

DOWNTOWN FORT MYERS

North Trail RV CENTER

extended STAY AMERICA

Comfort INN

Cracker Barrel

Waffle House

Starbucks

Waffle House

Save a Lot

BIG LOTS!

Speedway

Mobil

INTERSTATE 75

AADT 113,500±

80

BOATWAYS ROAD

ORANGE RIVER BLVD.

AADT 12,800±

PALM BEACH BLVD.

AADT 36,500±

LSI COMPANIES

OFFERING MEMORANDUM

ORANGE RIVER CENTRE COMMERCIAL

BUILD-TO-SUIT OR GROUND LEASE | 0.74± AC | FORT MYERS, FL

PROPERTY SUMMARY

Property Address: 4091 Boatways Road
Fort Myers, FL 33905

County: Lee

Property Type: Vacant Commercial

Parcel Size: 0.74± Acres

Zoning: Orange River Centre Retail (CPD)

Future Land Use: General Commercial Interchange

Permits In Place: ERP (Permit # 36-01603-S)

Utilities: Electric (FPL), Water, & Sewer
(Lee County)

STRAP Number: 03-44-25-11-00000.0050

2025 Taxes: \$3,722

BUILD-TO-SUIT:
\$35.00/SF NNN*

GROUND LEASE:
\$60,000/YEAR NNN

**Subject to final building requirements, lease term, tenant credit, and delivery condition*

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SALES EXECUTIVE



Alec Burke, CCIM
Sales Associate



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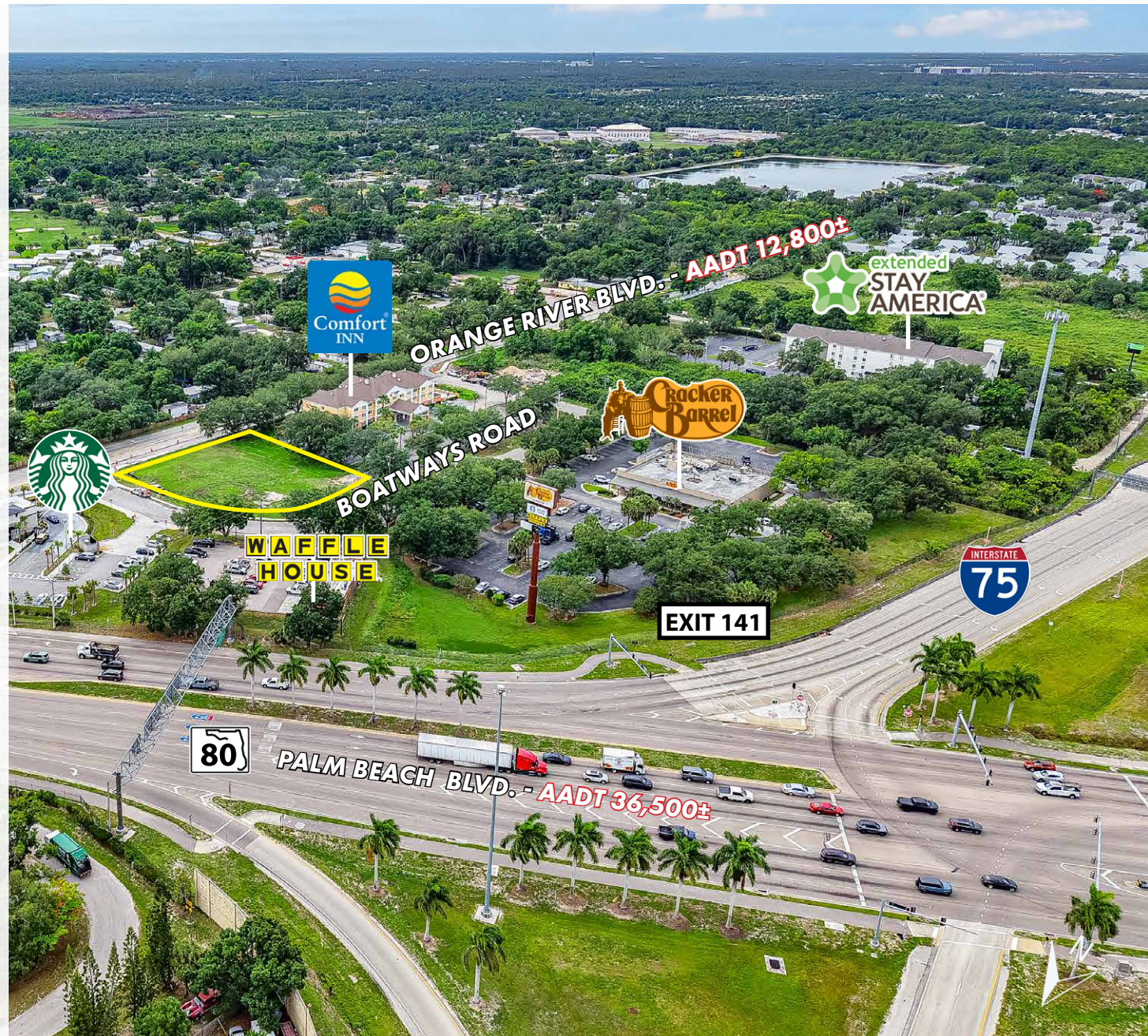
OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

