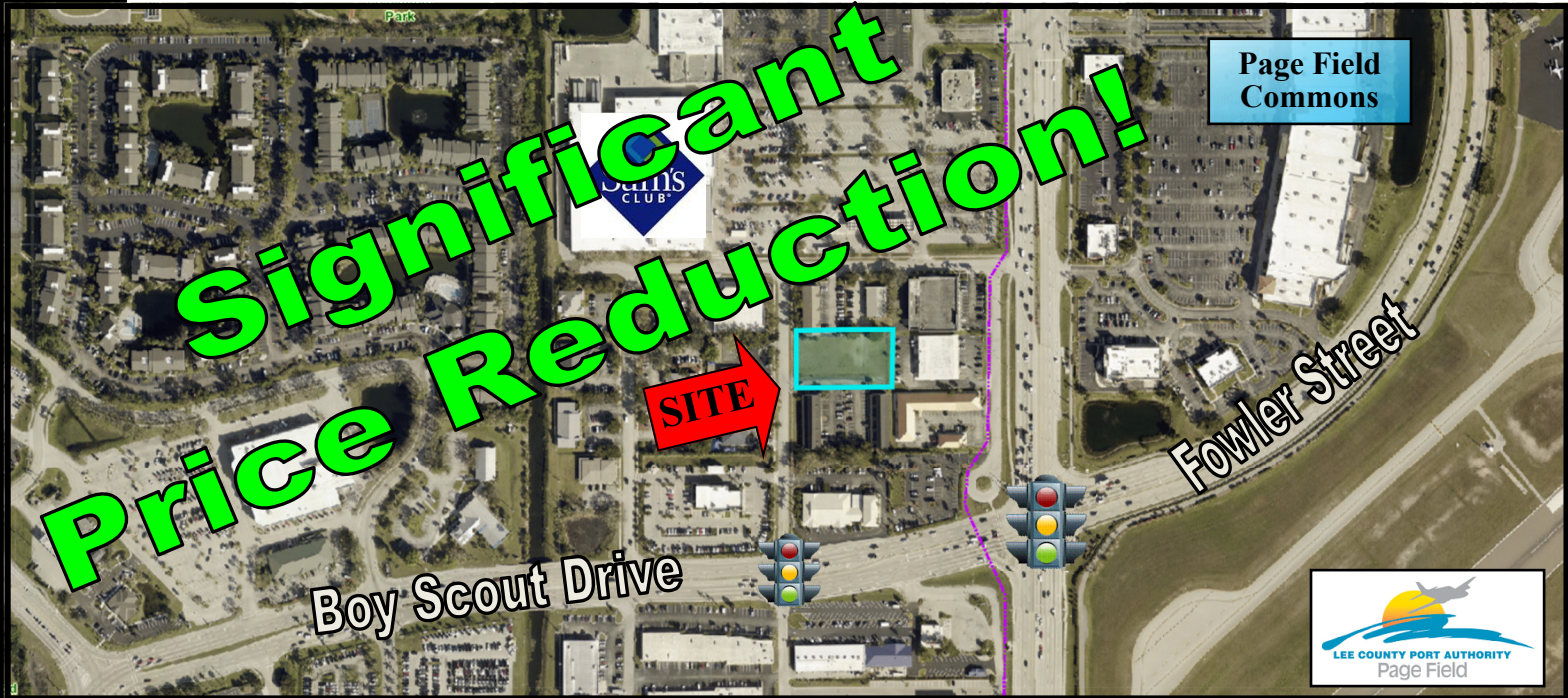




**LAST REMAINING SITE | IDEAL OFFICE LOCATION  
RAMSEY WAY & BOY SCOUT DRIVE**



**PROPERTY DESCRIPTION**

- Location: 5225 Ramsey Way, Fort Myers, FL 33907
- S.T.R.A.P.#: 02-45-24-P3-00200.0050
- Land Size: .86± Acres (37,374± SF) (Includes 11,466± SF Easement)
- Zoning: CI (Commercial Intensive) within the City of Fort Myers
- Dimensions 150' x 249'

**Comments:** This .86± acre site is the last site remaining parcel available to build within in Delle Park located just off Boy Scout Drive, near the intersection of US41. The site is cleared and level and ready for development. The Commercial Intensive zoning, within the City of Fort Myers, allows for many uses, and the location is ideal. Some of the allowable uses include professional or medical office, day care, place of worship, or retail sales & service. The property is conveniently located just off Boy Scout Drive, and is easily accessed via the lighted intersection of Boy Scout Drive and Ramsey Way. The site has approximately 150' of frontage along Ramsey Way and the sale is subject to easements and restrictions.

**SALE PRICE REDUCED: \$897,500**





**LAST REMAINING SITE | IDEAL OFFICE LOCATION  
RAMSEY WAY & BOY SCOUT DRIVE**



Trade Area Information	Fort Myers 33907
Median Household Income	\$50,908
Median Population	24,991
Median Age	43.4
2023 FDOT Traffic Per Day	36,500 (Boy Scout Dr)