



LSI
COMPANIES

OFFERING MEMORANDUM

TAMIAAMI TRAIL COMMERCIAL CENTER

1.83± ACRE COMMERCIAL DEVELOPMENT OPPORTUNITY - FORT MYERS, FL

PROPERTY SUMMARY

Property Address: 19650/30 S. Tamiami Trail
& 4230 Elwood Road
Fort Myers, FL 33967

County: Lee (Unincorporated)

Property Type: Improved Commercial/Redevelopment

Property Size: 1.83± Total Acres
- Parcel 1: 1.08± Acres
- Parcel 2: 0.51± Acres
- Parcel 3: 0.24± Acres

Building Sizes: Building 1 - 1,898± Sq. Ft.
Building 2 - 2,820± Sq. Ft.

Zoning: Commercial General (CG)
Agricultural 2 (AG-2)
Community Commercial (CC)

Future Land Use: Urban Community

Tax Information: \$11,522.64 (2025 Combined)

STRAP Number: 20462500000050000;
20462500000020010;
20462500000020000

LIST PRICE:

\$2,495,000

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SALES EXECUTIVES



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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.

LSI Companies is pleased to present Tamiami Commercial Center, three parcels totaling 1.83± acres along S. Tamiami Trail (US-41), one of Southwest Florida's most heavily traveled commercial corridors.

Located within the Estero/South Fort Myers submarket, Tamiami Trail Commercial Center offers a unique opportunity for both developers or owner-users and investors. The property is partially occupied with flexible lease terms allowing a purchaser to offset expenses while finalizing future development plans, or accommodate an owner-user seeking quick occupancy. Additionally, its designation as a Qualified Opportunity Zone offers eligible developers and investors to leverage potential tax advantages and zoning relief through redevelopment. The assemblage's hard-corner configuration, roadway frontage, and multiple access points add to the site's underlying land value and potential for long-term appreciation.

The site's commercial zoning and Central Urban FLU designation support higher-intensity commercial and residential redevelopment. The site also benefits from proximity to key regional demand drivers with convenient access to multiple I-75 interchanges providing connection to both greater Lee and Collier Counties. Surrounded by thousands of existing rooftops with limited availability of comparable infill sites, the subject property is well-positioned for a national and regional developers or owner-uses businesses to capitalize on the growth along Southwest Florida's primary growth corridors.

KEY HIGHLIGHTS

- 4,718± Total Sq. Ft. across 1.83± acres
- Located within Qualified Opportunity Zone
- Strong year-round traffic with seasonal tourist peaks
- Multiple access points along US-41
- Zoning allows for a broad range of retail, restaurant, service, and commercial uses
- Future Land Use supports residential redevelopment

EXECUTIVE SUMMARY



PROPERTY HIGHLIGHTS

- Property Size: 1.83± acres combined
 - 3 parcels, bifurcated by Elwood Road
- Zoning:
 - Parcel 1: Commercial General (CG)
 - Parcel 2: Community Commercial (CC)
 - Parcel 3: Agricultural (AG-2)
- Future Land Use: Urban Community
- Flood Zone: X
- Located within Qualified Opportunity Zone
- 360± combined linear feet along US-41

