

RDI OF NAPLES INC.

**GROUND
LEASE(\$2.75PSF/Y).**

**BUILD TO SUIT
OPPORTUNITIES.**

7111 Shadow creek blvd
Fort Myers, FL 33908.



OVERVIEW



ABOUT THIS PROPERTY

North Parcel- 3.78 ac. 280 feet of frontage on US 41. Median break at US 41 & shadow creek blvd. Wide range of potential uses

South Parcel- 2.71 ac. 460 feet of frontage on US 41. Median break at US 41 & shadow creek blvd. Wide range of potential uses.

FEATURES

✓ **55,000 VPD**

✓ **Direct tie into publix
shopping center to
south.**

✓ **Fast growing/High
population density
area.**

CONTACT DETAILS

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🌐 rdiofnaples.com

POTENTIAL USES

PERMITTED USES (C-1 and C-2)

Accessory Uses	Hotel/Motel
Administrative Offices	Household and Office Furnishings, Groups I and II
Assisted Living Facility	Insurance Companies
ATM(Automatic Teller Machine)	Laundry or Dry Cleaning, Group I
Automobile Parts Store, with or without installation service	Library
Automobile Service Station	Medical Office
Bar or Cocktail Lounge	Model Display Center
Banks and Financial Establishments, Groups I and II	Package Store
Boat Parts Store	Paint, Glass and Wallpaper
Business Services, Group I	Parking Lot: Accessory and Commercial
Caretaker's Residence	Personal Services, Groups I and II, (Excluding Turkish Baths)
Clothing Stores, General	Pet Services
Clubs: Commercial, Fraternal, Membership, Private	Pet Shop
Convenience Food and Beverage Store Consumption On Premises	Pharmacy
Cultural Facilities	Recreational Facilities, Private Off-Site
Day Care Center, adult, child	Rental or Leasing Establishments, Groups I and II
Drive-Through Facility for any permitted use	Repair Shops, Groups I and II
Drugstore, Pharmacy	Research and Development Laboratories, Groups II and IV
Entrance Gates and Gatehouse	Restaurant, fast food
Essential Services	Restaurants, Groups I, II, III and IV
Essential Services Facilities, Group I	Retail and Wholesale Sales, when clearly incidental to a permitted principal use on the same premises
Excavation, Water Retention	Schools, Commercial, Noncommercial
Food and Beverage Services, Limited	Self-Service Fuel Pumps
Food Stores, Group I	Signs, in accordance with Chapter 30
Fences and Walls	Specialty Retail Shop, Groups I, II and III
Gift and Souvenir Shop	Temporary Uses
Hardware Store	Used Merchandise Stores, Groups I and II
Health Care Facility, Groups I and II	Variety Store
Helistop	
Hobby, Toy, Game Shops	