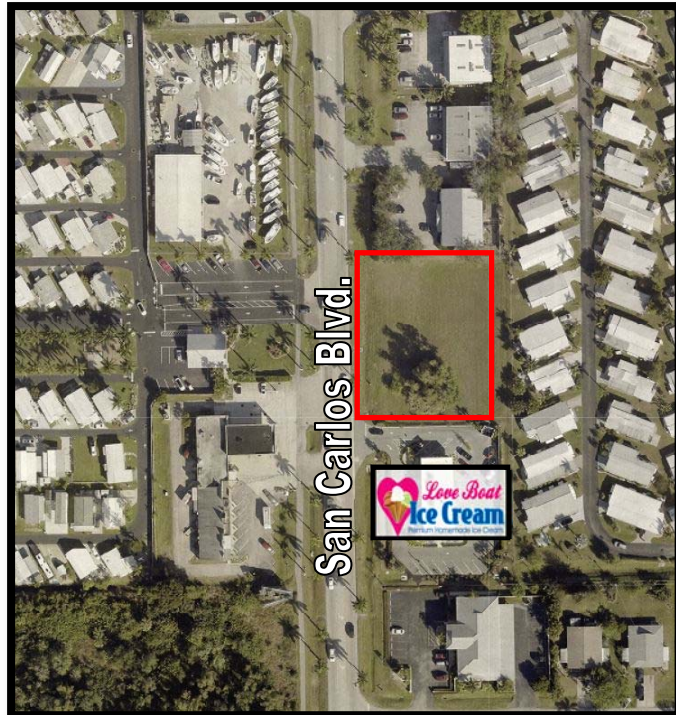




**FOR SALE | .78± ACRE COMMERCIAL SITE | SAN CARLOS BLVD.
JUST MINUTES FROM FORT MYERS BEACH & SANIBEL ISLAND**



PROPERTY DESCRIPTION

- **Location:** 16415 & 16445 San Carlos Blvd.
Fort Myers, FL 33908
- **S.T.R.A.P. #'s:** 06-46-24-05-0000A.0040 & 06-46-24-05-0000A.0030
- **Total Land Size:** .78± Acres (34,000± SF)
- **Zoning:** CC & C1-A (Commercial) within Lee County

Comments: This .78± acre commercial site is available for sale. The site is made up of two parcels with a total of approximately 206 feet of frontage along San Carlos Blvd. Both parcels are zoned commercial, with similar allowable uses such as office, medical, personal services, pet shop or pet services, retail, or restaurant. The property is located next door to the new Love Boat Ice Cream location on San Carlos Blvd., just north of Summerlin Road and just minutes from Fort Myers and Sanibel Island. Per the FDOT, the Annual Average Daily Traffic Count in 2021 was 15,100 cars per day.

SALE PRICE: \$590,000



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