LSI Companies is pleased to present this 0.74± acre build-to-suit or ground lease opportunity with immediate proximity to the I-75 and Palm Beach Boulevard/SR-80 interchange in Fort Myers, Florida.

Located at 4091 Boatways Road, the property benefits from strong interstate-driven traffic, established commercial activity, hotel adjacency, and nearby national brands including Starbucks, Waffle House, and Cracker Barrel. The site is well-suited for a smaller-format commercial user seeking visibility, access, and proximity to both local residents and interstate traffic along the I-75/SR-80 corridor.

Offered primarily as a build-to-suit opportunity, with long-term ground lease structures considered. Building size, parking configuration, and potential drive-thru layout can be customized to tenant specifications, subject to final site planning and municipal approval. Flexible lease structures available for qualified tenants, including rights to the remaining available panel on the existing pylon sign, providing visibility from both I-75 and SR-80.



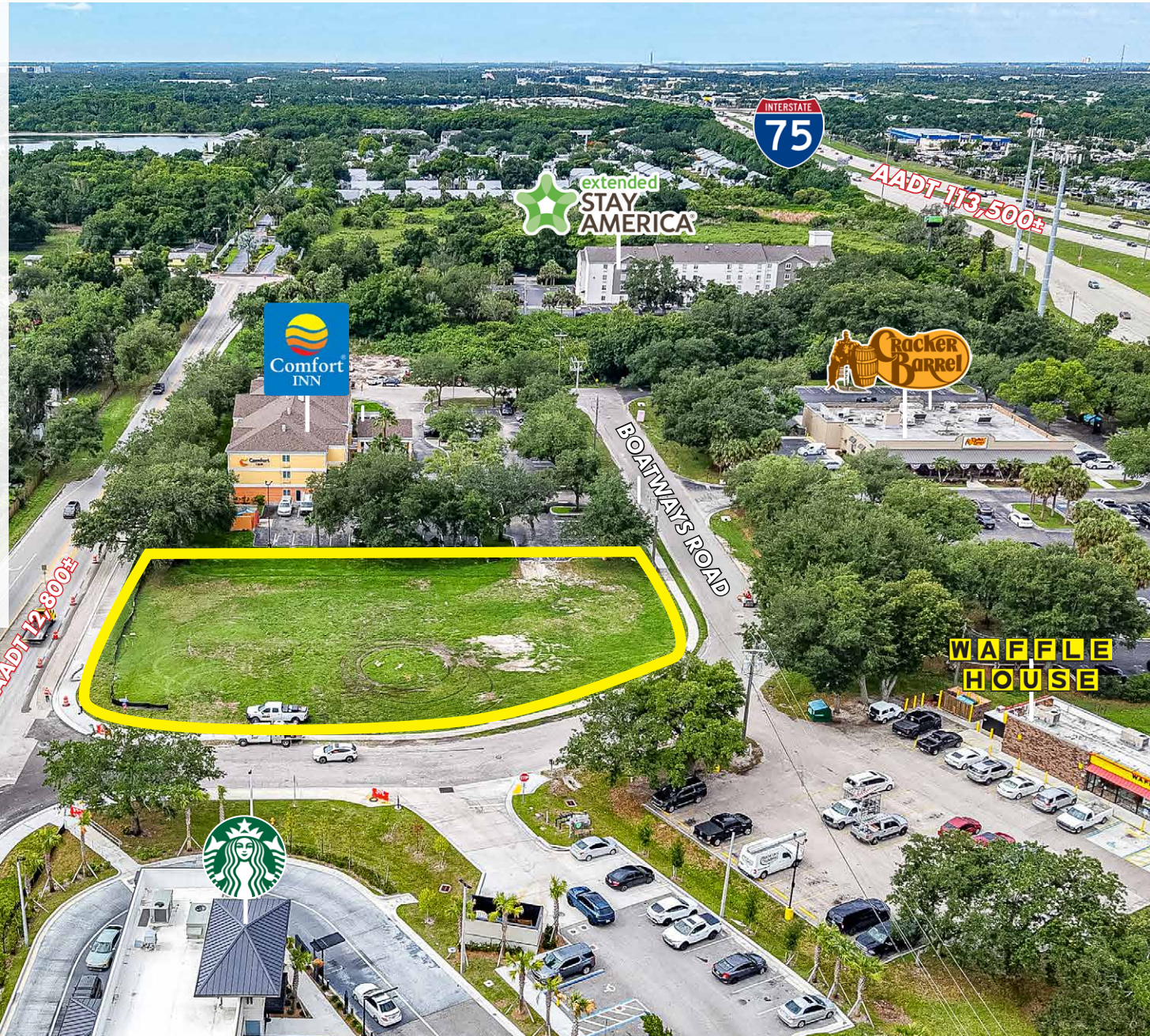
PROPERTY HIGHLIGHTS

- 0.74± Acre pad located within the Orange River Centre Retail CPD
