

For Sale

Turnkey Restaurant with Great Visibility in North Fort Myers

4400 Hancock Bridge Pkwy, North Fort Myers, FL 33903



PROPERTY SUMMARY

Once home to the well-known “Nestor’s,” this 4,709 SF property (3,412 SF under roof) sits on 0.69 acres and is in move-in ready condition. Renovated in 2023, the space features a fully built-out restaurant complete with a commercial kitchen, bar, indoor dining area, and an outdoor patio that accommodates 40 guests with room for more. The indoor setup includes tables and chairs for 125, totaling 165 seats between indoor and outdoor dining. Zoned C1-A, the property allows for a variety of neighborhood-oriented commercial uses, including restaurant, retail, or office conversions. With its high-visibility location, flexible layout, and recent upgrades, the property is well-suited for a national tenant or any business seeking a prominent presence in North Fort Myers.

PROPERTY HIGHLIGHTS

- 4,709 SF building on 0.69 acres, with 3,412 SF under roof
- Renovated in 2023 and move-in ready
- Built-out restaurant with commercial kitchen and bar
- Seating for 165 guests (125 indoor, 40 outdoor)
- Outdoor patio with room to expand
- 35 on-site parking spaces
- Multiple access points via Wholesale Dr, Ledo Dr, and rear alley
- Lighted pylon signage with strong visibility on Hancock Bridge Pkwy

Asking Price \$1,395,000

Building Size 4,709 SF

of Seats 165

Year Built 1980

Taxes \$5,946.79

Zoning C-1A

Market North Fort Myers



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**BUILDING NAME**

Turnkey Restaurant with
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Fort Myers

PROPERTY TYPE

Retail

PROPERTY SUBTYPE

Restaurant

APN

16442419000000100

BUILDING SIZE

4,709 SF

LOT SIZE

0.69 Acres

BUILDING CLASS

A

YEAR BUILT

1980

**YEAR LAST
RENOVATED**

2023

NUMBER OF FLOORS

1

PARKING SPACES

35

**CONSTRUCTION
STATUS**

Existing

FREE STANDING

Yes

**NUMBER OF
BUILDINGS**

1

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- Zoned C1-A for restaurant, retail, or office use
- Ideal for national or regional tenant seeking high-traffic location



