



BRANTLEY ROAD - AADT 5,600±

SUMMERLIN ROAD - AADT 35,000±

LSI
COMPANIES

OFFERING MEMORANDUM

1539 BRANTLEY ROAD

0.52 ACRE DEVELOPMENT SITE WITH BUILD-TO-SUIT OPTIONS - FORT MYERS, FL

PROPERTY SUMMARY

Property Address: 1539 Brantley Road #2
Fort Myers, FL 33907

County: Lee

Property Type: Vacant Commercial

Property Size: 0.52± Acres | 22,521± Sq. Ft.

Zoning: Commercial (CS-1)

Future Land Use: Intensive Development

Flood Zone: AE (8' EL)

Tax Information: \$3,002 (2025)

STRAP Number: 14-45-24-44-00000.0020

LIST PRICE:

\$395,000

Please inquire for build-to-suit and
long-term lease terms

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SALES EXECUTIVE



Christi Pritchett
Senior Broker Associate



DIRECT ALL OFFERS TO:

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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.

EXECUTIVE SUMMARY



LSI Companies is pleased to present this premier commercial lot within Brantley Commons professional park.

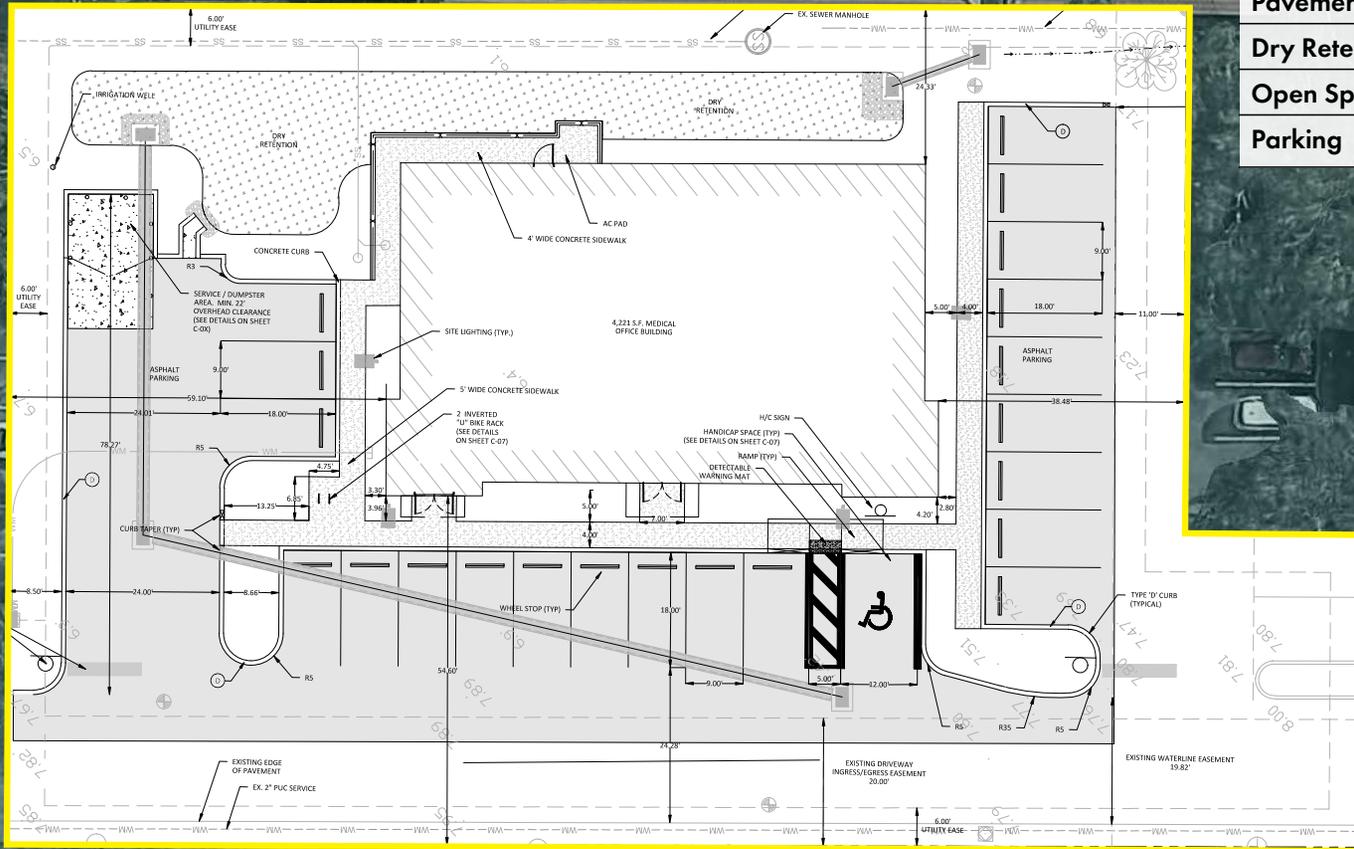
This location offers visibility from Summerlin Road with average daily traffic counts of 35,000. Located within an established medical and office pocket that is well situated to serve all of Lee County. This half-acre site is part of the Brantley Commons Land Condominium.

