

# 2 COMMERCIAL LOTS EVANS AVENUE FRONTAGE

## FOR SALE

2932 & 2942 EVANS AVENUE, FORT MYERS, FL 33901



**PRICE:** \$118,000 @ \$6.02 PSF or \$262,250/Acre

**SIZE:** 0.45± Acres (140±' x 140±')

**LOCATION:** Located on Evans Avenue, adjacent to the Maple Avenue intersection, just north of Hanson Street

**ZONING:** CG - Commercial General (City of Fort Myers) Suitable for Multi-family (triplex/fourplex/townhomes up to 25 Units/acre) retail and office uses  
[Click here for zoning uses](#)

**RE TAXES:** \$863.42 (2022)

**PARCEL ID:** 2932: 25-44-24-P2-0020A.0160 & 2942: 25-44-24-P2-0020A.0150

### COMMERCIAL SITES

Assemblage of two commercial lots on Evans Avenue, across from the Maple Avenue intersection. Centrally located in the City of Fort Myers inside the Business Redevelopment District. Suitable for Multi-Family (triplex/fourplex/townhomes up to 25 Units/acre) retail and office uses.

### CONTACT

**FRED KERMANI, CCIM, AIA**  
**Partner**

239.659.4960

[Fred.Kermani@CREconsultants.com](mailto:Fred.Kermani@CREconsultants.com)

[www.CREconsultants.com/FredKermani](http://www.CREconsultants.com/FredKermani)

12140 Carissa Commerce Ct, Suite 102  
Fort Myers, FL 33966

1100 Fifth Ave. S, Suite 404  
Naples, FL 34102



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### HIGHLIGHTS

- Assemblage of two commercial lots
- Centrally located in the City of Fort Myers, close to downtown
- Potential for multi-family, retail or office project
- Zoned CG - Commercial General (City of Fort Myers)



2023 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	8,682	61,118	156,300
EST. HOUSEHOLDS	3,294	26,523	66,706
EST. MEDIAN HOUSEHOLD INCOME	\$26,971	\$47,809	\$54,180
TRAFFIC COUNTS (2022)	8,900 AADT		

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