



ST. JAMES CITY GENERAL STORE

3324 STRINGFELLOW ROAD | ST. JAMES CITY, FL 33956

MIXED USE WATERFRONT COMMERCIAL & RESIDENTIAL

FOR SALE



1614 Colonial Blvd #101
Fort Myers, FL 33907
LQCRE.COM

HUCK HAGERTY
Associate

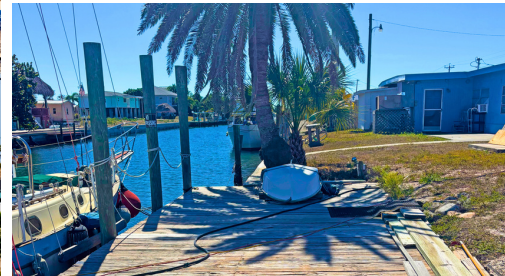
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Mixed-Use Waterfront Commercial & Residential For Sale


LQ Commercial
REAL ESTATE SERVICES
LQCRE.COM



- Mixed-use waterfront commercial market for sale in Southwest Florida.
- Flexible acquisition structure: real estate only or real estate with business.
- Dual-access visibility: 120'± waterfront + dock = road frontage and boat traffic.
- Includes residential unit for supplemental income or management housing.
- Established local draw / customer base.
- Transferable beer, wine, lottery licenses (subject to approval).
- Value-add investment through operational optimization.
- Potential expansion: marine retail, prepared food, café, bait/tackle and more.

PROPERTIES.LQCRE.COM/ST-JAMES-GENERAL-STORE



**CALL FOR
PRICE**



**4,389
SF**



**0.33
AC**



**120'
WATERFRONT**



**ZONED
C-1**



**1959
BUILT**



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ASSET

ST. JAMES CITY GENERAL STORE

Mixed-use waterfront property consisting of:

- Operating general store/market
- Rear single residential apartment unit
- $\pm 120'$ waterfront frontage
- Private dock with boating access
- On-site parking
- Beer and wine license (transferable upon State approval)
- Florida Lottery license (transferable upon State approval)

This property may be acquired as:

- Real estate only *or*
- Turnkey business with inventory, goodwill, license transfers

Building configuration allows for retail operations in front with income-producing or owner-occupied apartment in the rear.

Dock and waterfront exposure provides upside potential for expanded, marine-oriented use.



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LOCATION

ST. JAMES CITY GENERAL STORE

Situated in the heart of St. James City on Pine Island along Stringfellow Road, the property benefits from favorable visibility along the island's main north-south corridor.

St. James City is a destination-driven waterfront community known for boating, fishing, seasonal tourism, and a year-round residential base.

Stringfellow Road serves as the islands' primary commercial spine; strategic for retail and service use. Surroundings include marinas, boat ramps/charters, restaurants, and waterfront residential neighborhoods.

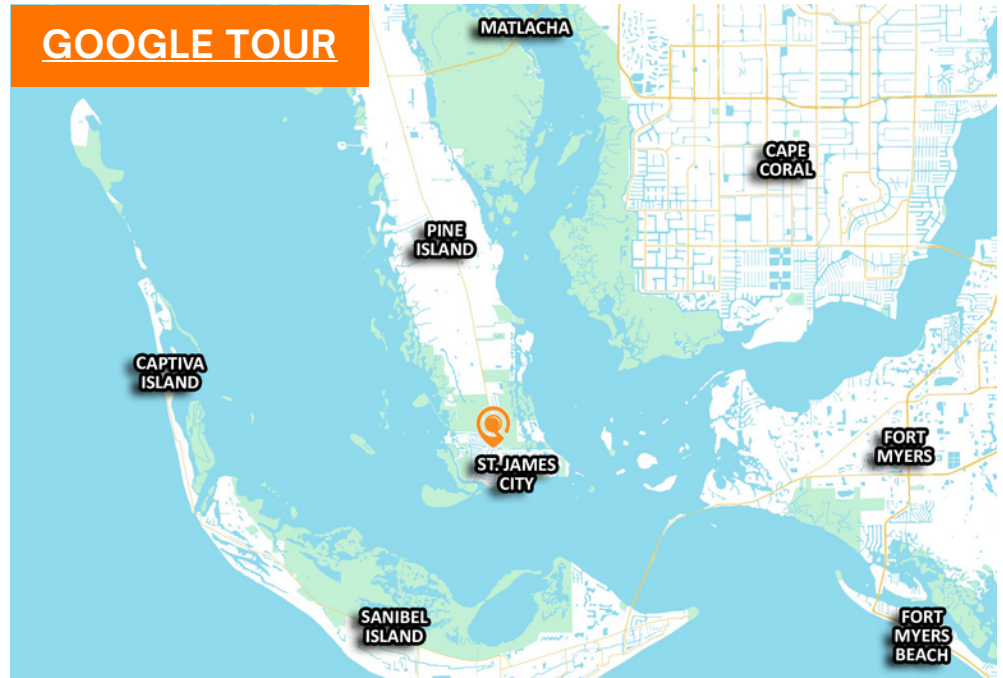
Minutes from Pine Island Sound, Sanibel, Captiva, and Boca Grande (by boat), and within one of Southwest Florida's most authentic Old Florida enclaves.

Pine Island is one of the last remaining low-density waterfront communities in Lee County, Florida. Unlike other coastal areas, Pine Island intentionally maintains limited commercial inventory to restrict new development and support local business.

This limited supply of commercially-zoned waterfront property enhances long-term value stability and repositioning potential.

The site includes $\pm 120'$ of waterfront frontage (dock) access, offering road and water connectivity; a rare combination in this submarket. **Opportunity for assemblage with abutting lots!**

GOOGLE TOUR



5-MILE POPULATION

9,106



5-MILE HH INCOME

\$138,031



5-MILE HOUSEHOLDS

4,586



5-MILE EMPLOYEES

3,176