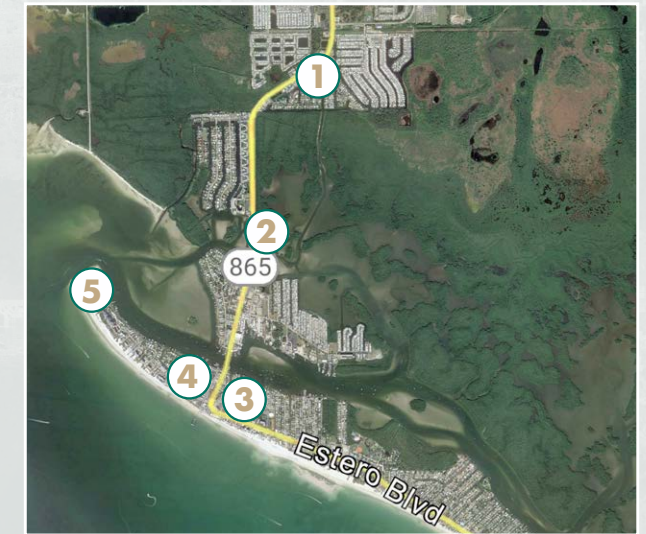
SWFL ISLANDS



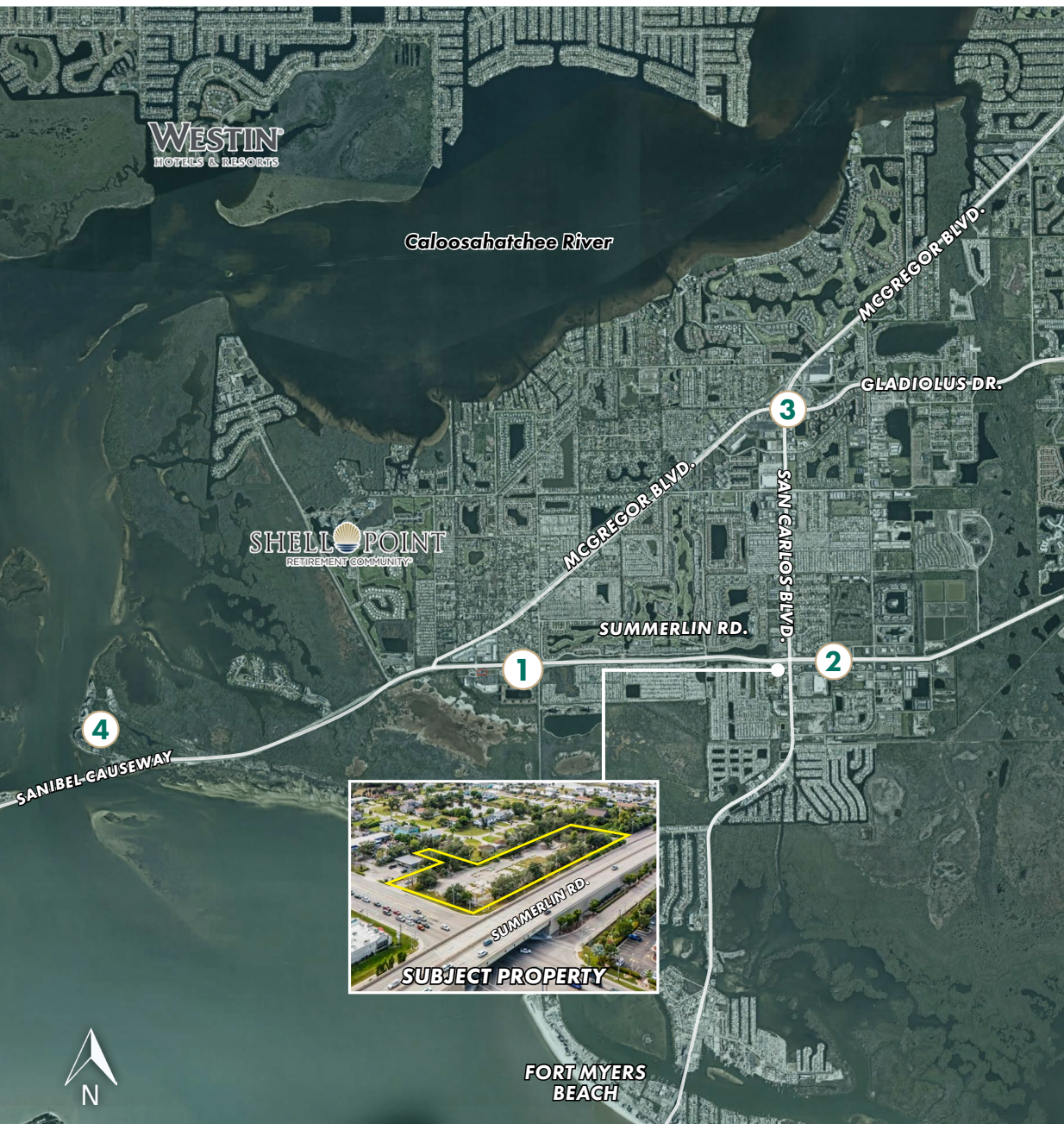
Established in 1995, the Town of Fort Myers Beach lies along the southwest coast of Florida on Estero Island. Its 7-mile shoreline features beautiful white sand beaches, picturesque shell discoveries, and captivating sunsets. Renowned for its scenic beauty, abundant amenities, and exceptional fishing 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



