

RETAIL/OFFICE/SHOWROOM

4750 BAYLINE DR, N. FORT MYERS, FL 33917

FRONTING BAYSHORE ROAD



FOR LEASE: \$13.50/sf + \$4.50NNN
\$3,612/MONTH PLUS SALES TAX

ABOUT THE PROPERTY

2,408± SF retail/office/showroom space. Ideal for a distribution or service business with a retail component or office showroom. Excess parking available for service vehicles .

PROPERTY FEATURES

- Unit 2: 2,408± SF
Retail/Office/Showroom
- Land Size: 1.42± Acres
- Zoning: C-1A (Lee County)
- Year Built: 1976
- 40 Parking Spaces
- Pylon Signage
- 2023 Traffic Count: 32,500 AADT
- Strap #02-44-01-00013.0010



Fronting Bayshore Road with easy access to I-75 (Exit 143) and US 41, just east of Business 41.

JIM BOBACK, CCIM

Boback Commercial Group - Broker/Owner
C 239-565-2616 • O 239-466-7770
JB@BobackCommercialGroup.com
www.BobackCommercialGroup.com

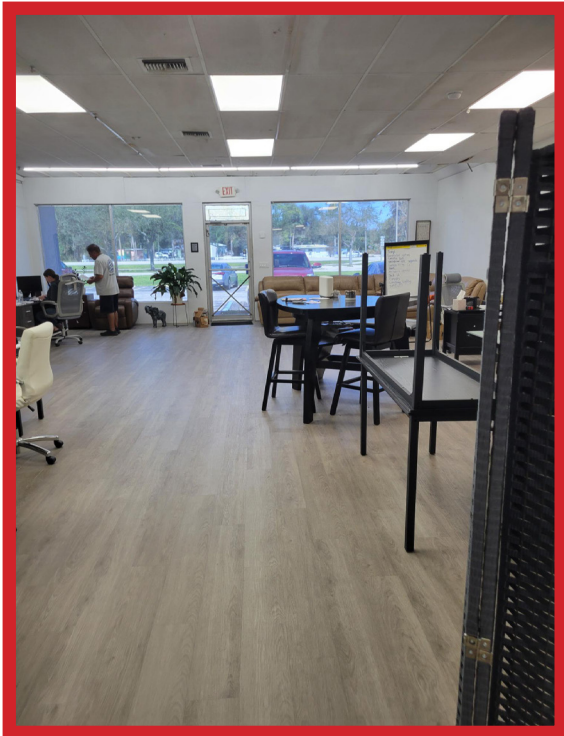
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Approved Zoning Uses (Partial List)

- Place of Worship
- Daycare/Adult Care
- Funeral Home/without cremation
- Contractors, Trades (no outside storage)
- Food Stores
- Furniture new, used or rental, appliances, flooring
- Pawn Shop
- Business Services
- General Retail
- Used Merchandise
- Fitness Studio
- Health Care, Home Health
- Social Services
- Repair, no automotive
- Auto Parts
- Office
- Call Center
- Restaurant
- School



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