BUILDING HIGHLIGHTS

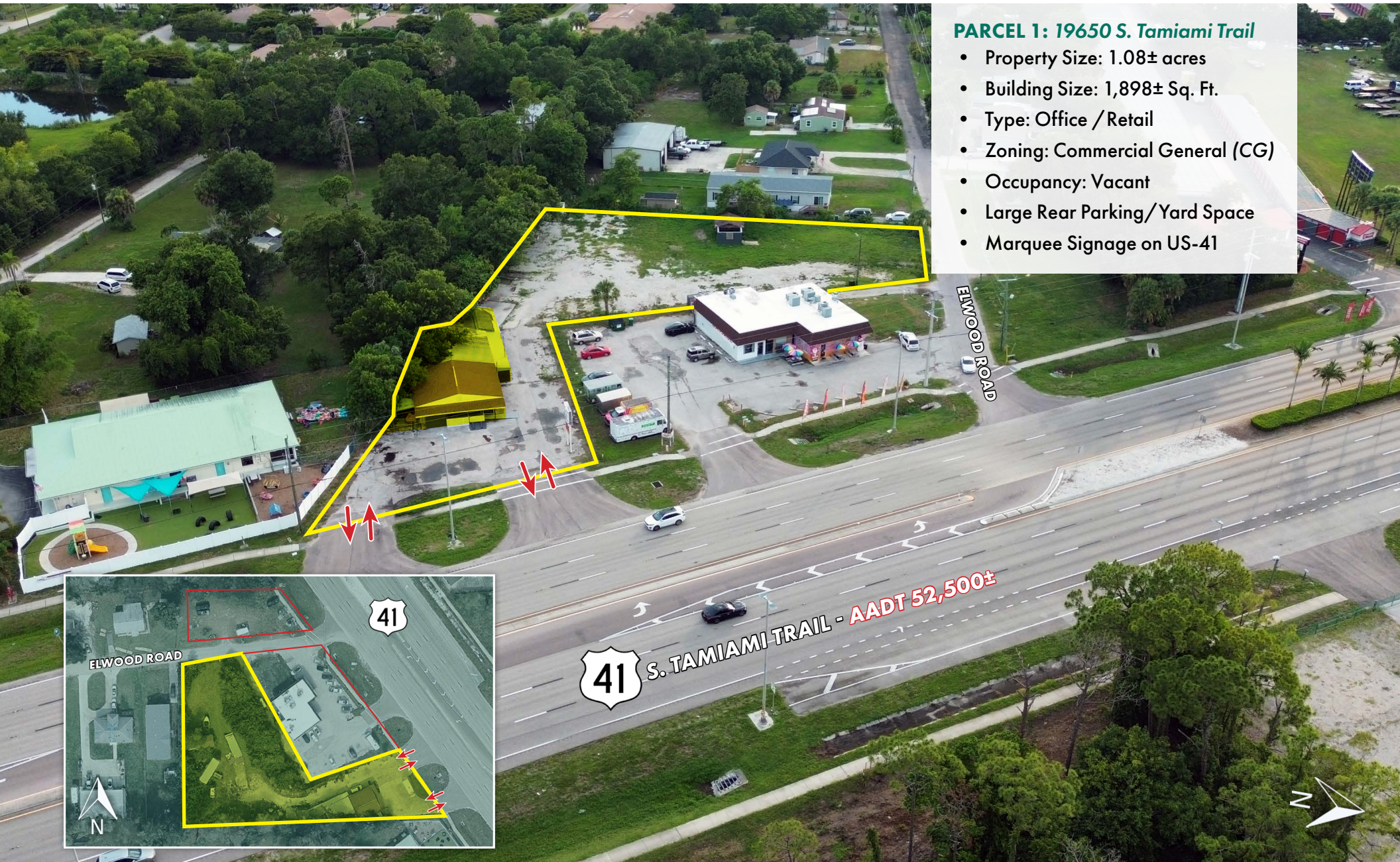
- Building Sizes:
 - BLG 1: 1,898± Sq. Ft. (Vacant Office/Retail)
 - BLG 2: 2,820± Sq. Ft. (Occupied-Retail)
- Flexible lease terms allow a purchaser to off-set expenses while finalizing future development plans
- Commercial zoning and future land use support redevelopment to various commercial, medical and residential uses



