

59,000 AADT
INCLUDES
4COP LICENSE
ALL FF&E

FREESTANDING HIGH-VISIBILITY RESTAURANT

**1130 N TAMIAMI TRAIL
NORTH FORT MYERS, FL**

PRICE: \$1,200,000



PRESENTED BY

HUNTER MCCARTHY
TEL: 941.421.9569
HUNTER.MCCARTHY@REMAX.NET

MARGEUX MCCARTHY
TEL: 401.688.0822
M.MCCARTHY@REMAX.NET

WWW.REMAXCOMMERCIAL.COM

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EXECUTIVE SUMMARY



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PROPERTY SUMMARY

Positioned along North Tamiami Trail (US 41) in North Fort Myers, 1130 N Tamiami Trail is a highly visible, free standing restaurant building offering direct access, exceptional traffic exposure and immediate connectivity to the area's major residential and commercial corridors. The property consists of approximately .81 acres with a 3,460 square foot fully built out restaurant under air, complete with a drive thru on the northwest side, two curb cuts on US 41 and rear access that connects directly to Pondella Road. With 59,000 average annual daily trips, the site benefits from constant movement of residents, commuters and workers traveling between North Fort Myers, Cape Coral and downtown Fort Myers.

Inside, the dining room can accommodate 157 guests, with current seating arranged for about 140. The kitchen is fully equipped with commercial hood systems and FF&E, and the restaurant holds a 4COP liquor license, offering a full bar opportunity. The property currently uses propane service, and natural gas lines are available at the street for future connection if desired. Zoning is C-2, and the future land use classification is Intensive Development, supporting a wide range of higher intensity commercial, retail, restaurant and entertainment concepts.

Given the lack of nearby restaurant competition within the immediate worker-heavy trade area, this location is ideally suited for a Mexican concept, a sports bar or late night restaurant, a regional or national sit down brand, or a high visibility quick service restaurant that can take advantage of the existing drive thru. The property sits at the convergence of several major roadways, and the layout, access and infrastructure allow for easy conversion to a variety of commercial uses seeking exposure along US 41.



KEY METRICS

ADDRESS:	1130 N Tamiami Trail, North Fort Myers
PARCELS:	11-44-24-03-0000D.0060
BLDG SIZE:	3,460 SF Under Air
ACREAGE:	0.81 AC
SEATING:	157 Capacity
YEAR BUILT:	1975 - Addition in 1990
MUNICIPALITY:	Lee County Unicorporated
ZONING:	C-2
AADT:	59,000
PROPERTY TAXES:	2025 \$6,690.76

COMPLETE HIGHLIGHTS



- Free standing restaurant building on approximately .81 acres
- 3,460 square feet under air with a well laid-out dining room and full commercial kitchen
- Seating capacity for 157 guests, currently set for about 140
- 4COP liquor license included
- Two curb cuts on US 41 and full rear access connecting to Pondella Road
- Drive thru lane located on the northwest side of the building
- 59,000 AADT on US 41 at this location
- C-2 commercial zoning offers broad retail and restaurant use potential
- Future Land Use designation of Intensive Development, allowing for high intensity commercial redevelopment
- Propane gas currently on site with natural gas lines available at the street
- Excellent visibility and signage along a major north south corridor
- Ideal for Mexican restaurant, sports bar, nightlife focused concept, national chain, or quick service brand
- Rare plug and play opportunity in a corridor with limited competing free standing restaurant buildings

ZONING SUMMARY

The C-2 Commercial General zoning district in Lee County is one of the county's most flexible commercial classifications, intended to accommodate a wide range of general retail, service, entertainment and restaurant uses that serve both the local community and the broader region. C-2 allows all uses permitted in the C-1 (Neighborhood Commercial) district, along with additional higher intensity commercial activities.

