

1.45± ACRE SIGNALIZED CORNER OF US 41

APPROVED DEVELOPMENT ORDER | DENTAL/MEDICAL OFFICE SITE

22770 S. TAMiami TRAIL, ESTERO, FL 33928



CONTACT

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OFFERING SUMMARY

LIST PRICE: **\$2,150,000**
(\$34.08 PSF or \$1,482,759/Acre)

KEY DETAILS

- » LOCATION: **22770 S. Tamiami Trail
Estero, FL 33928**
- » SIZE: **1.45± Acres**
- » DIMENSIONS: **113' Frontage on US 41
x 500' on Fountain Lakes Blvd**
- » ZONING: **CPD-Commercial Planned Development
(Village of Estero)**
[Click here for zoning uses](#)
- » RE TAXES: **\$13,225.64 (2023)**
- » PARCEL ID: **04-47-25-E4-U1893.2141**

<https://creconsultants.com/property/22770STamiamiTrail>

PROPERTY OVERVIEW

This Medical/Dental zoned property is shovel-ready with the Development Order (DO) in place, ensuring a seamless development process. Ideally suited for medical or dental use, with supporting executive office space, the site includes a full set of architectural plans for a 10,000 SF medical/dental facility, plus 1,950 SF of executive office space. The total project square footage is 11,950. With dual road frontage at the signalized intersection of US 41 and Fountain Lakes Blvd, the site provides easy access and excellent visibility with over 58,000 vehicles passing daily. Located along a thriving retail corridor between Naples and Fort Myers, just 0.4 miles from Coconut Point Mall and 1.5 miles from Lee Health Coconut Point, this property is positioned for strong customer potential and access to key amenities.

FOR MORE INFORMATION, CONTACT:

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22770 S. TAMIAAMI TRAIL, ESTERO, FL



