

# FOR SALE

## 2.76± ACRES INDUSTRIAL LAND

6180 EAST PINE PARKWAY, FORT MYERS, FL 33966



- **LAND SIZE:** 2.76± AC
- **SALE PRICE:** \$1,899,000
- **ZONING:** IL - Light Industrial  
(click [here](#) for uses)

### PROPERTY FEATURES

- One of the Last Remaining Industrial Sites Along the Highly Sought After Metro Parkway Corridor
- Fully Cleared Site
- Zoning Allows for Multiple Industrial & Commercial Uses
- Approved Development Order In-Place
- Maximum Building Size of 16,000 SF
- 26,000 Vehicles Per Day Along Metro Parkway



Please Contact:  
**The Industrial Team**

**Adam Bornhorst**  
Senior Vice President

📞 **239.210.7616**

✉️ [abornhorst@lee-associates.com](mailto:abornhorst@lee-associates.com)

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2023 DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
Est. Population	6,958	56,967	142,154
Est. Households	3,263	26,757	66,180
Est. Average HH Income	\$86,475	\$92,858	\$99,644

TRAFFIC COUNTS	
Metro Parkway	26,000
Daniels Parkway	59,250

Metro Pkwy

Plantation Rd

Six-Mile Cypress Pkwy

Daniels Pkwy

**SITE**



YOUR LOCAL MARKET EXPERT

11215 Metro Parkway, Suite 1 | Fort Myers, Florida 33966 | Lee-FL.com





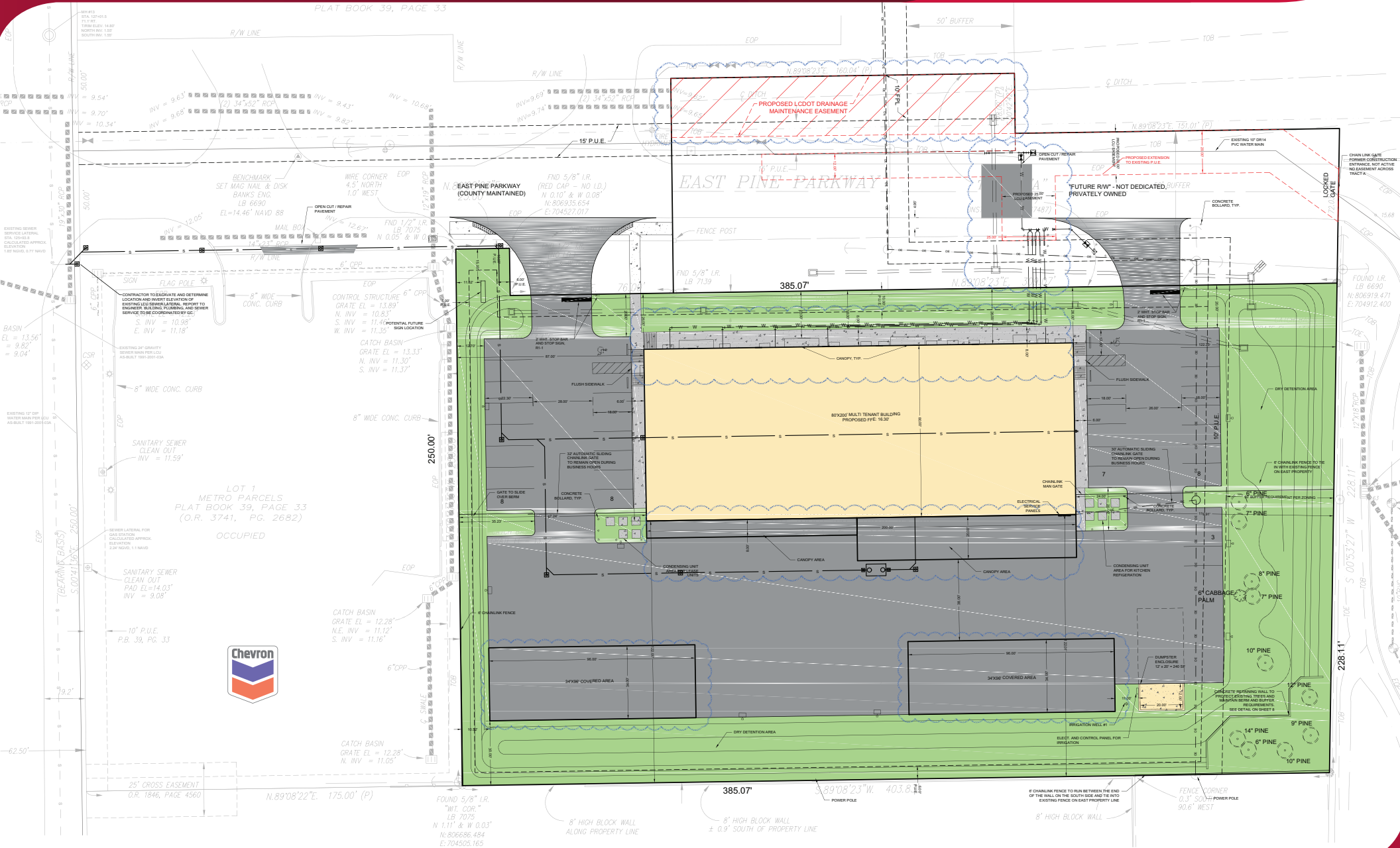




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