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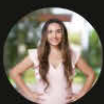
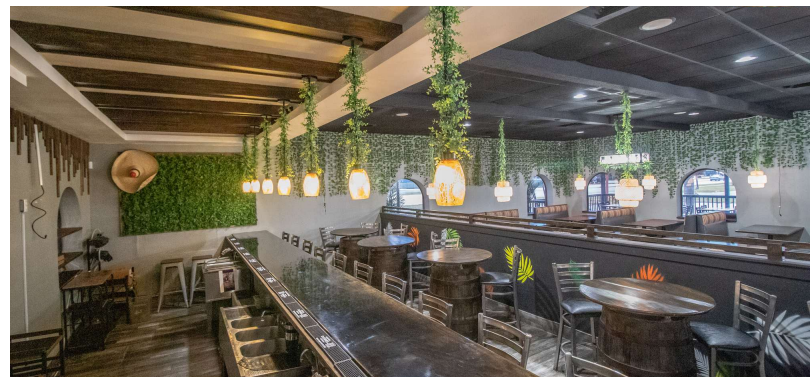
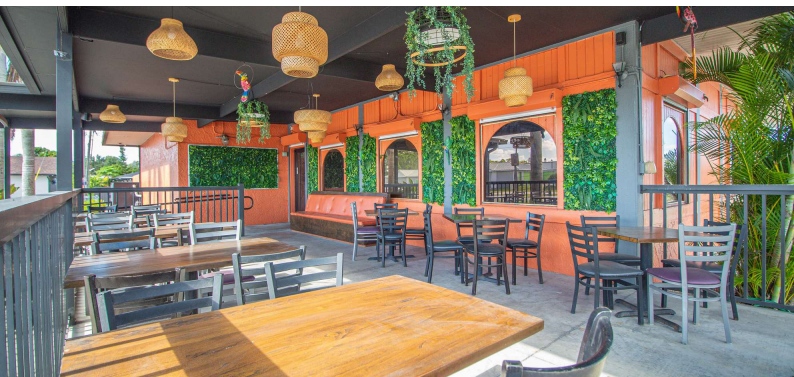
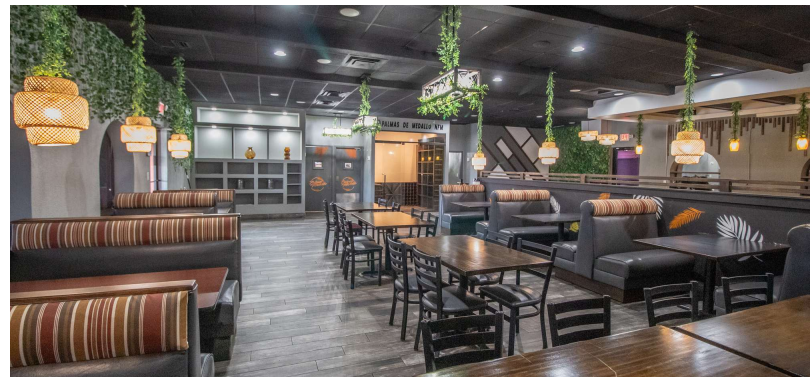
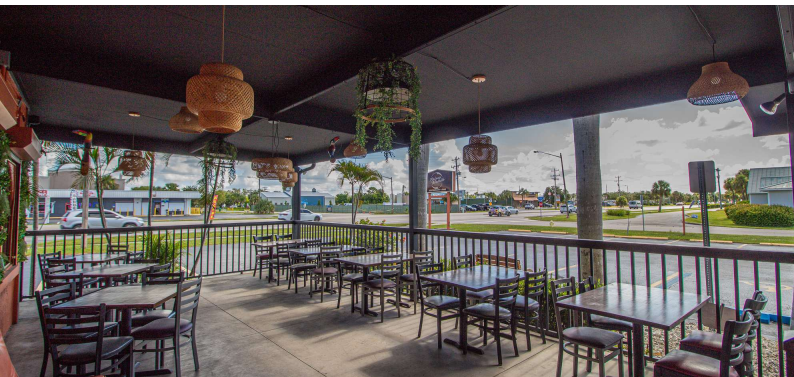
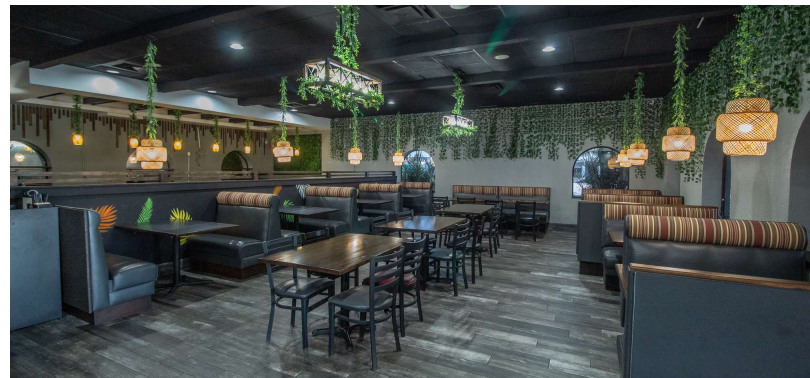