- Immediate proximity to I-75 and Palm Beach Boulevard/SR-80 interchange
- Adjacency to national brands including Starbucks, Waffle House, and Cracker Barrel
- Hotel adjacency and established interstate-oriented commercial nearby
- Strong traffic counts with 113,500± AADT on I-75 and 36,500± AADT on Palm Beach Boulevard/SR-80
- Potential drive-thru layout (subject to site planning and approvals)
- Existing pylon sign visibility from I-75 and SR-80
- Frontage on Orange River Boulevard and Boatways Road
- Ideal for QSR, fast casual, quick-service automotive, convenience retail, or service-based users
- Well-positioned to serve both Fort Myers Shores residents and regional pass-through traffic



APPROVED USES

- Auto Parts Store
- Auto Repair and Service
- Automobile Service Station (Limited)
- Banks and Financial Establishments
- Bar or Cocktail Lounge
- Car Wash
- Cleaning and Maintenance Services
- Clothing Stores, General
- Day Care Center, Child and/or Adult
- Drive-thru Facility (for any permitted use)
- Drugstore
- Governmental Services
- Hardware Store
- Health Care Facility
- Laundry or Dry Cleaning
- Package Store
- Personal Services, All Groups
- Restaurant, All Groups
- Schools, Commercial
- Specialty Retail Shop