The site has been programmed for a 4,209 Sq. Ft. medical/professional office with 22 parking spaces (at the 5 spaces per 1,000 Sq. Ft. ratio) and associated dry retention. The Seller will consider a traditional sale, or a build-to-suit for qualified tenants with long-term lease or purchase options.

SITE PLAN

DEVELOPMENT PARAMETERS

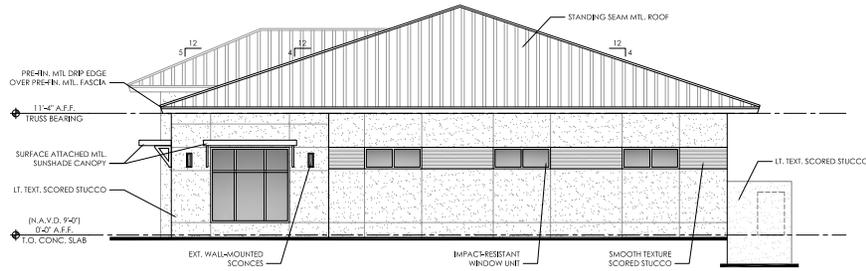
Lot Size	25,510 Sq. Ft.
Building Size	4,221 Sq. Ft.
Pavement	8,814 Sq. Ft.
Dry Retention	1,680 Sq. Ft.
Open Space	10,796 Sq. Ft.
Parking	22 spaces



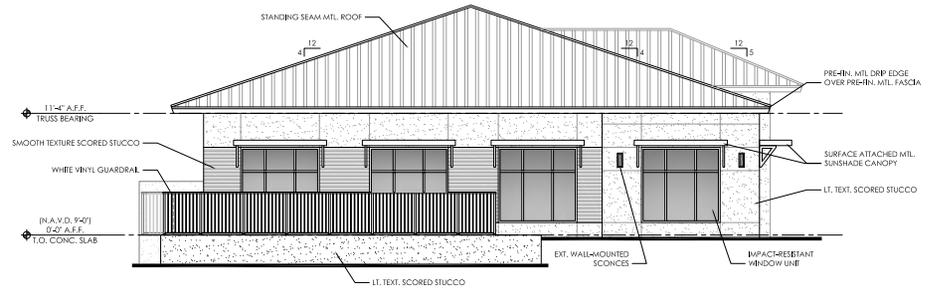
BUILDING ELEVATIONS



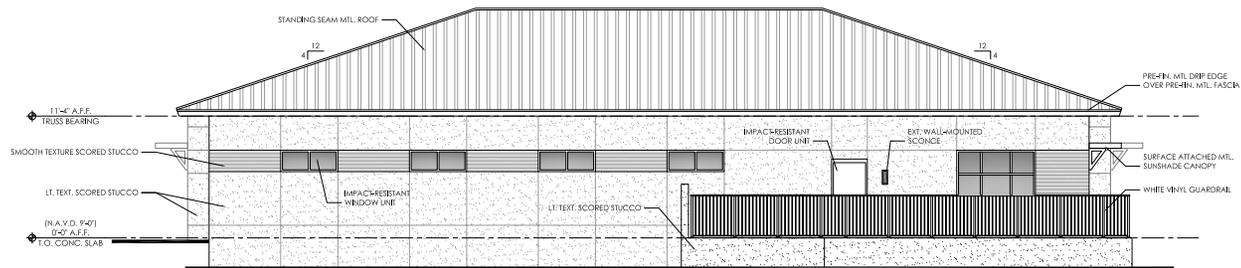
WEST ELEVATION
SCALE: 3/16" = 1'-0"



SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

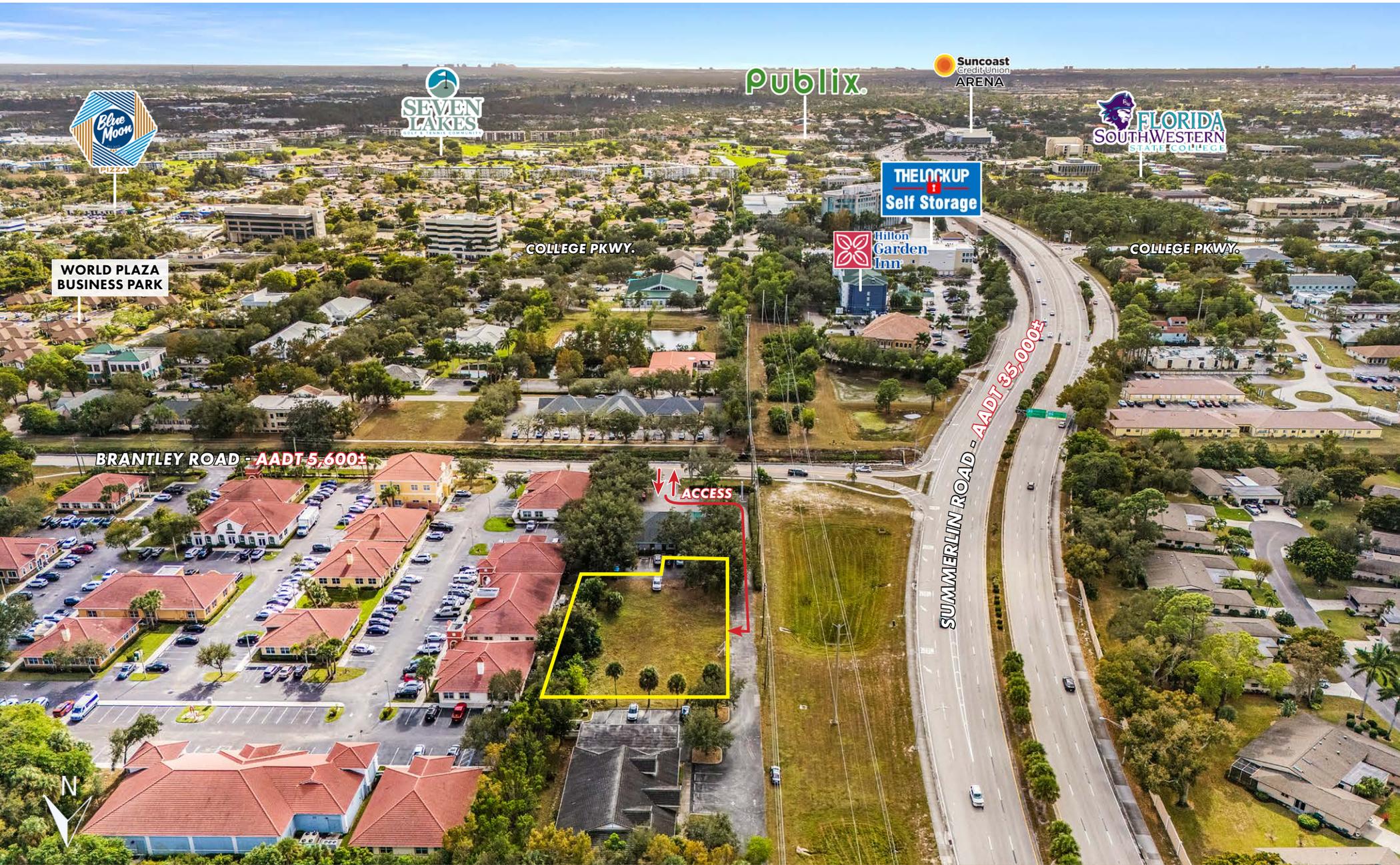


NORTH ELEVATION
SCALE: 3/16" = 1'-0"



EAST ELEVATION
SCALE: 3/16" = 1'-0"

PROPERTY AERIAL



PROPERTY AERIAL



PROPERTY AERIAL





Providing more than construction, Stevens Construction helps clients navigate everything associated with the development of a project including site evaluation, due diligence, design team selection, budgeting, scheduling, cost-savings suggestions and permitting. With offices in Orlando and headquarters in Fort Myers, Stevens Construction guides clients through the entire development and construction process, allowing them to make educated decisions which provide superior construction, saves money, time and creates the best experience possible.

Earning accolades such a Contractor of the Year, Large Business of the Year and Great Place to Work Certification, Stevens Construction has specialized in construction management of commercial and healthcare projects since our 2003 inception. Additionally, in 2018, Stevens Construction expanded operations with a special projects division focusing on projects under \$1M, which include tenant improvements, renovations, repairs and expansions.