4,214

HOUSEHOLDS



2,493

MEDIAN INCOME



\$61,988

3 MILE RADIUS

POPULATION



33,052

HOUSEHOLDS



16,707

MEDIAN INCOME



\$69,348

5 MILE RADIUS

POPULATION



71,838

HOUSEHOLDS



37,333

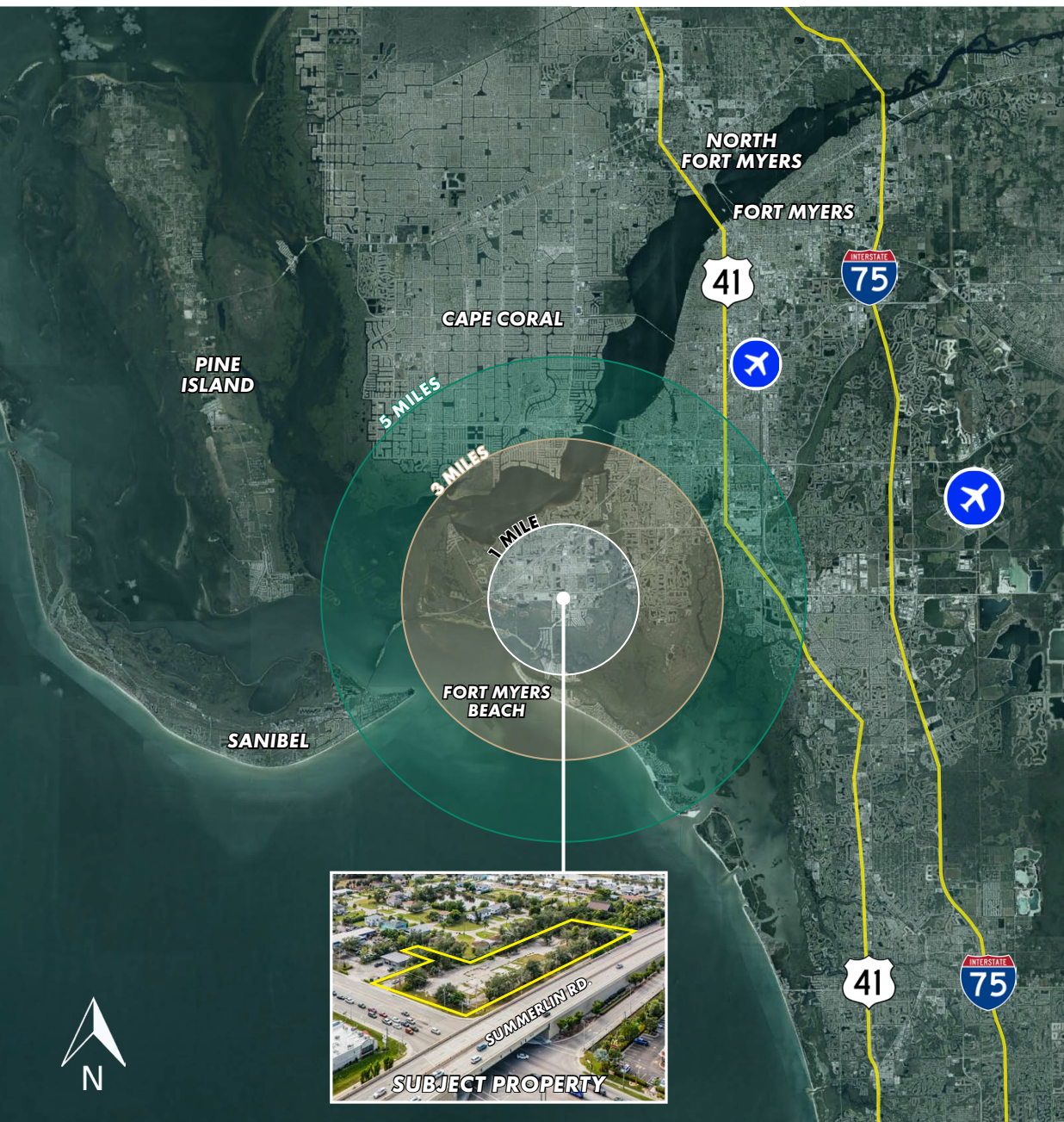
MEDIAN INCOME



\$71,309

LOCATION HIGHLIGHTS

- 0.2± miles to Walmart Supercenter
- 0.2± miles to a Publix Shopping Center
- 1.6± miles to McGregor Boulevard
- 2.2± miles to Fort Myers Beach
- 4.5± miles to the Sanibel Causeway
- 5.3± miles to US-41





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