

For Lease

# Prime Location Off Pine Island Rd. & US 41

## QSR/Retail - Drive Thru Option

546 Pine Island Road, N. Fort Myers, FL 33903

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# Availability



Address	546 Pine Island Road, N. Fort Myers, FL 34109
Lot Size	0.91 Acres
Use	Retail, restaurant/QSR, automotive, services
Zoning	Commercial (C2)
Parking	39 spaces

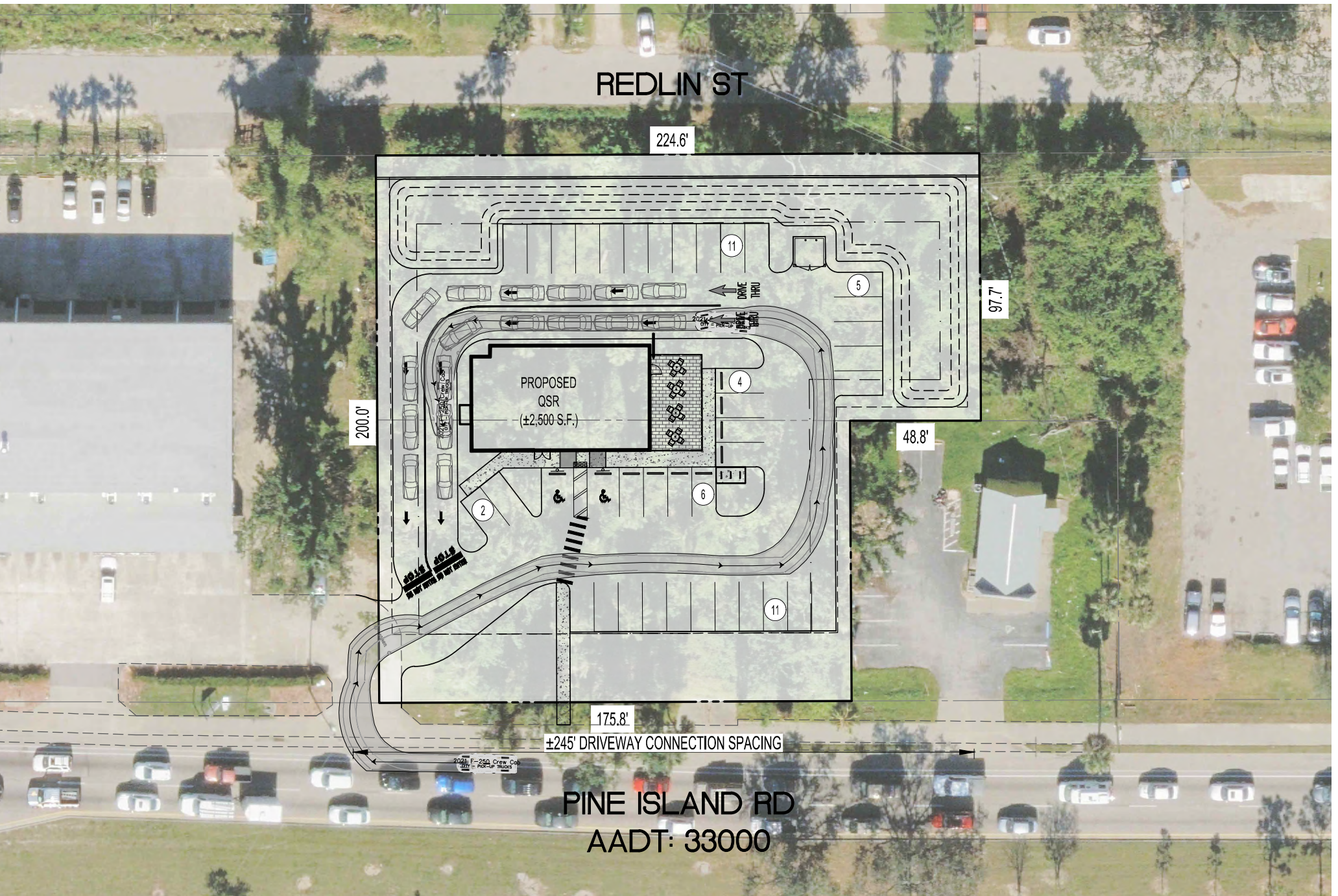
- Freestanding building
- 2,500 SF building
- **Drive thru opportunity**
- Great exposure on Pine Island Road
- Easy access with driveway

Lease Rate:

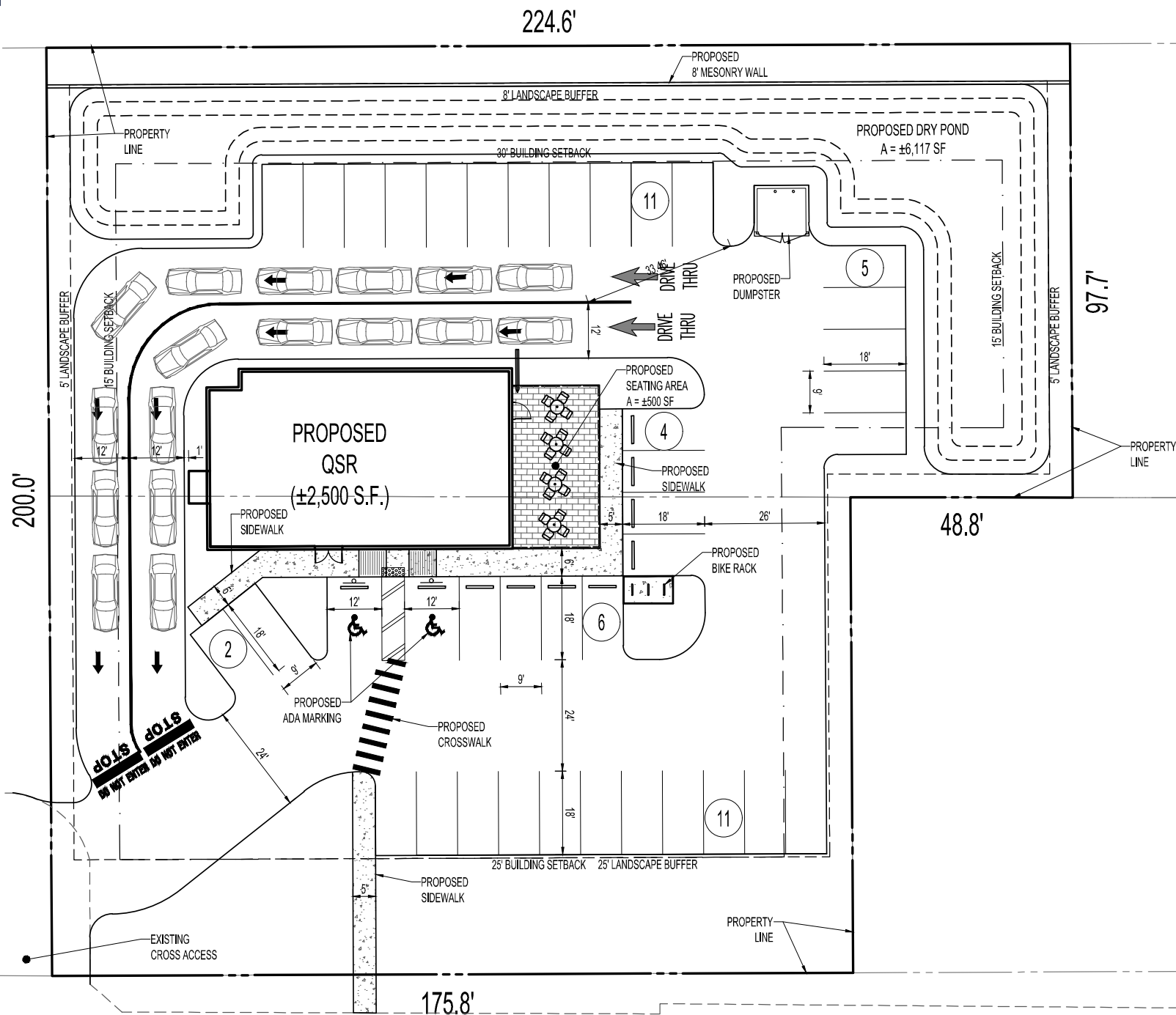
Inquire for details



# Conceptual Plan



# Conceptual Plan





# Location



## Daytime Population

1-Mile: 4,927  
3-Mile: 46,749  
5-Mile: 136,362



## Households

1-Mile: 1,996  
3-Mile: 24,136  
5-Mile: 60,843



## Annual Pop. Change (CAGR)

1 Mile: 2.51%  
3-Mile: 1.51%  
5-Mile: 1.70%



## Average HH Income

1 Mile: \$61,421  
3-Mile: \$76,989  
5-Mile: \$82,736



## Median Age

1 Mile: 49.8  
3-Mile: 54.9  
5-Mile: 46.3

North Fort Myers is a growing unincorporated community in Lee County, strategically located just north of the Caloosahatchee River across from downtown Fort Myers. It serves as a gateway between Cape Coral, Fort Myers, and the rural inland areas of Southwest Florida.

## Strategic Positioning

**High Visibility & Traffic:** Pine Island Road is a major east-west corridor in North Fort Myers, with heavy daily traffic, offering excellent exposure for retail, service, or mixed-use businesses.

**Commercial Expansion:** The Pine Island Road corridor is rapidly developing with retail, medical, and mixed-use projects. National brands and healthcare providers are actively leasing space in the area.

**Residential:** Thousands of new homes are being built in North Fort Myers, including major developments like Entrada, Del Webb, and Bridgewater.

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