PARCEL HIGHLIGHTS

PARCEL 1: 19650 S. Tamiami Trail

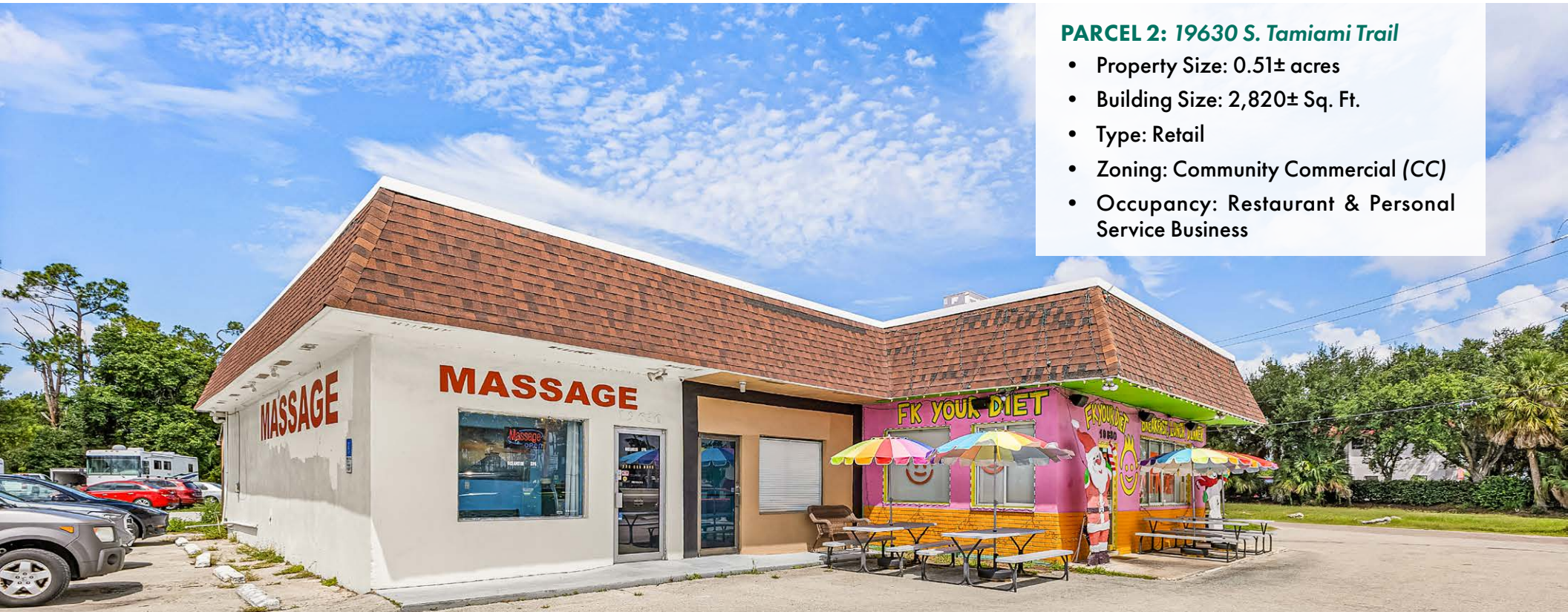
- Property Size: 1.08± acres
- Building Size: 1,898± Sq. Ft.
- Type: Office / Retail
- Zoning: Commercial General (CG)
- Occupancy: Vacant
- Large Rear Parking/Yard Space
- Marquee Signage on US-41



PARCEL HIGHLIGHTS

PARCEL 2: 19630 S. Tamiami Trail

- Property Size: 0.51± acres
- Building Size: 2,820± Sq. Ft.
- Type: Retail
- Zoning: Community Commercial (CC)
- Occupancy: Restaurant & Personal Service Business



PARCEL HIGHLIGHTS

PARCEL 3: 4230 Elwood Road

- Property Size: 0.24± acres
- Type: Land
- Zoning: Agricultural (AG-2)
- Occupancy: Vacant



APPROVED USES

APPROVED USES UNDER CG/CC:

- Administrative Office
- Medical Office
- Animal Clinic
- Auto Part Store
- Auto Service/ Repair (Group I)
- Bank
- Boat Part Store
- Business Services
- Daycare
- Healthcare Facility (Group III)
- Personal Services
- Restaurant (Group I-IV; Fast Food; QSR)
- Schools
- Storage; Indoor & Open
- Mini Warehouse (SE)

APPROVED USES UNDER AG-2

- Administrative Office
- Essential Services
- Accessory Uses, Buildings
- Accessory Parking

