

OFFICE/WAREHOUSE SITE

PERMITS PENDING FOR 9,626± SF BLDG

FOR SALE

4401 HANCOCK BRIDGE PARKWAY, NORTH FORT MYERS, FL 33903



- PRICE:** \$395,000 @ \$11.00 PSF or \$481,707/Acre
Includes \$40,000 worth of building plans
- SIZE:** 0.82± Acre (35,893± SF)
- DIMENSIONS:** 246' (frontage) x 207' x 230' x 131'
- LOCATION:** NE corner of Hancock Bridge Pkwy and Wholesale Court, with median cut & access from Wholesale Court
- ZONING:** C1-A – Commercial (Lee County) with Mixed Use Overlay
Plans for 2,100± SF Office and 7,526± SF Warehouse
- RE TAXES:** \$1,675.75 (2022)
- PARCEL ID:** 09-44-24-13-00001.0000

COMMERCIAL SITE

Price includes the \$40,000 permit drawings for a 2,100± office and 7,526± SF warehouse, which went through a Special Exception approval, and are pending issuance of development order, deviation and building permits. Zoned C-1A with Mixed-Use Overlay that allows reduced setbacks and parking. Located along the North Fort Myers Commercial Corridor, that allows variety of additional commercial uses.

CONTACT

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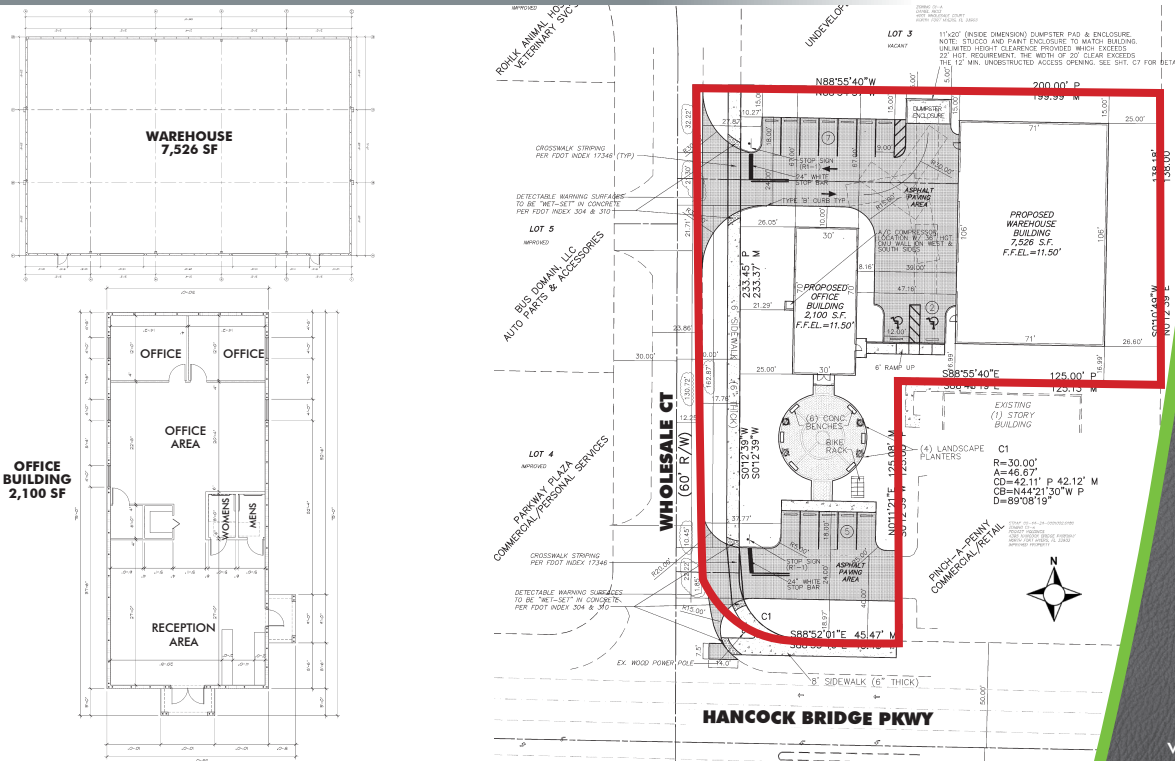
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HIGHLIGHTS

- \$40,000 worth of building plans included
- Zoning allows a wide variety of commercial uses
- NE corner of Hancock Bridge Parkway and Wholesale Court

BUILDING & SITE PLANS



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2022 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	10,625	54,437	156,546
EST. HOUSEHOLDS	4,334	22,640	64,729
EST. MEDIAN HOUSEHOLD INCOME	\$58,755	\$56,873	\$54,142

TRAFFIC COUNTS (2022) 21,800 AADT (Hancock Bridge Parkway)

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