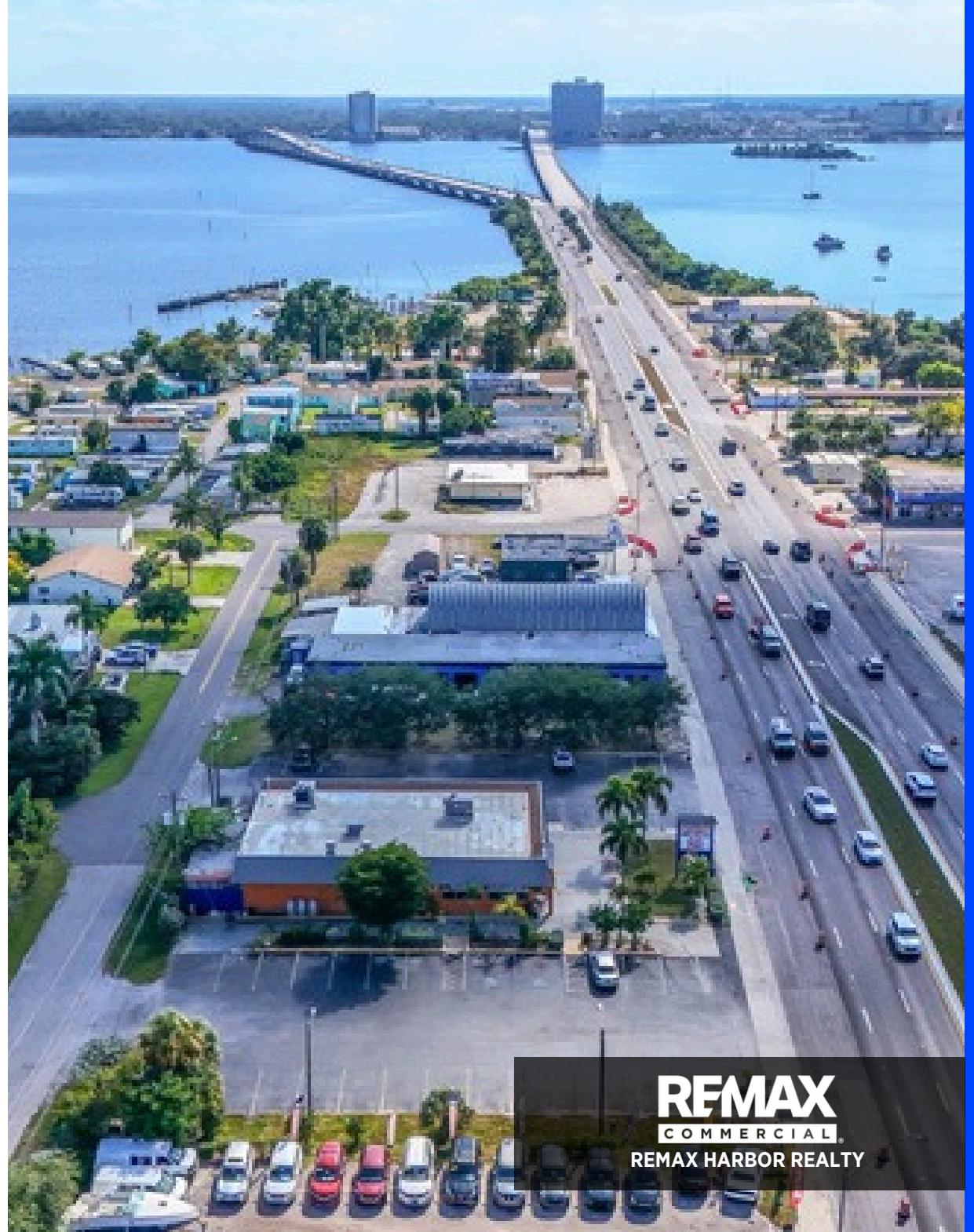
Typical permitted uses in the C-2 district include:

- Full service restaurants, quick service restaurants and bars
- Drive thru establishments
- Retail stores, convenience stores and general merchandise
- Commercial recreation and entertainment facilities
- Bakeries, delicatessens and food preparation businesses
- Brewpubs, lounges and beverage service locations
- Personal services, salons, fitness studios and medical offices
- Auto oriented services such as car washes, repair shops and accessory sales
- Contractor offices or light commercial operations that do not rise to industrial intensity

The district is designed to support commercial corridors and intersections with strong traffic counts and regional draw. C-2 is frequently used for shopping centers, freestanding retail buildings, restaurant sites and service oriented development.