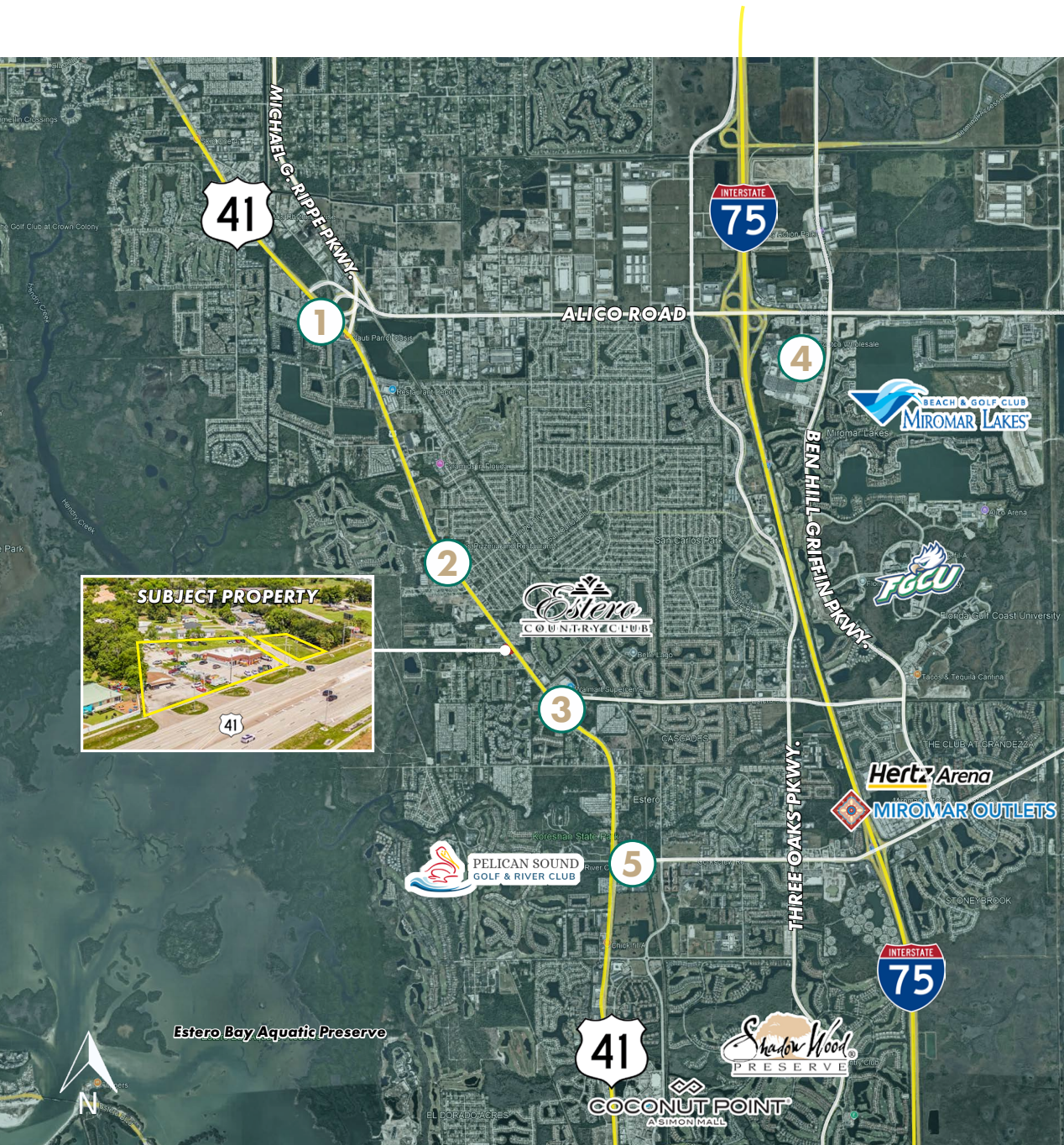
Please inquire for a full list of approved uses



