

# SIX MILE CORPORATE PARK OUTPARCELS

## FOR SALE

12141-12151 CARISSA COMMERCE COURT, FORT MYERS, FL



OAK VILLAGES  
256 UNITS  
UNDER CONSTRUCTION

PRATT'S PRESERVE  
127 UNITS  
UNDER CONSTRUCTION

OUTPARCEL 5  
1.26± ACRES

OUTPARCEL 6  
1.27± ACRES

CARISSA  
255-UNITS  
IN PERMITTING

CARISSA COMMERCE CT

CRYSTAL DR

SIX MILE CYPRESS PKWY

**PRICE:** \$1,653,102 (\$15.00 PSF)

**SIZE:** 2.53± Acres or 110,206.80± SF Total  
1.26± Acres or 54,885.60± SF Outparcel 5  
1.27± Acres or 55,321.20± SF Outparcel 6

**ZONING:** CS-1 - Special Commercial Office District (Lee County) [Click here for zoning uses](#)

**LAND USE:** Central Urban

**RE TAXES:** \$8,237.81 (2022)

**PARCEL ID:** 17-45-25-01-00000.030A

### SIX MILE CORPORATE PARK

Don't miss this unique chance to secure your investment at the Six Mile Corporate Park. This 2.53± acre site, located at the intersection of Six Mile Cypress Parkway and Crystal Drive, can be sold as a whole or split into two outparcels. Each outparcel has the potential to accommodate up to approximately 14,000± SF buildings, providing ample space for your business needs. Zoning allows for a wide variety of uses, including medical offices. You can purchase the site as a whole, individual outparcels, or work with the developer to build-to-suit.

### CONTACT

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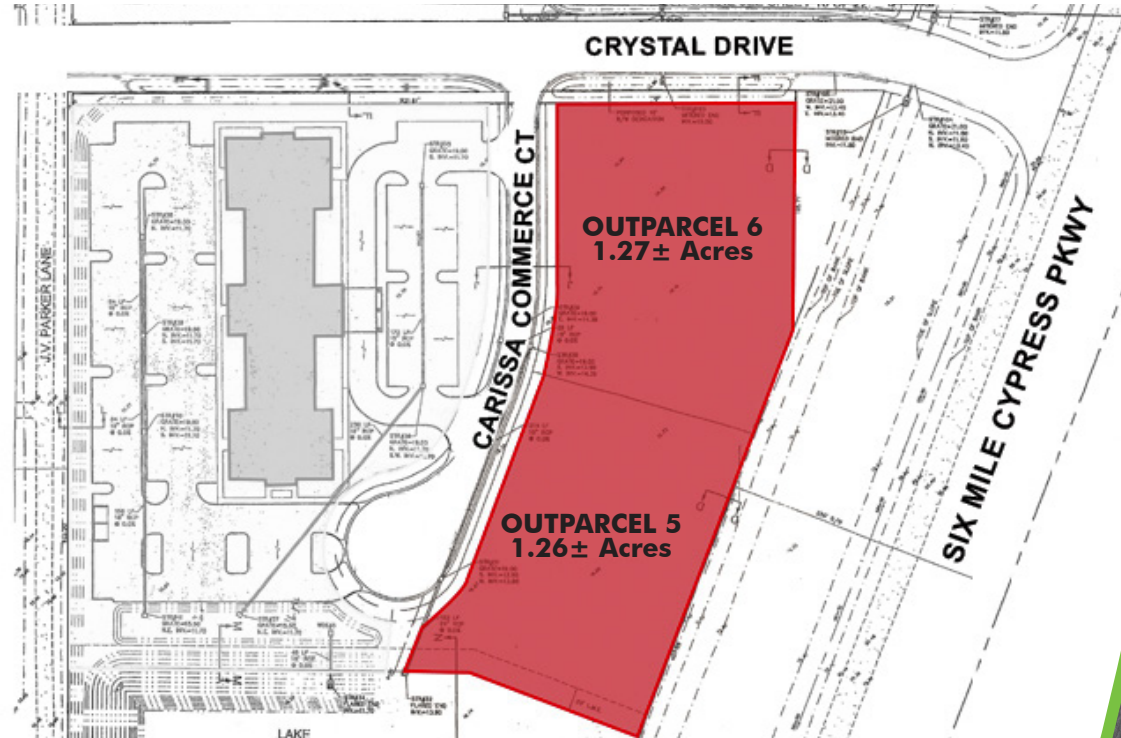
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## LOCATION

- Prime location for businesses seeking easy access to major shopping centers, medical centers, restaurants, and key transportation routes
- North of the property, a bustling commercial hub has developed at the intersection of Six Mile Cypress Parkway, Colonial Boulevard, and I-75
- South of the property, Daniels Parkway boasts another thriving commercial district, a regional medical center, and easy access to I-75 and the airport
- This strategic location makes the Six Mile Corporate Park property an ideal choice for businesses looking to succeed in a dynamic and accessible area



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2023 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	5,168	47,147	137,776
EST. HOUSEHOLDS	2,534	21,418	62,957
EST. MEDIAN HOUSEHOLD INCOME	\$110,116	\$110,086	\$98,869
TRAFFIC COUNTS (2022)	20,000 AADT		

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