

INDUSTRIAL OUTDOOR STORAGE SITE | ALICO RD FRONTAGE

16900-16940 GATOR RD | FORT MYERS, FL 33912

Land for Lease



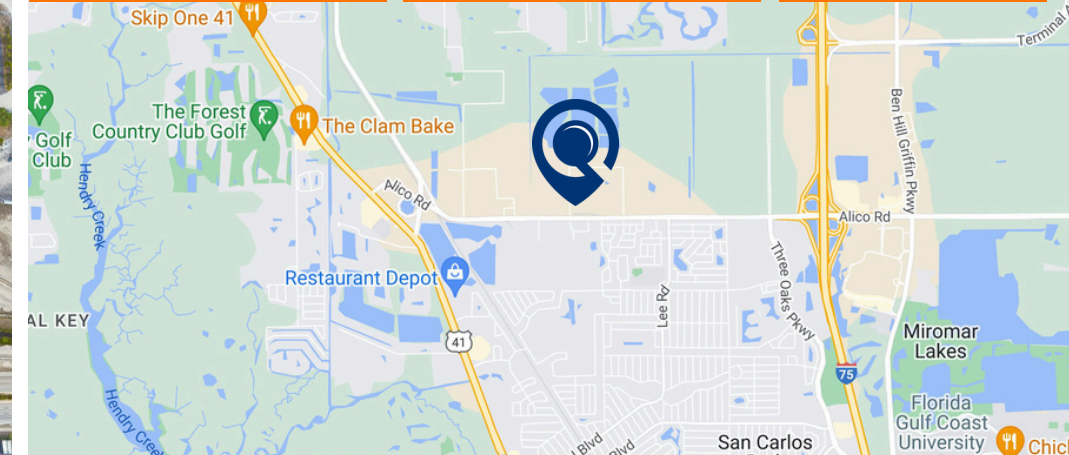
LQ Commercial
REAL ESTATE SERVICES



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**LAND FOR
LEASE**



**3.5± AC
SITE SIZE**



**INDUSTRIAL PLANNED
DEVELOPMENT**



**49,500 CPD
ALICO RD AADT**

- 3.5± AC IOS Site located in the high-growth Alico Corridor.
- 650+ FT of frontage on Alico Rd.
- Lighted access at Gator Rd.
- Permitted Uses:
 - Open Storage / Laydown Yard Truck,
 - Terminal Auto / Boat / Equipment Dealership,
 - Contact Broker for full list of approved uses.
- Landlord will improve the site for qualified credit tenant.



5-MILE POPULATION

95,517



5-YEAR INCREASE

2.8%



5-MILE INCOME

\$87,944



5-MILE EMPLOYEES

52,819



1614 Colonial Blvd #101
Fort Myers, FL 33907

[LQCRE.COM](#)

Carson Baird

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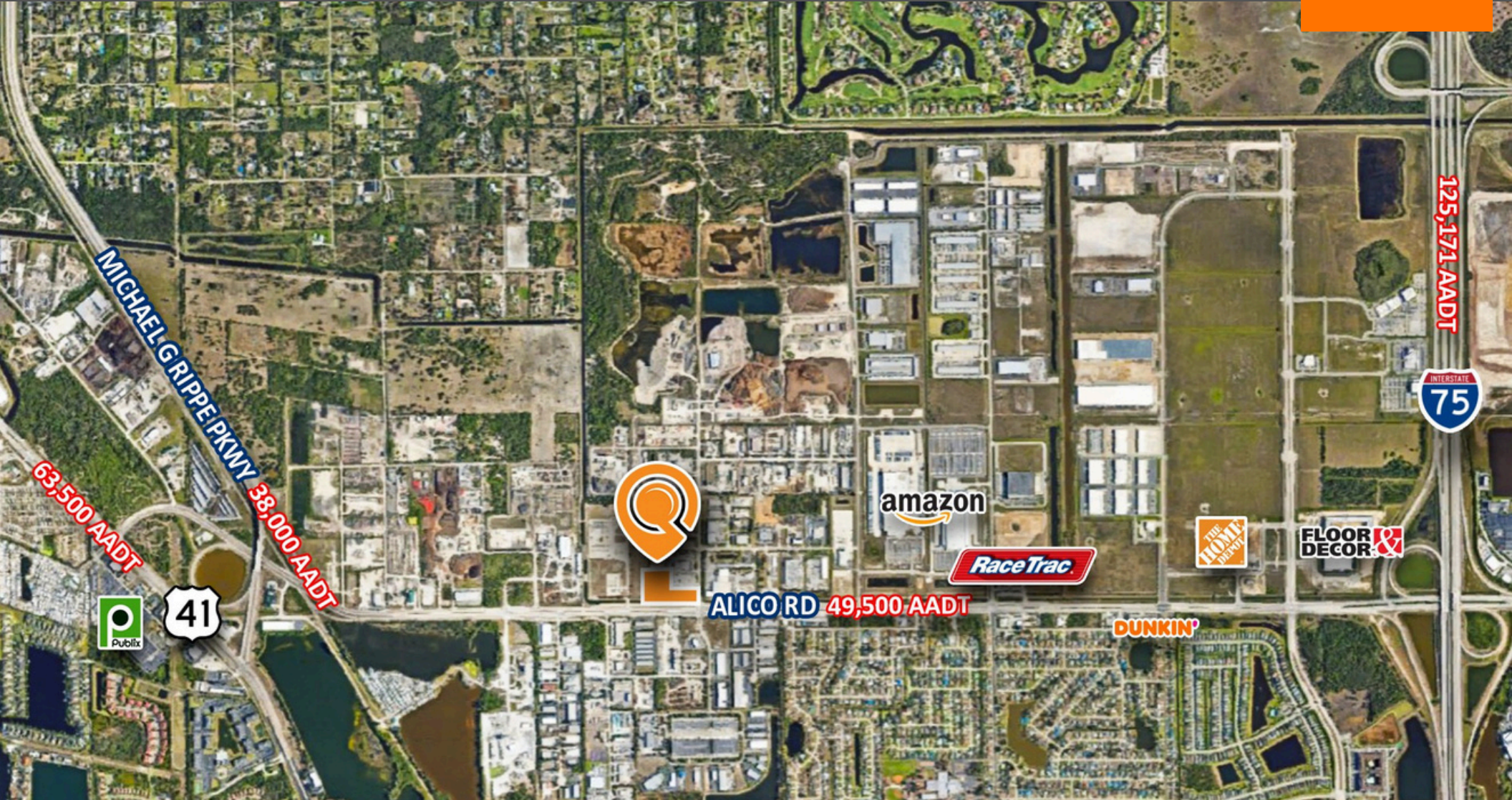
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