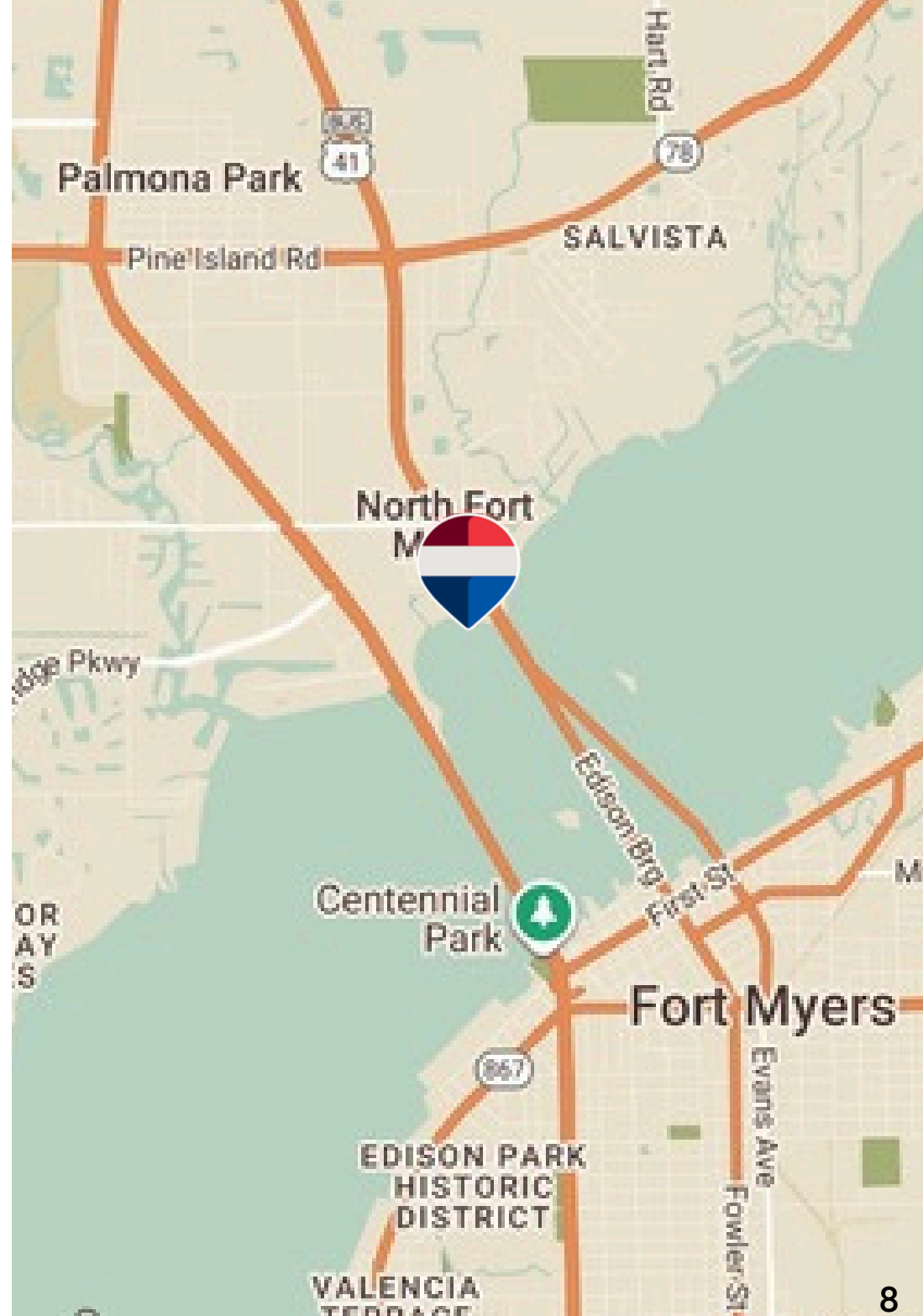
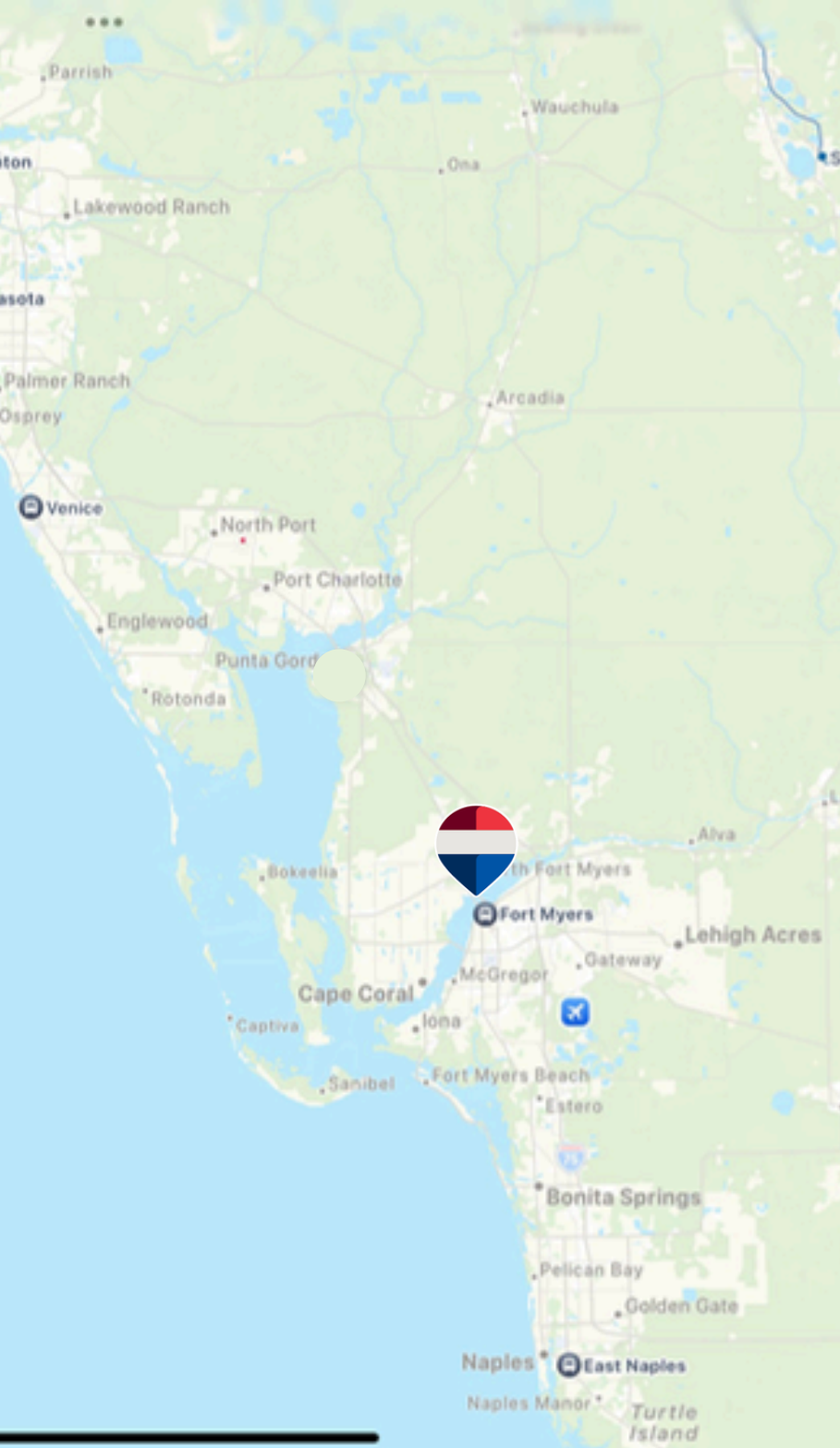
Because this property also carries a Future Land Use classification of Intensive Development, its C-2 zoning pairs with a long term vision for higher intensity commercial activity, redevelopment flexibility and the ability to recruit a wide variety of user types including national retail, sit down dining, drive thru operators, nightlife concepts, and other consumer focused businesses.

