

5.71± ACRE CORNER LOT

COMMERCIAL/MIXED-USE/34-UNIT SITE

FOR SALE

11900 STRINGFELLOW ROAD, BOKEELIA, FL 33922



- PRICE:** \$800,000 @ \$3.22 PSF (\$140,000/Acre or \$23,500/Unit)
- SIZE:** 5.71± Acres (248,706± SF)
- DIMENSIONS:** 611' Stringfellow Road Frontage x 467' Marina Road Frontage
- LOCATION:** At the SE corner of Stringfellow Road and Marina Road, 1.5± miles north of Pine Island Road
- ZONING:** C-1 Commercial (Lee County) Commercial uses such as retail, gas station, car wash, church and more, as well as up to 6 Units/Acre (single-/multi-family)
[Click here for zoning uses](#)
- F.L.U.:** Urban Community
- UTILITIES:** City water and septic
- RE TAXES:** \$2,842.88 (2022)
- PARCEL ID:** 21-44-22-10-0000A.0000

COMMERCIAL LOT

Affordable commercial 5.71± acre tract in Bokeelia. This C-1 zoned tract allows a variety of commercial uses including an 8 pump gas station and a car wash, as well as 6 units/acre (single-/multi-family). This site has 611' frontage with bike path on Stringfellow Road and 467' frontage on Marina Road, leading to Blue Crab Key, a 111-unit residential community.

CONTACT
FRED KERMANI, CCIM, AIA
Partner
239.659.4960
Fred.Kermani@CREconsultants.com
www.CREconsultants.com/FredKermani