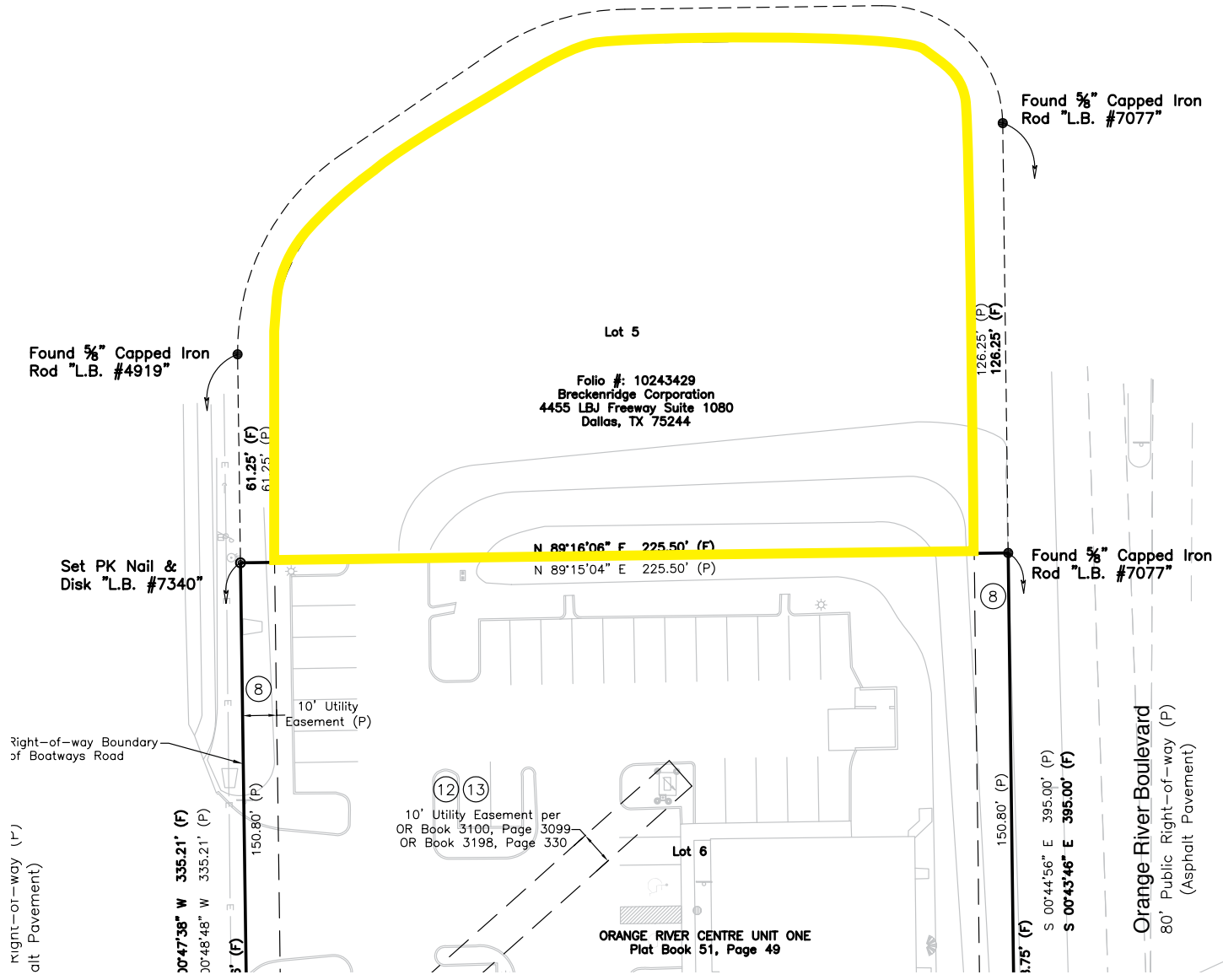


PROPERTY ACCESS



PROPERTY SURVEY

0'



