



NEAL COMMUNITIES
WINDSONG

LENNAR
PRATT'S RESERVE

PORTOFINO



SIX MILE CYPRESS PKWY - AADT 22,000±



LSI
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OFFERING MEMORANDUM

12700 SIX MILE CYPRESS

8.22± ACRES COMMERCIAL DEVELOPMENT OPPORTUNITY

PROPERTY SUMMARY

Property Address: 12700 Ben C. Pratt Six Mile Cypress
Fort Myers, FL 33966

County: Lee

Property Type: Commercial Land

Parcel Size: 8.22± Acres | 358,063± Sq. Ft.

Zoning: CPD (*Commercial Planned Development*)

Permits In Place: 66,150 Sq. Ft building with
multitude of commercial uses.
Max height 3 stories (60')

Future Land Use: Central Urban

Utilities: County water & sewer

STRAP Number: 1745250000020040

LIST PRICE:

\$3,000,000

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SALES EXECUTIVES



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Sales Associate



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Sales Associate



Sawyer Gregory
Research & Sales Associate



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Sawyer Gregory - 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

12700 Ben C. Pratt Six Mile Cypress is an 8.22± acre commercial property located in central Fort Myers, FL. This site features 1,000 feet of roadway frontage along Six Mile Cypress Parkway and offers excellent visibility and convenient southbound access. It's prime location near major thoroughfares, including Daniels Parkway, I-75, and US-41, makes it highly accessible and ideal for a host of commercial uses.

Zoned CPD (Commercial Planned Development), the property supports a range of potential uses, including professional and medical offices, restaurants, religious facilities, schools, and indoor or outdoor storage. Surrounded by thriving commercial establishments such as hospitals, retailers, and a strong professional workforce, this site presents a prime opportunity for development in a highly sought-after corridor.



CAPE CORAL

METRO PKWY



chico's

DOWNTOWN FORT MYERS

NEAL COMMUNITES WINDSONG

LENNAR PRATT'S RESERVE

PORTOFINO

1000' FRONTAGE

SIX MILE CYPRESS PKWY. - AADT 22,000±



PROPERTY HIGHLIGHTS

- Situated on a main commuter/arterial roadway with direct access
- 1000'± of frontage on highly trafficked Six Mile Cypress Parkway
- CPD zoning allows a large host of commercial uses including a 66,150± Sq. Ft of professional office. (Contact broker regarding your potential use)
- Water, sewer, & electricity are available on Six Mile Cypress Parkway
- Convenient access to I-75, US-41, Daniels Parkway, and Southwest Florida International Airport (RSW)



DANIELS PKWY. - AADT 62,000±

SIX MILE CYPRESS PKWY. - AADT 22,000±

1000' FRONTAGE



PORTOFINO



APPROVED USES

APPROVED USES UNDER CPD ZONING:

- Administrative Offices
- Assisted Living
- Financial Establishments
- Business Services Group I
- Essential Services
- Health Care Facilities, Group III
- Medical Office
- Restaurant, Group III
- Religious Facilities
- School
- Indoor Storage

**Please inquire for a full list of approved uses and allowable square footage*



PROPERTY AERIAL



DOWNTOWN
FORT MYERS

NEAL COMMUNITIES
WINDSONG

LENNAR
PRATT'S RESERVE

PORTOFINO

81
EIGHTYONE
WEST
APARTMENTS
FORT MYERS

SIX MILE CYPRESS PKWY. = AADT 22,000±

LEE HEALTH
FORT MYERS
IN DEVELOPMENT

Walmart CIRCLE K
LOWE'S Publix
TOP GOLF HOBBY LOBBY
BEALLS Chick-fil-e
chji's PET SMART
TEXAS xfinity