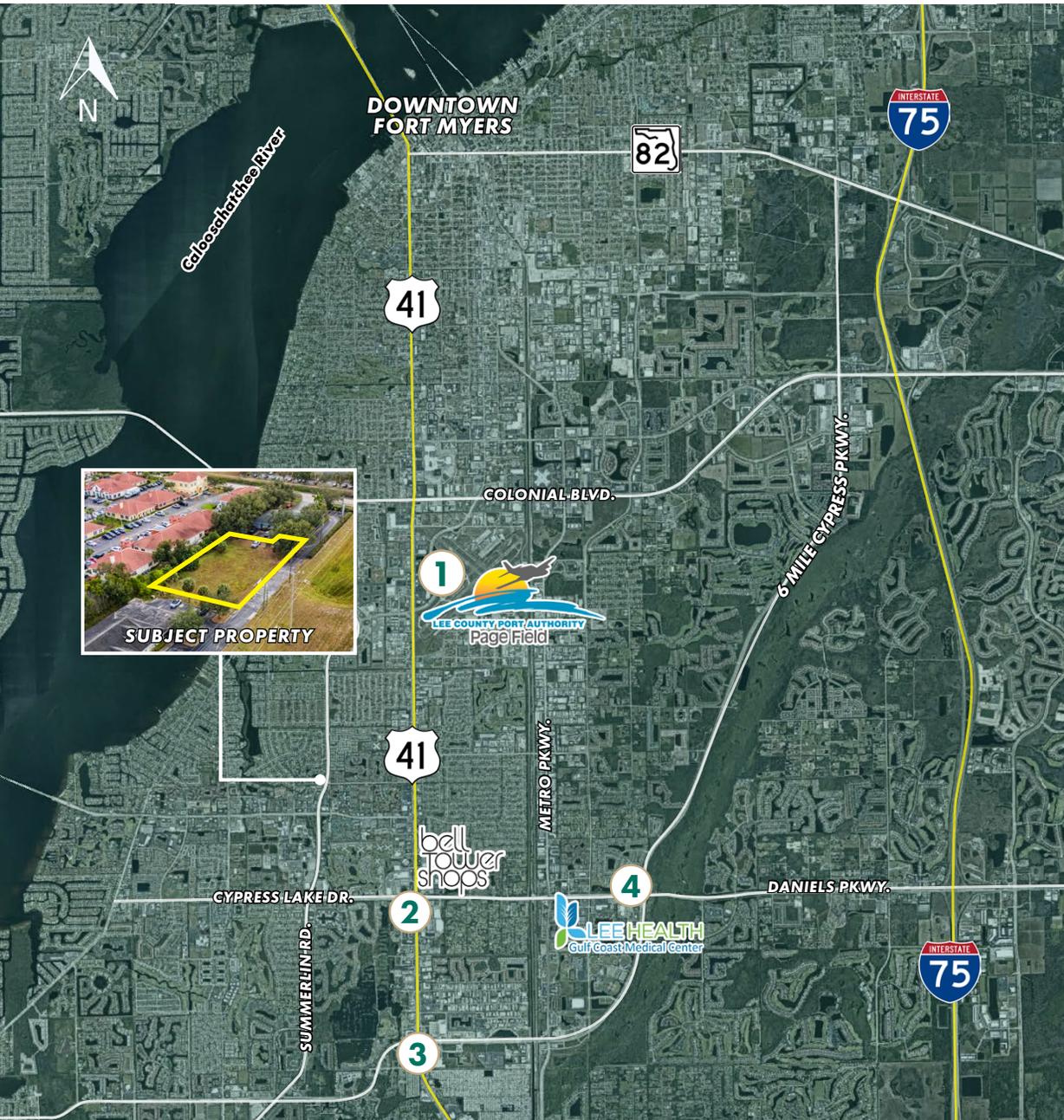
Stevens is known for their knowledge and understanding of the latest compliance issues in healthcare construction and the expectations of clients, staff and patients. They have provided construction services to some of the most notable facilities in Southwest Florida, including: Associates in Nephrology at Hope Preserve, Performance Optimal Health in Naples, Zavada Dental in Naples, the Richard M. Schulze Family Foundation Cancer Clinic in Bonita Springs, the Kari Mann Dental Studio in Cape Coral, Premier Womens Care in Cape Coral, Orthopedic Specialists of SWFL in Fort Myers, The Med Spa in Estero, the Surgical Healing Arts Center in Fort Myers and dozens more across this region.