RETAIL MAP



1. MORSE SHORES SHOPPING CENTER + NEARBY RETAIL



2. THE SHOPS AT VERANDAH



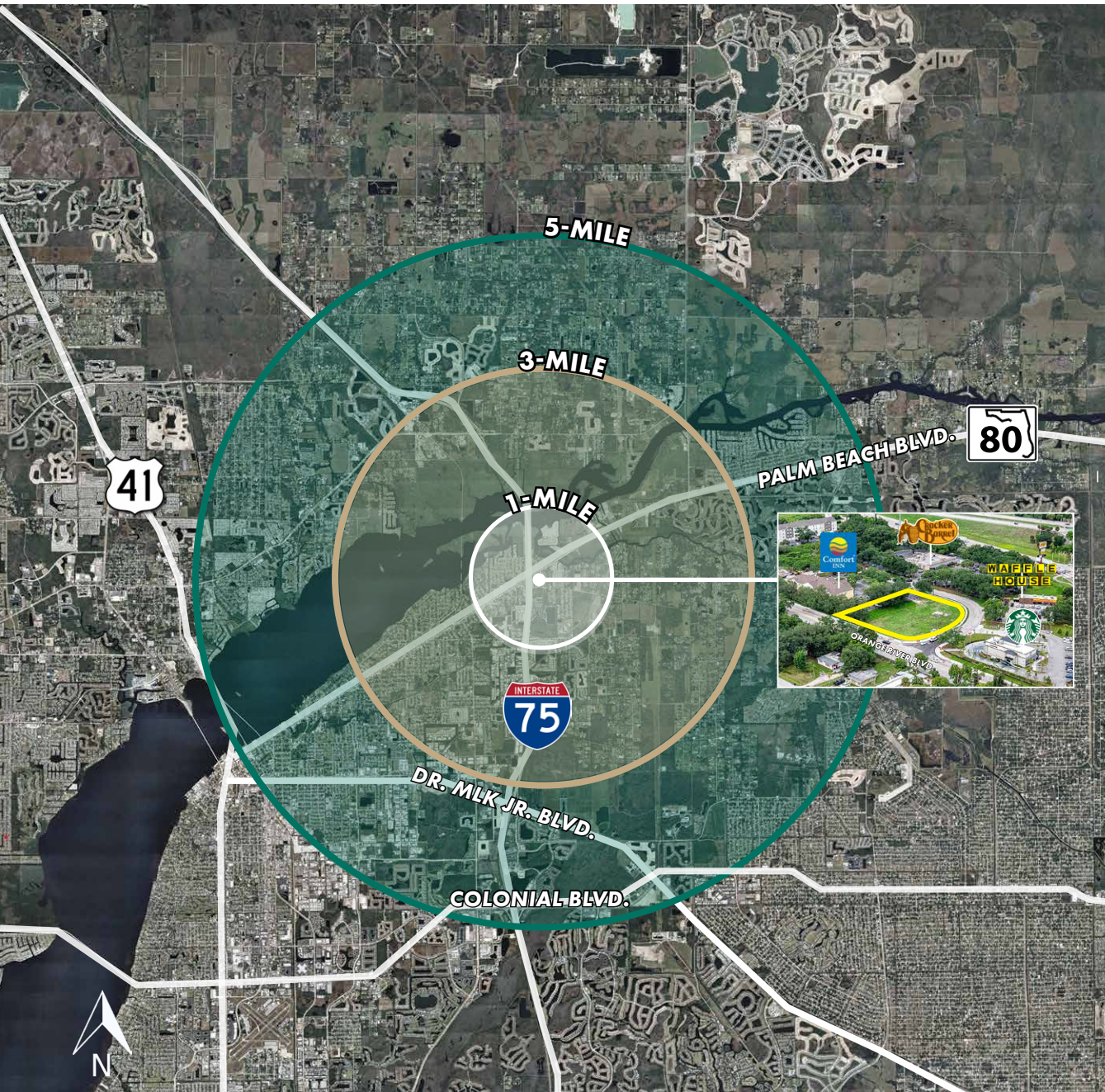
3. MARKET AT RIVERDALE SHOPPING CENTER



4. THE FORUM



DRIVE TIME MAP & DEMOGRAPHICS



1 MILE RADIUS

POPULATION



4,293

HOUSEHOLDS



1,731

MEDIAN INCOME



\$69,733

3 MILE RADIUS

POPULATION



24,252

HOUSEHOLDS



8,587

MEDIAN INCOME



\$62,229

5 MILE RADIUS

POPULATION



69,794

HOUSEHOLDS



26,755

MEDIAN INCOME



64,571

LOCATION MAP

LOCATION HIGHLIGHTS

- 0.1± miles to SR-80/Palm Beach Blvd.
- 0.2± miles to I-75
- 2.1± miles to Verandah
- 2.5± miles to Publix at The Shops at Verandah
- 2.1± miles to Bayshore Rd.
- 5± miles to SR-82/Dr. MLK Jr. Blvd
- 5.2± miles to Downtown Fort Myers
- 16.6± miles to RSW
- 25± miles to Punta Gorda



An aerial photograph of a commercial development site, overlaid with a semi-transparent teal filter. The image shows a large, mostly empty lot in the center, surrounded by various commercial buildings, including a Starbucks, and parking lots. A multi-lane road with traffic is visible in the background, along with a dense line of trees. The overall scene is a mix of developed and undeveloped commercial space.

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LIMITATIONS AND DISCLAIMERS

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