12140 Carissa Commerce Ct, Suite 102
Fort Myers, FL 33966
1100 Fifth Ave. S, Suite 404
Naples, FL 34102

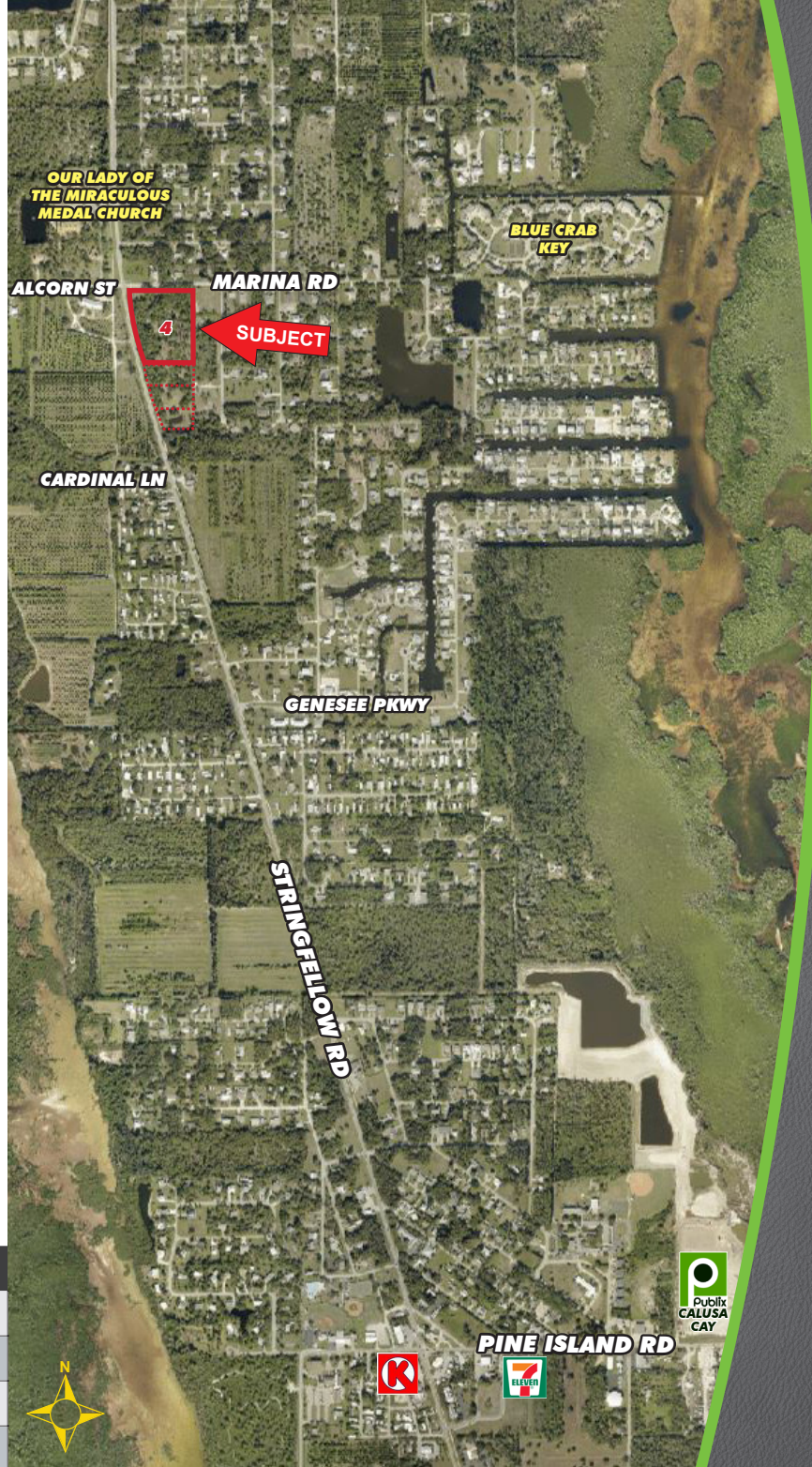
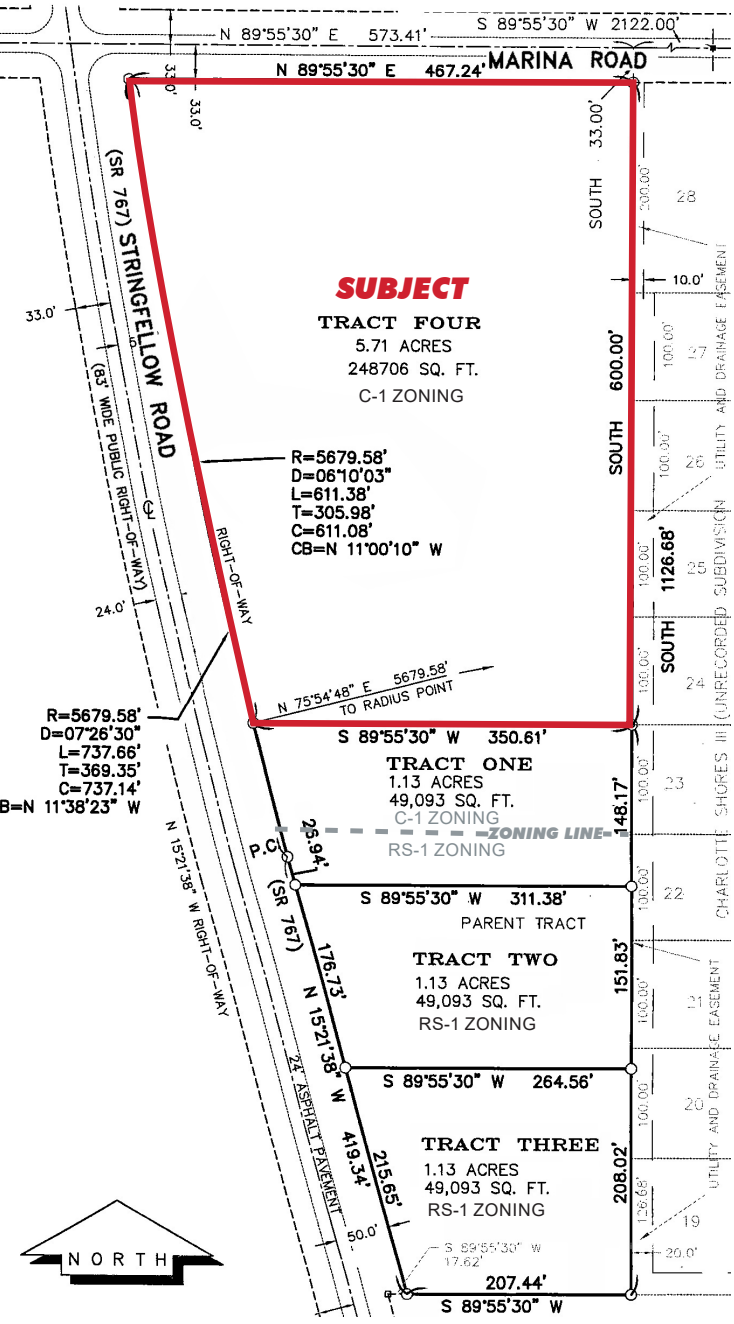
The information contained herein was obtained from sources believed reliable. CRE Consultants makes no guarantees, warranties or representations as to the completeness or accuracy thereof, and is subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

5.71± ACRE CORNER LOT

COMMERCIAL/MIXED-USE/34-UNIT SITE

FOR SALE

11900 STRINGFELLOW ROAD, BOKEELIA, FL 33922



2022 DEMOGRAPHICS	5 MINUTES	10 MINUTES	15 MINUTES
EST. POPULATION	2,062	4,905	14,268
EST. HOUSEHOLDS	892	2,345	6,124
EST. MEDIAN HOUSEHOLD INCOME	\$58,252	\$58,660	\$71,966
TRAFFIC COUNTS (2021)	6,800 AADT		

CONTACT
FRED KERMANI, CCIM, AIA
 Partner
 239.659.4960
 Fred.Kermani@CREconsultants.com

