

FOR SALE

**13400 Greengate Blvd.**

Fort Myers, FL 33919



**CUSHMAN &  
WAKEFIELD**

**COMMERCIAL  
PROPERTY  
SOUTHWEST FLORIDA**



Cushman & Wakefield | Commercial Property Southwest Florida is pleased to present this large infill site in the South Fort Myers / San Carlos submarket. The property is located right off Cypress Lake Drive, one of the busiest roadways connecting McGregor Blvd. and US-41. The property is also located just one half mile from Florida Southwest State College. The property is zoned RM-2 allowing for multi-unit residential development, single family residential, administrative offices, and assisted living facilities.

### Property Highlights

Address	13400 Greengate Blvd. Fort Myers, FL 33919
Land Size (AC)	±6.22 AC
Land Size (SF)	270,775 SF
Lake Size (SF)	21,800 SF
Sale Price	\$1,100,000
Price PSF	\$4.06 / SF
Zoning	RM-2
Submarket	S Fort Myers / San Carlos
Parcel ID	22-45-24-31-00000-00A0





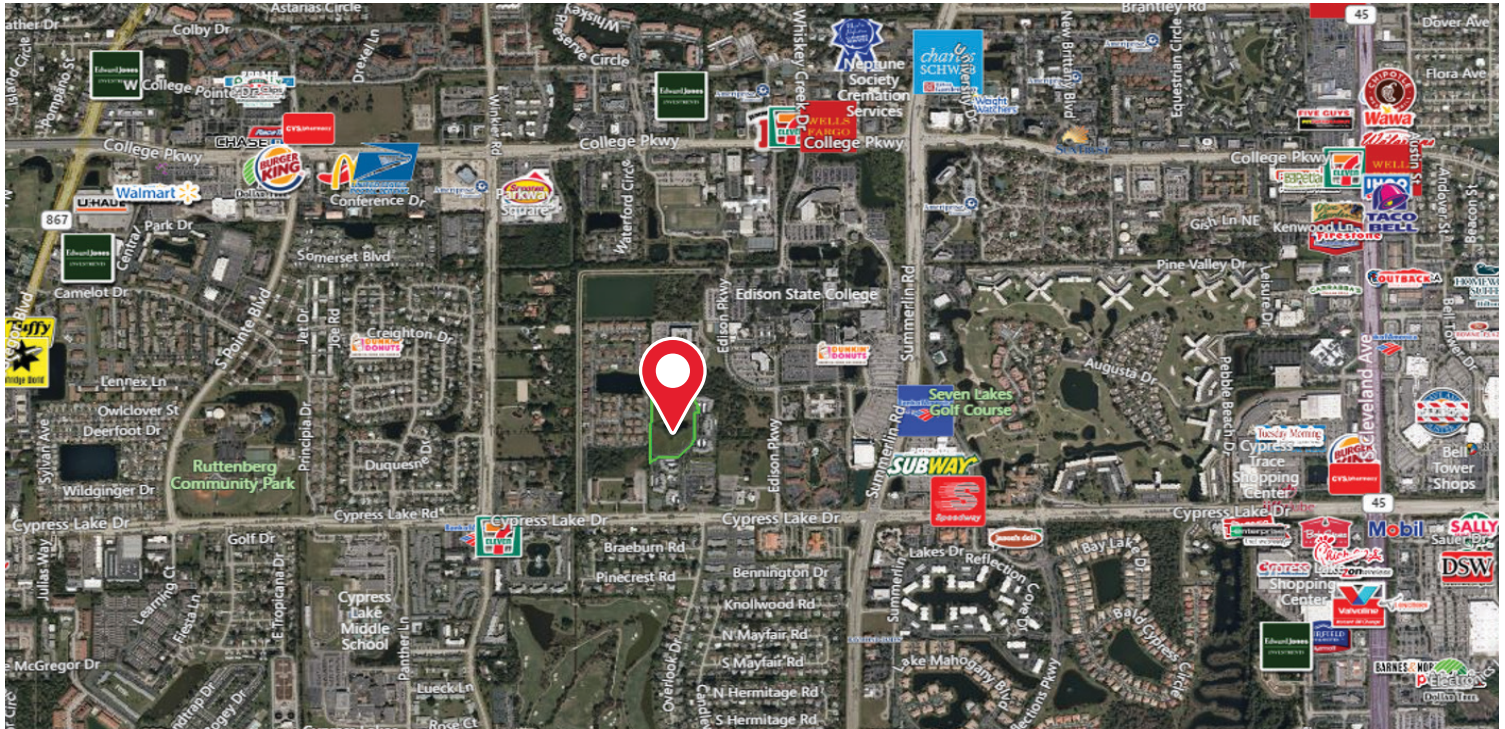
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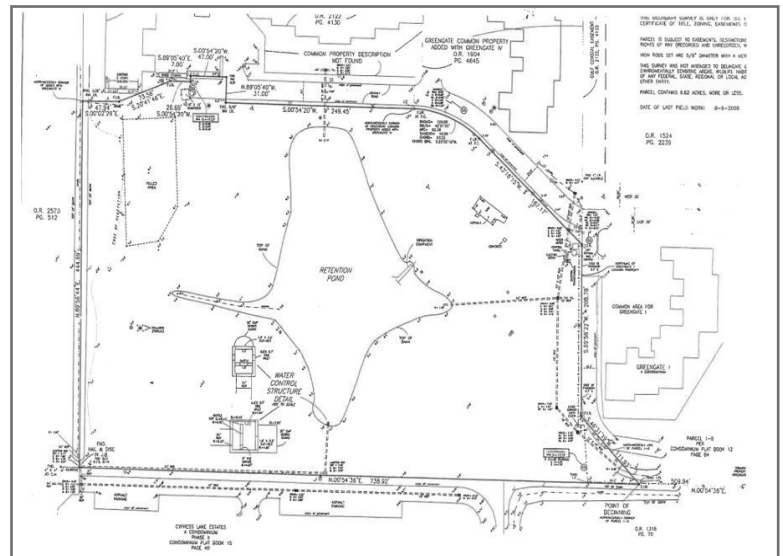


## Demographics

	1 Mile	3 Mile	5 Mile
Population	9,567	67,687	150,346
AVG. HH Income	\$56,728	\$58,072	\$59,135
Median Home Value	\$240,115	\$258,878	

## Traffic Counts

Cypress Lake Dr.	26,000 AADT
College Pkwy.	36,500 AADT
S Cleveland Ave. (US-41)	57,000 AADT



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