PROPERTY AERIAL



RETAIL MAP



1. ALICO COMMONS



2. SAN CARLOS PLAZA/GRAND BAY PLAZA



3. ESTERO PKWY./US-41 INTERSECTION



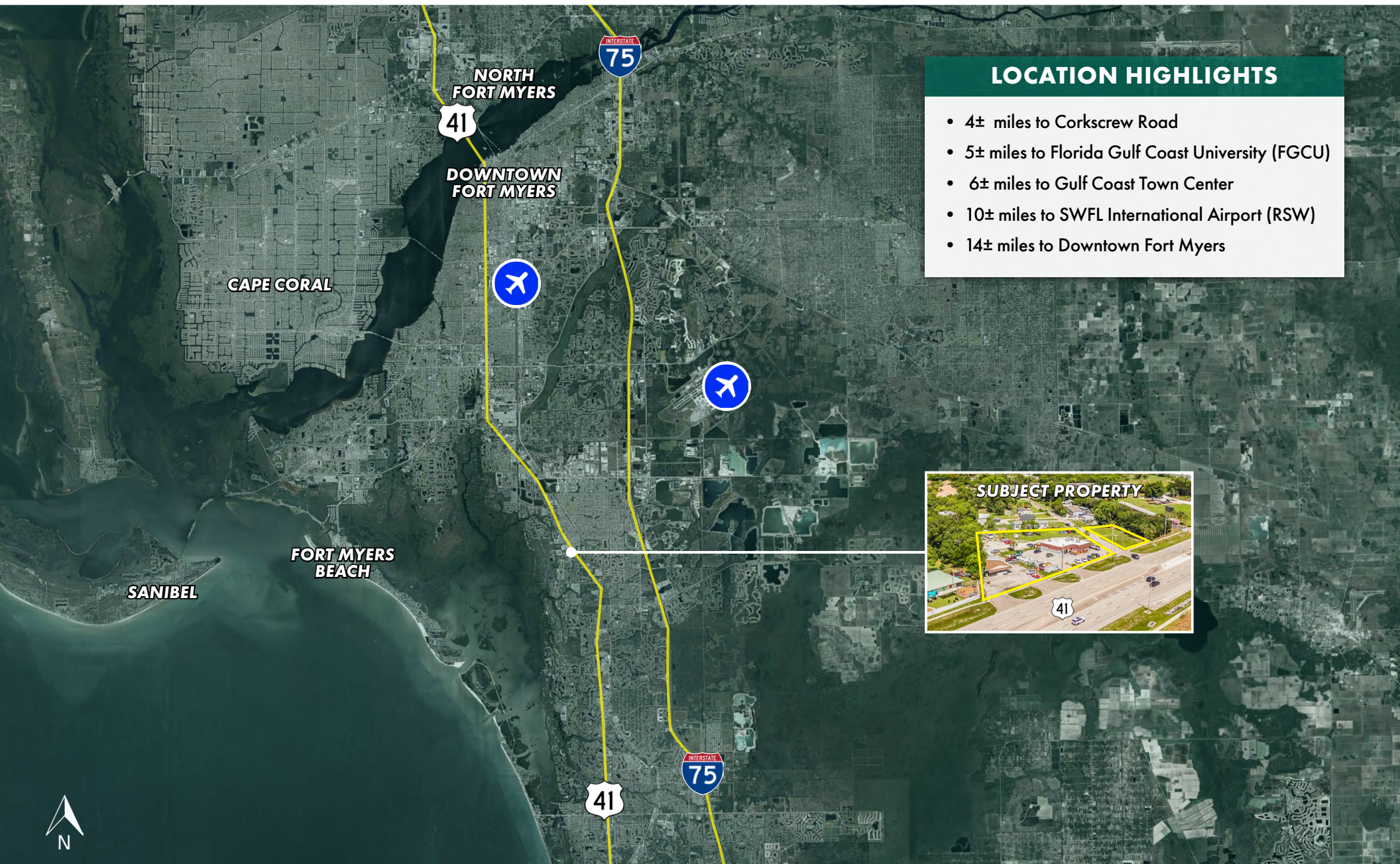
4. GULF COAST TOWN CENTER



5. CORKSCREW VILLAGE



LOCATION



LOCATION HIGHLIGHTS

- 4± miles to Corkscrew Road
- 5± miles to Florida Gulf Coast University (FGCU)
- 6± miles to Gulf Coast Town Center
- 10± miles to SWFL International Airport (RSW)
- 14± miles to Downtown Fort Myers





LIMITATIONS AND DISCLAIMERS

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