PRIME DEVELOPMENT SITES
TWO LOTS REMAINING | 36± ACRES

FOR SALE

10200, 10260 & 10500 METRO PARKWAY, FORT MYERS, FL 33966

LOCATION: Just south of the intersection of Metro Parkway and Colonial Blvd

ZONING: 10200: CI - Commercial Intensive, Allows a variety of commercial uses as well as 40 dwelling units/acre & 70’/5-stories high, subject to Lee County Port Authority approval & 10260 & 10500: MU - Mixed Use, owner is in process of rezoning to CI (City of Fort Myers)

F.L.U.: CC - Commercial Corridor

DEVELOPMENT SITES
10200 Metro Parkway, a CI zoned parcel, is suitable for a variety of commercial uses including but not limited to self storage, car dealership, auto repair, as well as up to 40 units/acre residential. 10260 & 10500 Metro Parkway are zoned MU, which allows for a variety of commercial uses. Ideal location with each parcel offering frontage on Metro Parkway, just south of the Colonial Boulevard intersection and quick and easy access to all major corridors. This area is experiencing explosive residential and commercial growth with many single-family and apartment developments just moments away. High retail concentration area with a mix of top national brands offering shopping, dining and entertainment venues.

The information contained herein was obtained from sources believed reliable. CRE Consultants makes no guarantees, warranties or representations as to the completeness or accuracy thereof, and is subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

08/25/22
HIGHLIGHTS

- Two remaining parcels offer 1,480± frontage on Metro Parkway
- Central location within close proximity to Page Field Airport, Southwest Florida International Airport, I-75 and US 41
- Certain development restrictions apply by Lee County Port Authority

CONTACT

FRED KERMANI, CCIM, AIA
Partner
239.659.4960
Fred.Kermani@CREConsultants.com
www.CREConsultants.com/FredKermani

The information contained herein was obtained from sources believed reliable. CRE Consultants makes no guarantees, warranties or representations as to the completeness or accuracy thereof, and is subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

2022 DEMOGRAPHICS

<table>
<thead>
<tr>
<th></th>
<th>1 MILE</th>
<th>3 MILES</th>
<th>5 MILES</th>
</tr>
</thead>
<tbody>
<tr>
<td>EST. POPULATION</td>
<td>4,648</td>
<td>73,008</td>
<td>146,296</td>
</tr>
<tr>
<td>EST. HOUSEHOLDS</td>
<td>2,047</td>
<td>31,348</td>
<td>64,925</td>
</tr>
<tr>
<td>EST. MEDIAN HOUSEHOLD INCOME</td>
<td>$50,769</td>
<td>$56,716</td>
<td>$62,848</td>
</tr>
<tr>
<td>TRAFFIC COUNTS (2021)</td>
<td></td>
<td>36,000 AADT</td>
<td></td>
</tr>
</tbody>
</table>
FOR SALE
10200, 10260 & 10500 METRO PARKWAY, FORT MYERS, FL 33966

PRIME DEVELOPMENT SITES
TWO LOTS REMAINING | 36± ACRES

HEIGHT RESTRICTIONS

BUILDING RESTRICTIONS

CONTACT
FRED KERMANI, CCIM, AIA
Partner
239.659.4960
Fred.Kermani@CREConsultants.com