

6200 Bayshore Rd. North Fort Myers, FL



COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA



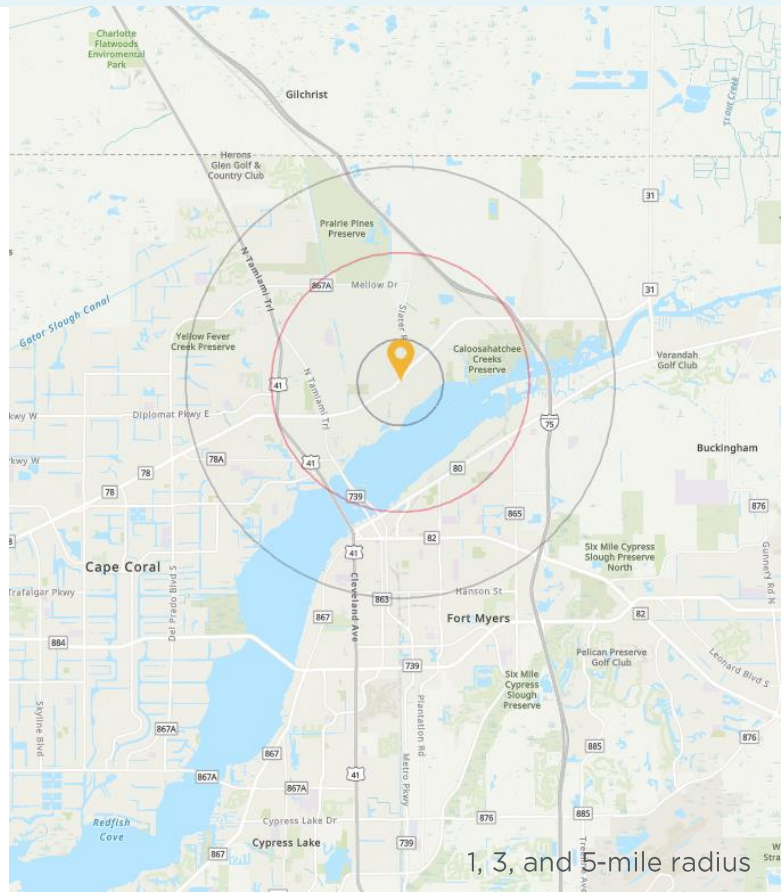
FOR SALE

3.90 acres

\$775,000

Property Highlights

- ±275' of direct frontage on Bayshore Rd.
- CPD zoning approved for 45+ commercial uses
- High traffic counts on Bayshore Rd of 43,000+ AADT
- Centrally located between US-41 and I-75
- Previously developed lot with some utilities available to site
- Located in a high commercial and residential growth trade area
- 43,000+ households within a 5-mile radius
- 6.5% increase in population within 5-miles in the last five years

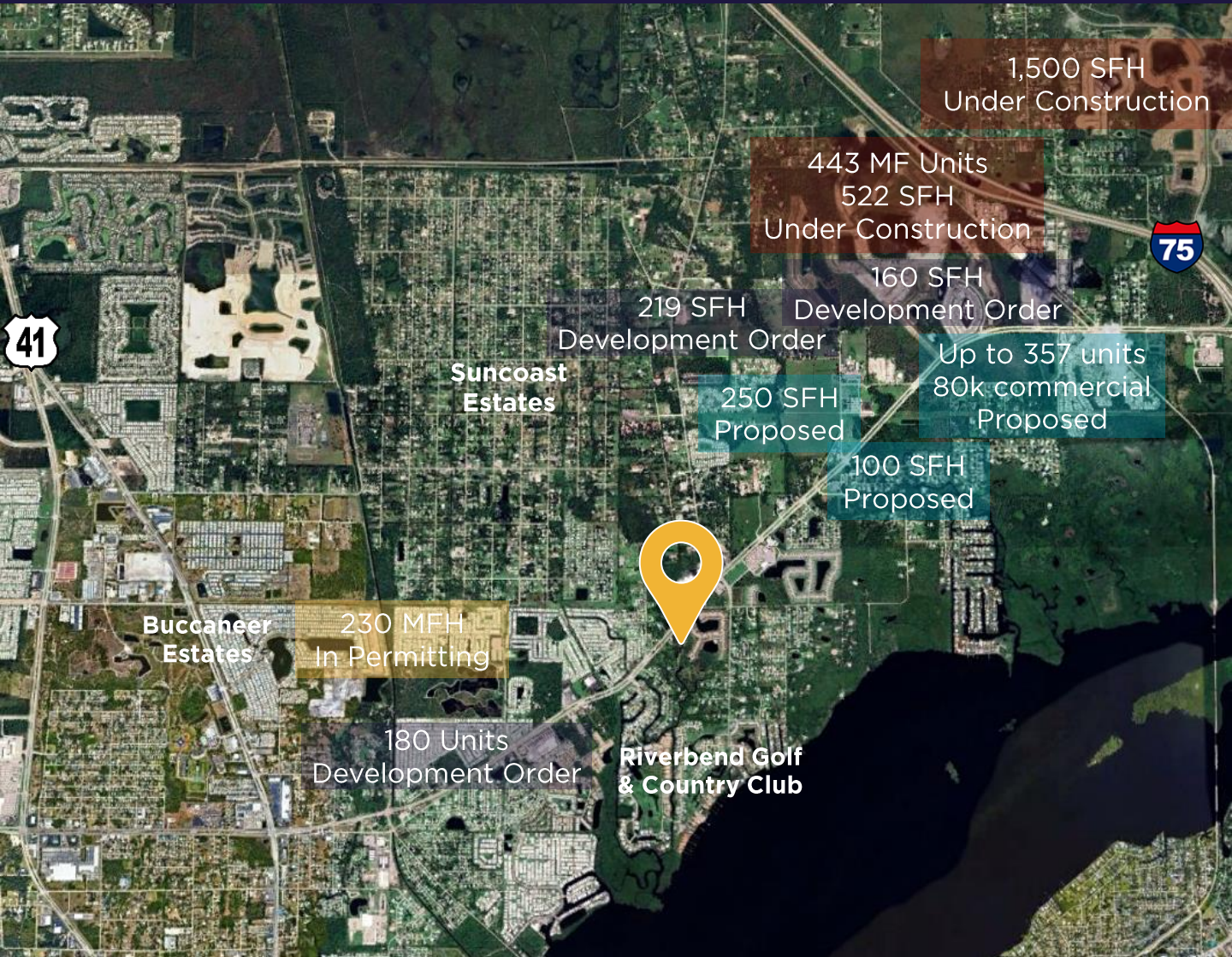


1, 3, and 5-mile radius

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2024 Demographics	1-Mile	3-Miles	5-Miles
Total Population	5,040	37,677	97,842
Total Households	2,670	16,603	43,052
Annual Population Growth 2024-2029	4.0%	3.7%	3.8%

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Better never settles