Six Mile Cypress
Slough Preserve



PROPERTY AERIAL



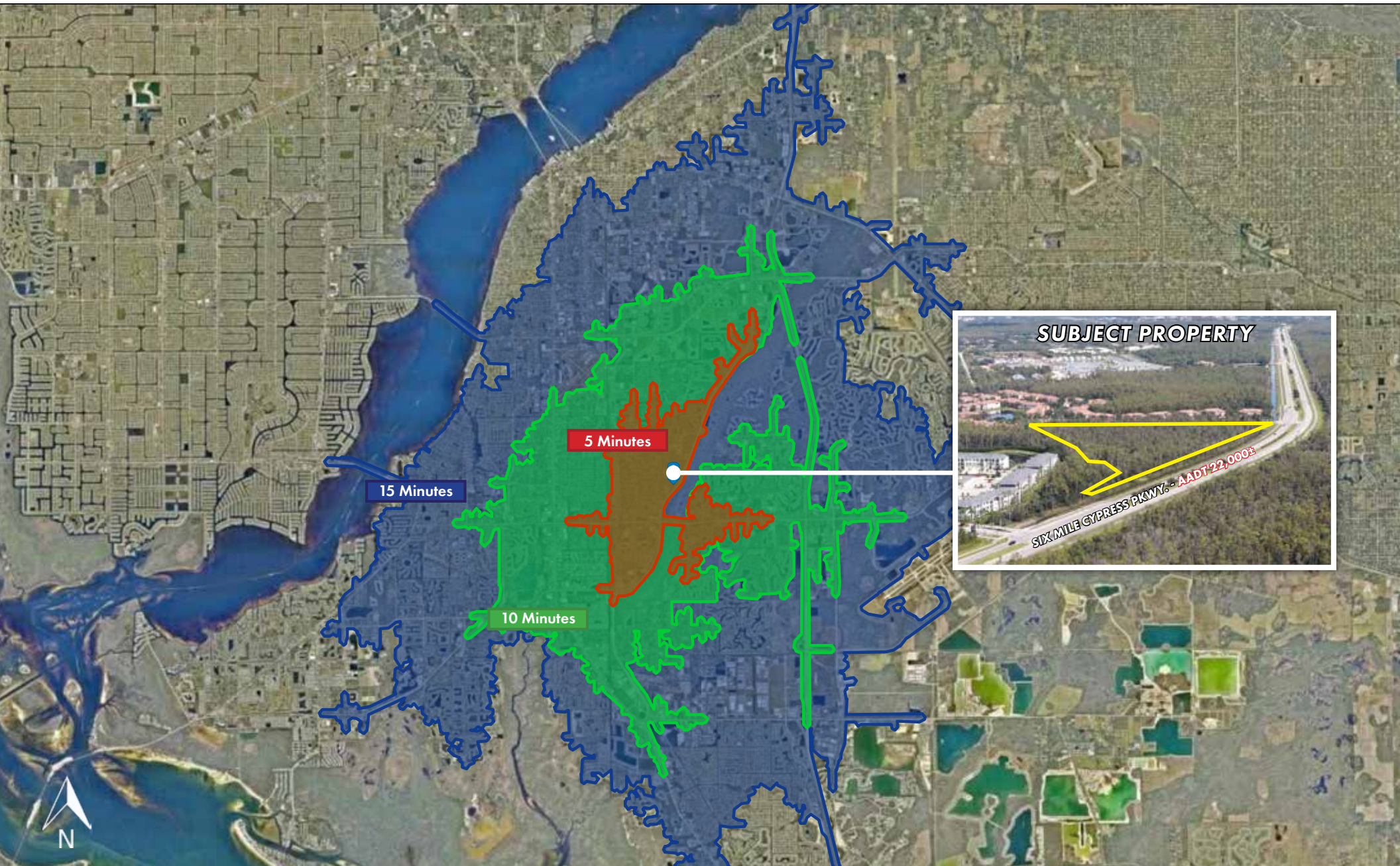
CONCEPTUAL SITE PLAN



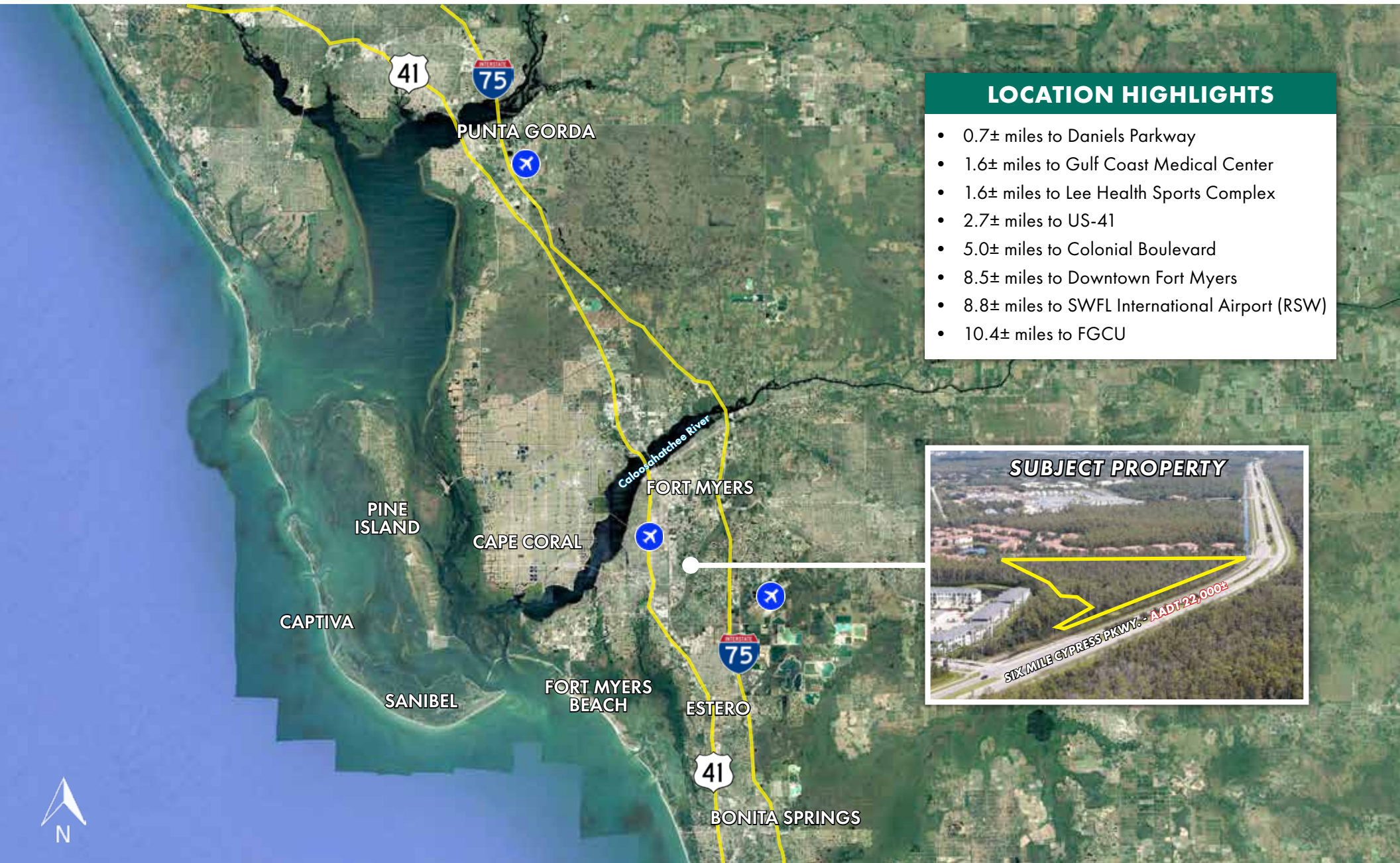
RETAIL MAP



DRIVE TIME MAP



LOCATION MAP



LOCATION HIGHLIGHTS

- 0.7± miles to Daniels Parkway
- 1.6± miles to Gulf Coast Medical Center
- 1.6± miles to Lee Health Sports Complex
- 2.7± miles to US-41
- 5.0± miles to Colonial Boulevard
- 8.5± miles to Downtown Fort Myers
- 8.8± miles to SWFL International Airport (RSW)
- 10.4± miles to FGCU





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LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Landlord. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Landlord 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 Tenant may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property. The Landlord 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. Tenant 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 Tenant acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the potential Tenant, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Tenant will be a qualified and with significant experience and be willing to be interviewed by the LSI Companies team.