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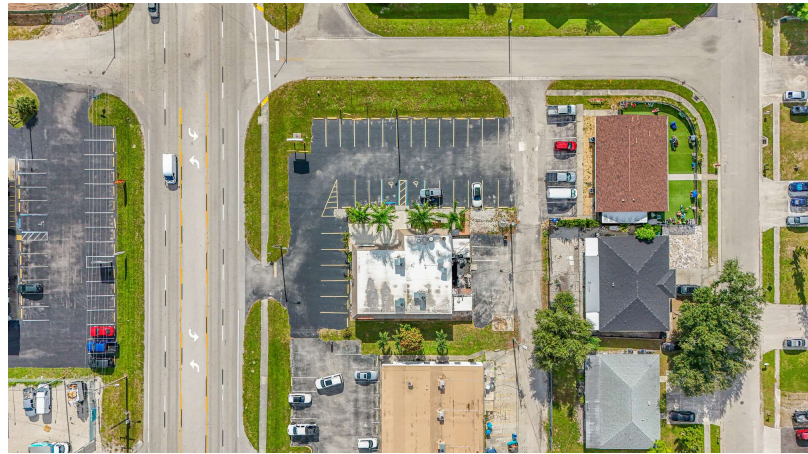
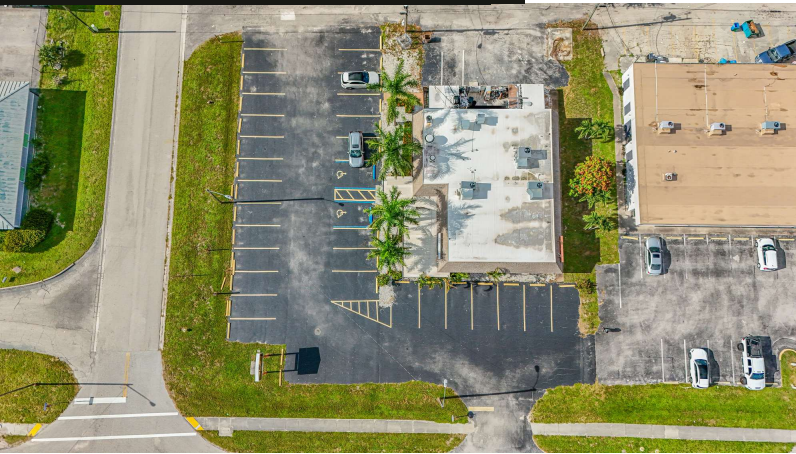
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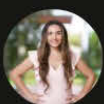
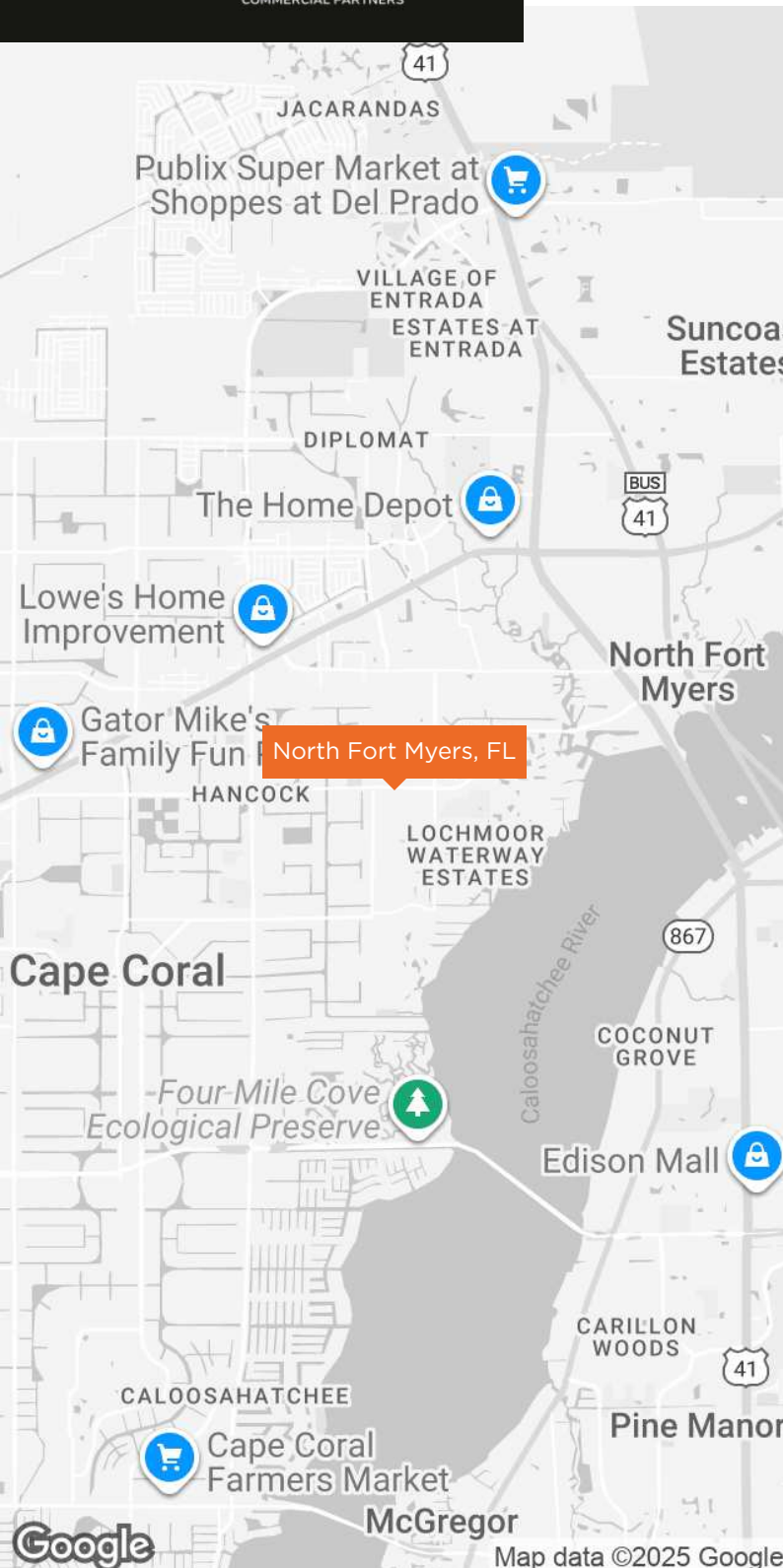
CITY INFORMATION