AREA OVERVIEW

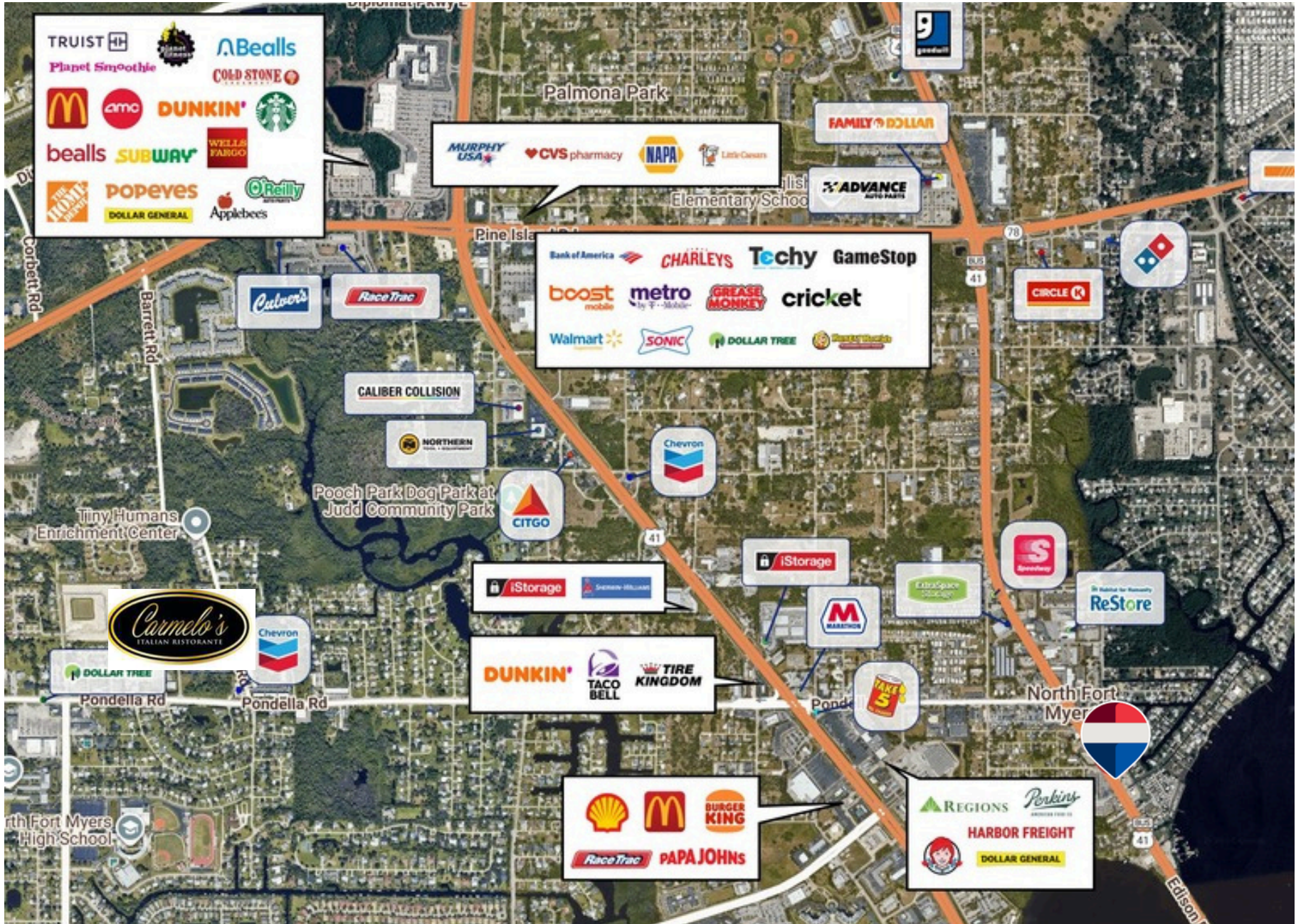


AREA OVERVIEW

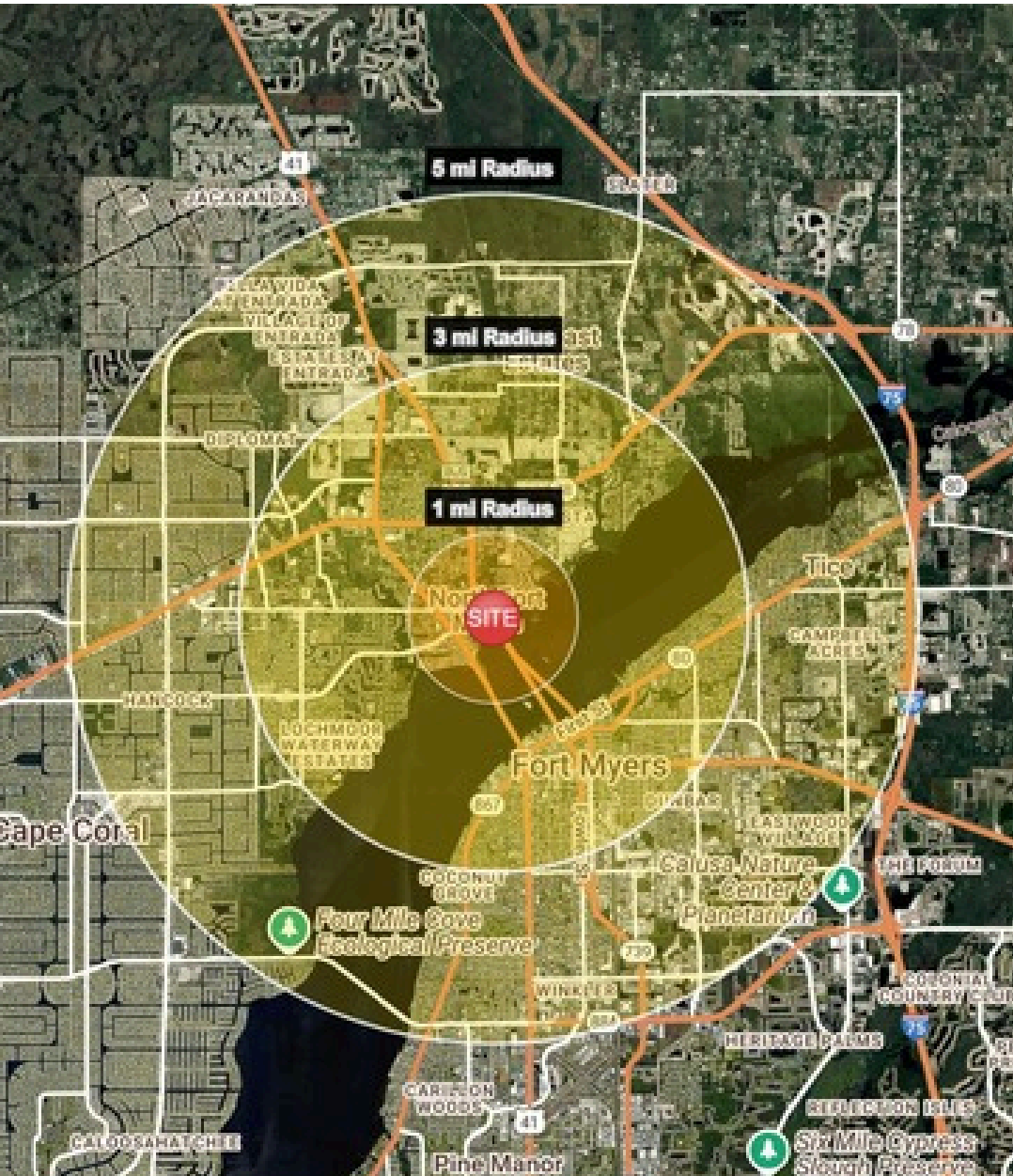
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RETAIL MAP



DEMOGRAPHICS



2023 SUMMARY	1 MI	3 MI	5 MI
POPULATION	4,348	53,196	141,174
MEDIAN HH INCOME	\$67,412	\$57,697	\$64,246
POPULATION MEDIAN AGE	52.5	48.1	44.1
HOUSEHOLDS	2,299	24,686	59,849
5 YR POP GROWTH	-2.2%	-0.5%	0.1%
AVG HH INCOME	\$83,517	\$80,657	\$85,354
OWNER-OCCUPIED MEDIAN HOME VALUE	\$292,205	\$283,663	\$305,370
EMPLOYEES	2,190	22,809	72,395
RETAIL EXP PER SQ MI	\$99,434,104	\$1,036,864,256	\$2,674,435,584