CONCEPTUAL RENDERINGS

22770 S. TAMIAAMI TRAIL, ESTERO, FL



NORTH ELEVATION



EAST ELEVATION



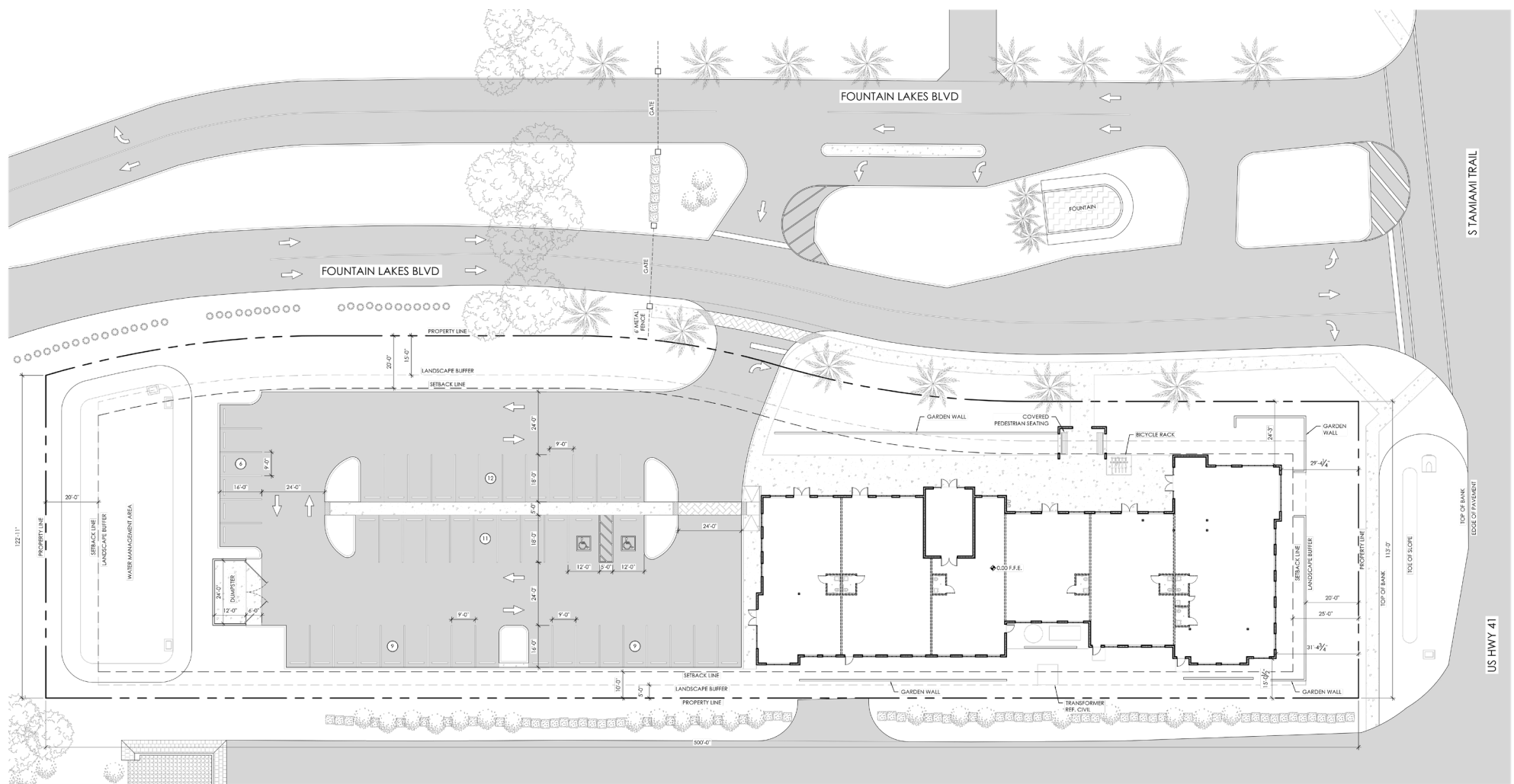
WEST ELEVATION

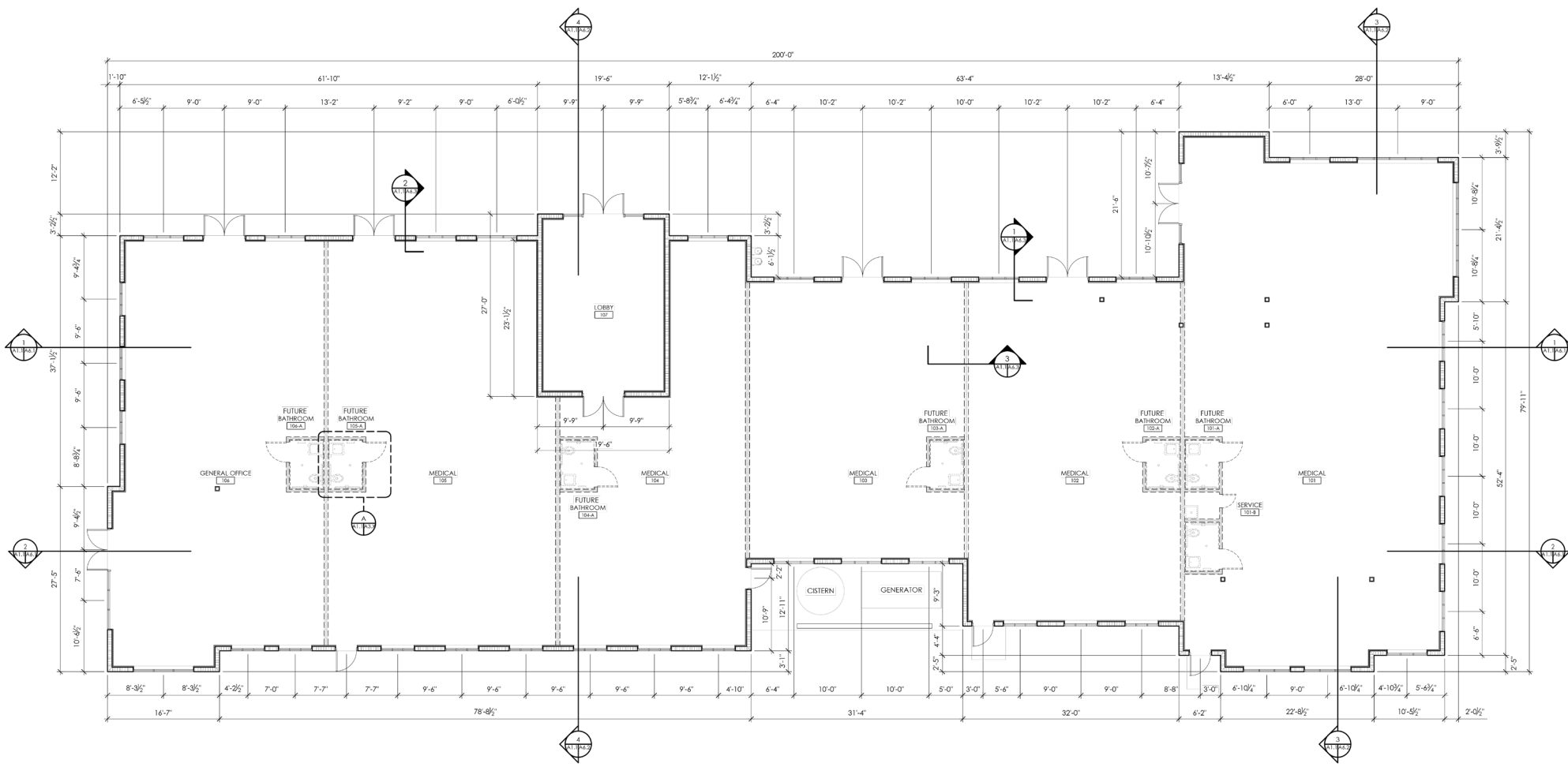


SOUTH ELEVATION

CONCEPTUAL PLANS

22770 S. TAMiami TRAIL, ESTERO, FL





BUILDING FLOOR DIMENSIONS

Prime Location in a Dynamic and Growing Community

This highly sought-after corner lot is a rare find, offering endless possibilities for development in a flourishing area. With its prime positioning in a rapidly growing region, the property presents a unique opportunity to capitalize on the surrounding economic momentum and establish a landmark presence. With the development order secured and comprehensive plans in place, the site offers a seamless pathway to establishing a premier medical/dental building in one of Southwest Florida’s most dynamic markets.

Unmatched Commercial Frontage on a Bustling Business Corridor

Offering prime commercial frontage along the vibrant US 41 corridor, this property provides unparalleled visibility and exposure to traffic volumes exceeding 58,000 vehicles per day. Strategically situated at the signalized intersection of US 41 and Fountain Lakes Blvd, the site guarantees maximum visibility and accessibility, making it the perfect location for businesses aiming to establish a commanding presence in a thriving commercial landscape.

Exceptional Connectivity Across Southwest Florida

Positioned with convenient access to major thoroughfares, this site offers seamless connectivity between Fort Myers, Estero, Bonita Springs, and Naples. The property’s central location within the region ensures easy access for clients and customers, enhancing its appeal for a variety of commercial uses.

Proximity to a Premier Shopping and Dining Destination

Located just 0.4 miles from Coconut Point, a premier 1.2-million-square-foot open-air shopping and dining destination, this property benefits from its close proximity to one of Southwest Florida’s top retail centers. The nearby Coconut Point Mall attracts a steady stream of visitors, providing a built-in customer base for any business established on this site.



2024 DEMOGRAPHICS DRIVE-TIME	5 MINUTES	10 MINUTES	20 MINUTES
EST. POPULATION	5,047	31,829	89,317
EST. HOUSEHOLDS	2,677	16,678	39,557
EST. MEDIAN HOUSEHOLD INCOME	\$98,482	\$99,025	\$91,002
TRAFFIC COUNT (2023)	58,000 AADT		



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