Fort Myers is one of Southwest Florida's fastest-growing regions, known for its strong population growth, business-friendly environment, and quality of life. The city is a hub for tourism, healthcare, and retail, and has seen continued investment in infrastructure and residential development. North Fort Myers, located just across the Caloosahatchee River from downtown, is experiencing a resurgence in commercial activity and redevelopment. The area attracts both seasonal and year-round residents, supported by nearby shopping centers, schools, marinas, and healthcare services. Recent improvements in the surrounding corridor—including road enhancements, new retail tenants, and residential construction—are driving increased visibility and traffic to the area. Cape Coral is just minutes away, expanding the customer base and labor pool available to businesses in North Fort Myers.

- Fast-growing market with over 100,000 new residents added to Lee County in the last decade • \$100M+ in nearby mixed-use and residential development underway or recently completed
- Easy access to Cape Coral, I-75, and Downtown Fort Myers
- Proximity to major retailers including Publix, Target, Walmart, and Lowe's
- Growing base of healthcare and service-industry businesses
- Ongoing investment in roadways, parks, and waterfront access

NEARBY DEVELOPMENT SNAPSHOT

- Victory Park / VA Hospital Corridor: Ongoing retail, healthcare, educational, and mixed-use construction projects boosting neighborhood traffic in North Fort Myers
- New commercial marina plan: Rezoning review under way for Port Phoenix Waterway Marina—will include wet/dry boat slips, maintenance facilities, retail, restaurant and office uses
- Park 41/Cabana Commons mega-development: Proposed 250,000 SF mixed-use commercial/light industrial plus 600 residential units on ~134 acres just south of the site
- Island Pearl RV Resort: A 160-site luxury RV resort currently under development on Tamiami Trail, featuring a clubhouse, pool, and recreational amenities—expected to draw seasonal residents and tourism to the immediate area.