PROPERTY PHOTOS



PROPERTY PHOTOS

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DOWNTOWN FORT MYERS

CALOOSAHATCHEE RIVER

1130 N TAMIAMI TRAIL

TAMIAMI TRAIL
AADT 59,000

PONDELLA RD
AADT 28,000

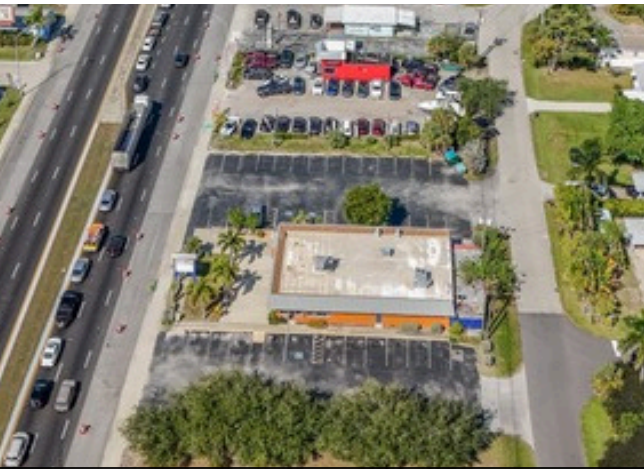
CARDINAL DRIVE

CABANA AVE

1130 N TAMIAMI TRAIL

HARBOR DRIVE

TAMIAMI TRAIL
AADT 59,000





OUR TEAM



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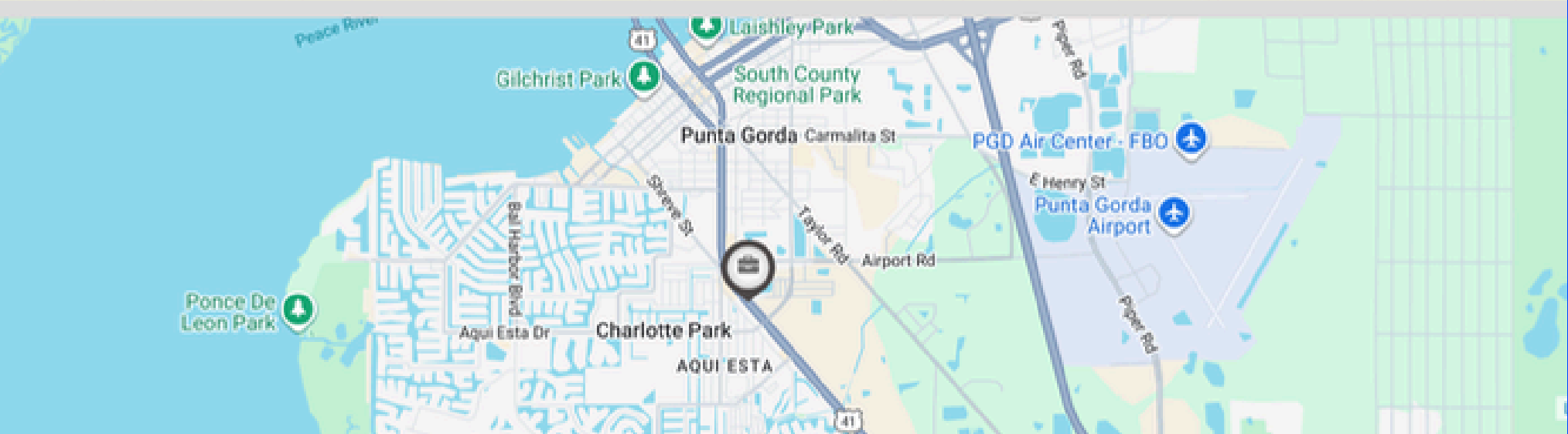
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PREPARED BY

HUNTER MCCARTHY

Tel: 941.421.9569

hunter.mccarthy@remax.net

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