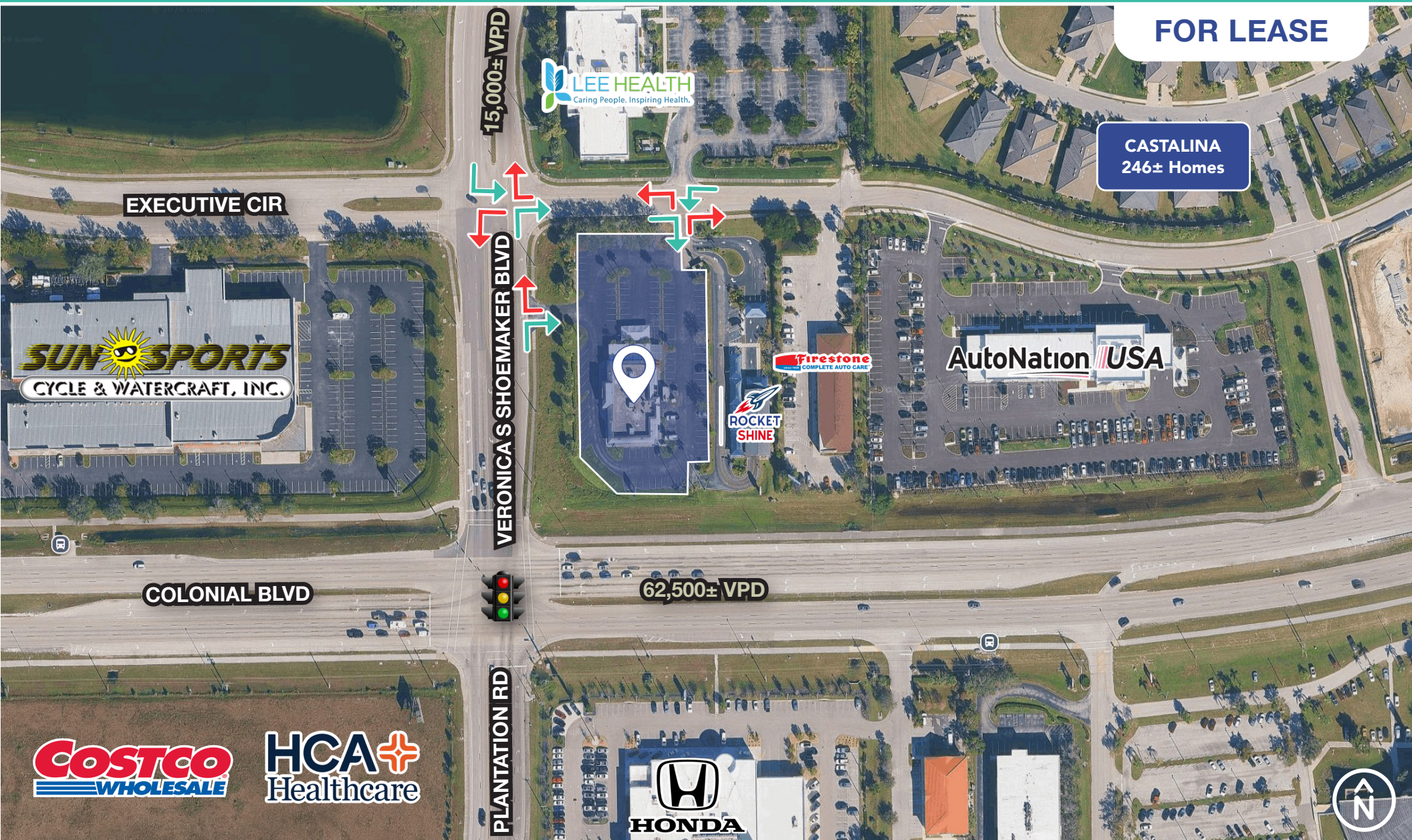


RESTAURANT/REDEVELOPMENT OPPORTUNITY

4451 VERONICA S SHOEMAKER BLVD, FORT MYERS, FL 33916

FOR LEASE

CASTALINA
246± Homes



Tony Mangione
Partner
239.504.1218
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Tim Schneider
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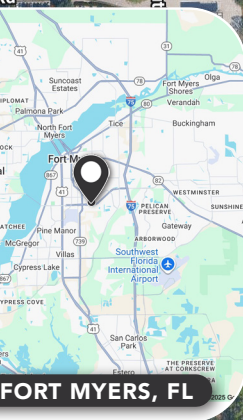
TCG RESTAURANT/REDEVELOPMENT OPPORTUNITY

4451 VERONICA S SHOEMAKER BLVD • FORT MYERS, FL 33916



2 Miles to
41

2.5 Miles to
75



2026 DEMOGRAPHICS

4451 S VERONICA SHOEMAKER BLVD

	1 MILE	3 MILE	5 MILE
AVERAGE H.H INCOME	\$113,987	\$103,131	\$113,333
POPULATION	11,777	65,347	141,210
EMPLOYMENT DENSITY	5,037	54,689	108,199

PROPERTY FEATURES

PRICE	Call for Details
BUILDING	8,658± SF
LAND	1.59± AC
ZONING	CI - Commercial Intensive (City of Fort Myers)
PARKING	114 Spaces
LOCATION	The subject site is located on the NEC of Colonial Blvd & Veronica S Shoemaker Blvd



TrinityCRE.com
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This information is considered accurate, but not guaranteed.