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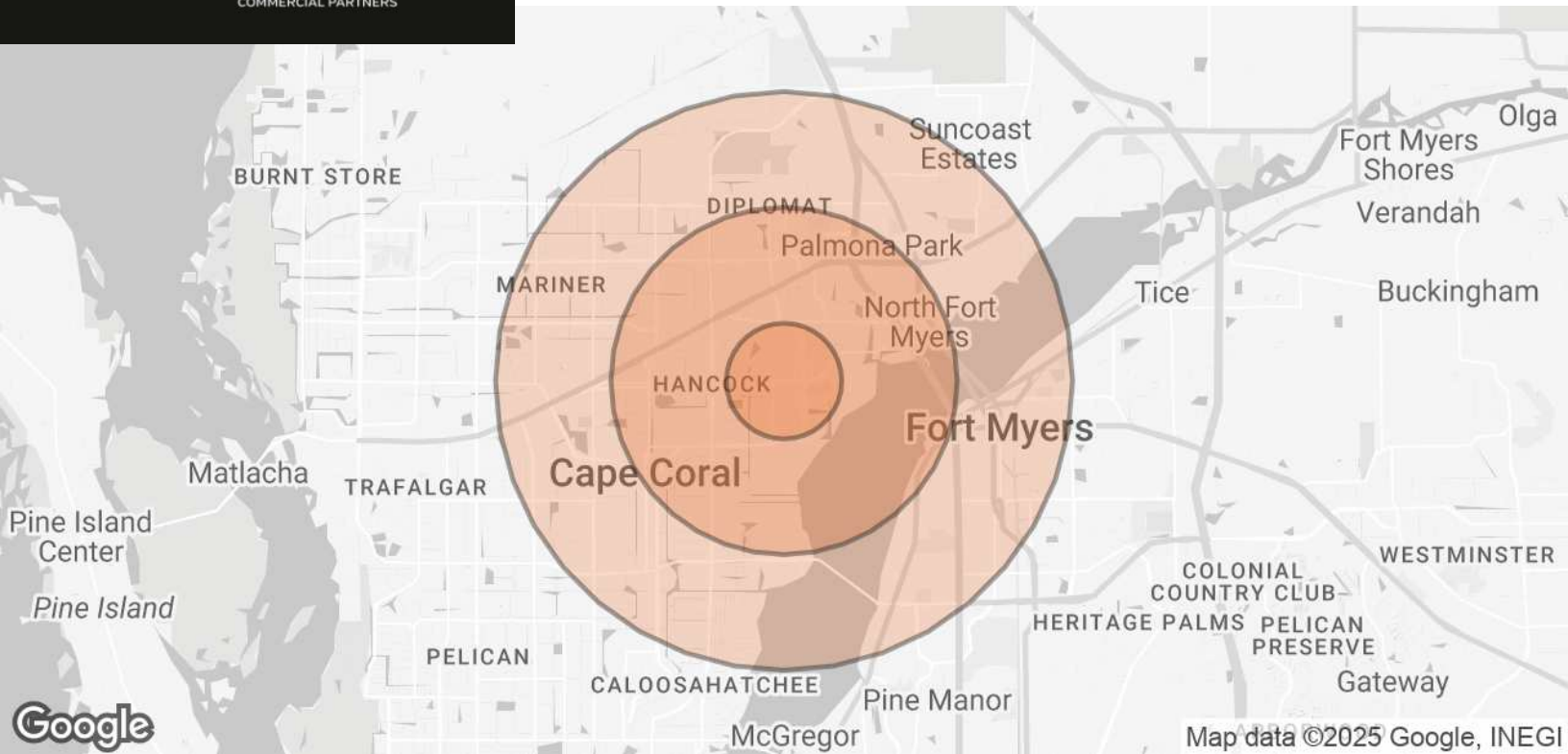


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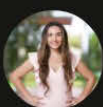
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	11,113	60,193	173,685
AVERAGE AGE	46	46	46
AVERAGE AGE (MALE)	45	45	45
AVERAGE AGE (FEMALE)	47	47	47
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,399	24,815	71,549
# OF PERSONS PER HH	2.5	2.4	2.4
AVERAGE HH INCOME	\$89,037	\$82,765	\$81,241
AVERAGE HOUSE VALUE	\$335,881	\$326,556	\$322,145

Demographics data derived from AlphaMap



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