DEVELOPER INFORMATION

CURRENT COMPLETED PROJECTS



RETAIL MAP



1. PAGE FIELD COMMONS



2. BELL TOWER SHOPS & CYPRESS LAKE PLAZA



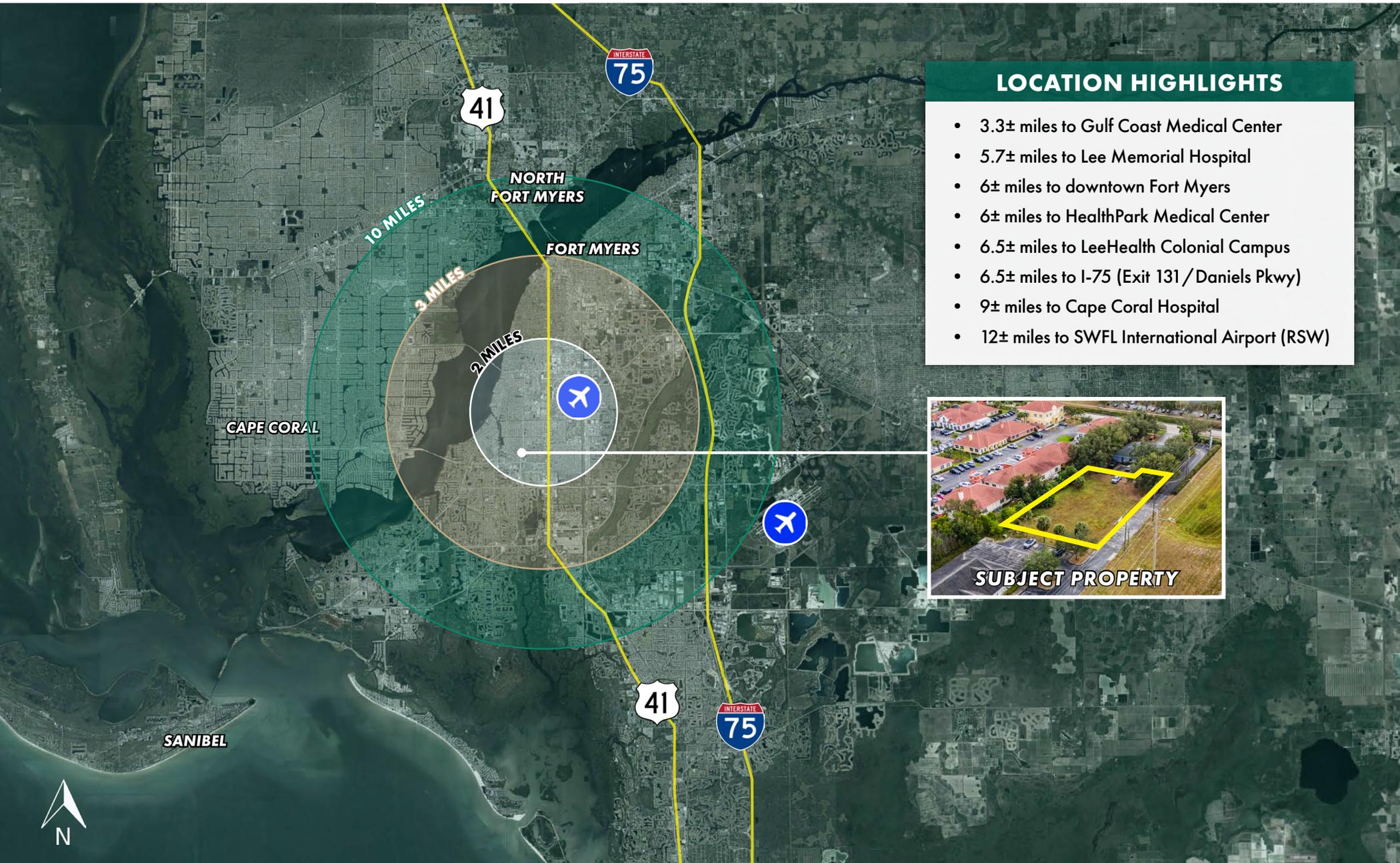
3. GLADIOLUS DR. & US-41



4. DANIELS PARKWAY



LOCATION MAP



LOCATION HIGHLIGHTS

- 3.3± miles to Gulf Coast Medical Center
- 5.7± miles to Lee Memorial Hospital
- 6± miles to downtown Fort Myers
- 6± miles to HealthPark Medical Center
- 6.5± miles to LeeHealth Colonial Campus
- 6.5± miles to I-75 (Exit 131 / Daniels Pkwy)
- 9± miles to Cape Coral Hospital
- 12± miles to SWFL International Airport (RSW)





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