

## TREELINE AVE & COLONIAL BLVD

FORT MYERS, FL 33913



# DEVELOPMENT OPPORTUNITY FOR SALE

## PRIME LOCATION WITH FLEXIBLE ZONING

This 12.76± acre site offers a prime development opportunity along Treeline Avenue, just south of Colonial Boulevard and behind the Shoppes at Pelican Preserve. The zoning allows for a wide range of uses including retail, restaurant, hotel, office, and medical. The property is ideally positioned near major transportation routes, shopping, dining, and residential neighborhoods, with convenient access to I-75, Southwest Florida International Airport, and Florida Gulf Coast University.

**LAND SIZE**  
12.76± Acres

**PRICE**  
\$5,500,000

**ZONING**  
SDA - Special  
Development Area  
[Click Here for Uses](#)

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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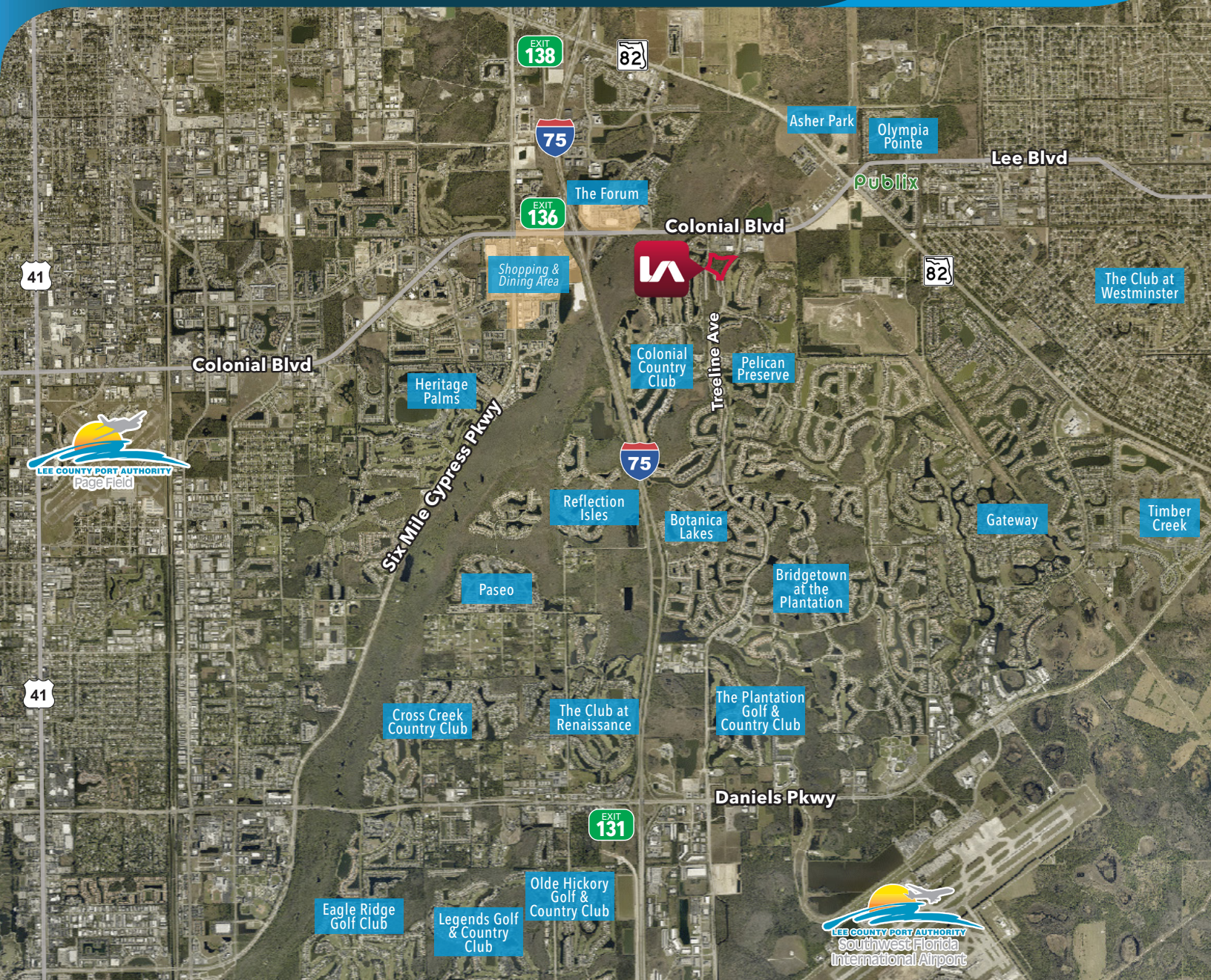
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YOUR LOCAL MARKET EXPERT  
7400 Trail Boulevard, Suite 101 | Naples, Florida 34108 | [Lee-FL.com](http://Lee-FL.com)







## PROPERTY HIGHLIGHTS

- Zoned for Retail, Restaurant, Hotel, Office & Medical Uses
- 1 Mile from I-75 (Exit 136)
- 1.5 Miles to Major Shopping, Dining & Entertainment
- Walking Distance to Local Conveniences
- Close to RSW Airport & Florida Gulf Coast University
- Surrounded by Residential Communities & Golf Courses

## LOCATION DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 POPULATION	1,079	25,996	92,785
HOUSEHOLDS	622	12,466	40,691
MEDIAN HOUSEHOLD INCOME	\$150,419	\$112,633	\$101,813
AVG. HOUSEHOLD INCOME	\$197,196	\$161,397	\$140,410
MEDIAN AGE	66.8	62.2	49.1

## TRAFFIC COUNTS

VOLUME (AADT)	YEAR
13,500 Treeline Ave	2024
56,500 Colonial Blvd	