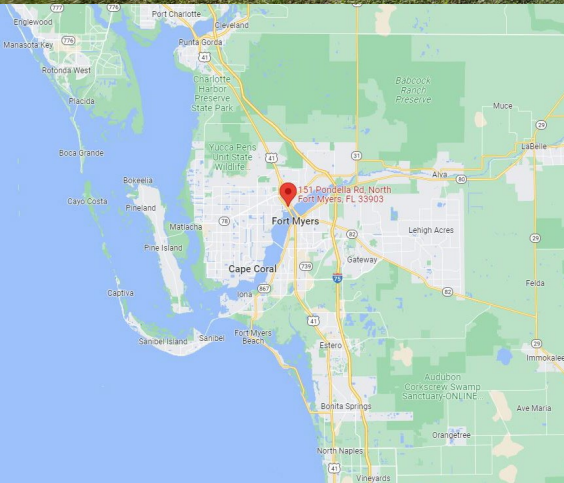




FOR SALE – 2.9± ACRES Vacant Land **Pondella Rd. & Hancock Bridge Sq Dr.** **North Fort Myers, FL 33903**

Great frontage, highly visible location.

Price: \$1,200,000 | \$9.50 PSF

Size: 2.9± acres | 126,409± SF

Zoning: C1-A

Strap #: 11-44-24-L1-28000.0020



Property Description:

- Commercial parcel located near the intersection of US 41 & Pondella Rd and Business 41 to the East.
- Ideal Uses: Self Storage, Lawn & Garden Supply Store, Rental or Leasing, Auto Parts Store, Insurance Companies, & much more.



Michael J. Frye, CCIM|CEO
Hall of Fame, Lifetime Achievement
(239) 281-0441
mfrye@ccim.net

RE/MAX
COMMERCIAL®
RE/MAX REALTY GROUP

Rachael Guertin
(239) 600-0038
rachaelsswfl@gmail.com

For Sale – 2.9± Acres
Pondella Rd & Hancock Bridge Sq Dr.



Michael J. Frye
CCIM/CEO
(239) 281-0441



Rachael Guertin
(239) 600-0038

DEMOGRAPHICS (2022)

Pondella Rd. and Hancock Bridge Sq Dr., North Fort Myers, FL

	2 Miles	5 Miles	10 Miles
Total Population	20,526	144,466	433,781
Median Age	55.9	45.8	47
Total Households	9,888	58,726	179,222
Traffic Count (2020)	20,500 (Pondella Rd from US 41 to Business 41) 35,500 (US 41 (Hancock Bridge Sq Shop to Pondella Rd)		



7910 Summerlin Lakes Dr., Fort Myers, FL 33907 | O: (239) 489-0444 | ftmyerscommercial.com | michaelfrye.com

RE/MAX Realty Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

This property presentation is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawals without notice.

For Sale – 2.9± Acres
Pondella Rd & Hancock Bridge Sq Dr.

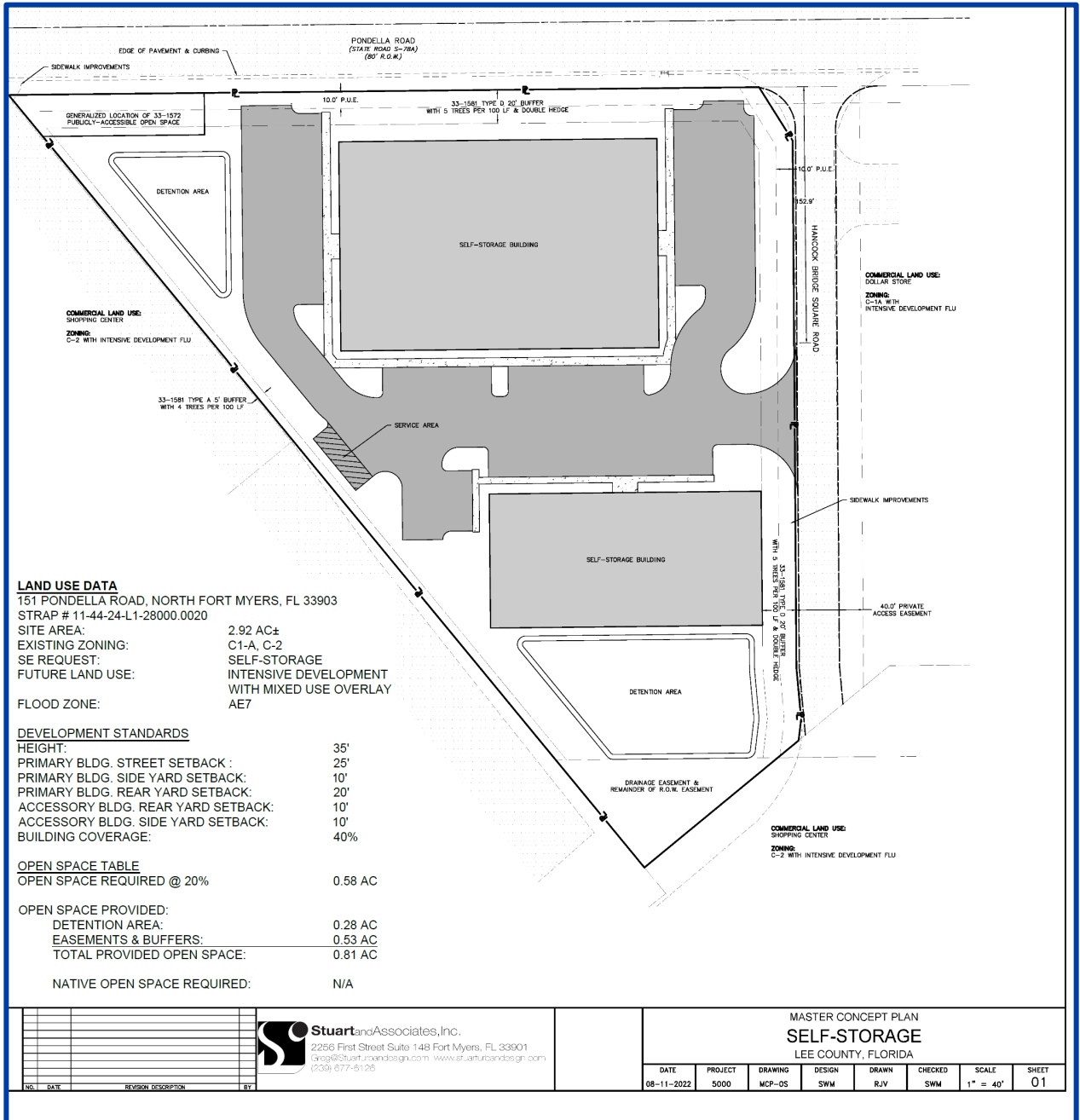


Michael J. Frye
CCIM|CEO
(239) 281-0441



Rachael Guertin
(239) 600-0038

SELF STORAGE SITE PLAN



7910 Summerlin Lakes Dr., Fort Myers, FL 33907 | O: (239) 489-0444 | ftmyerscommercial.com | michaelfrye.com

RE/MAX Realty Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

This property presentation is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawals without notice.

For Sale – 2.9± Acres
Pondella Rd & Hancock Bridge Sq Dr.

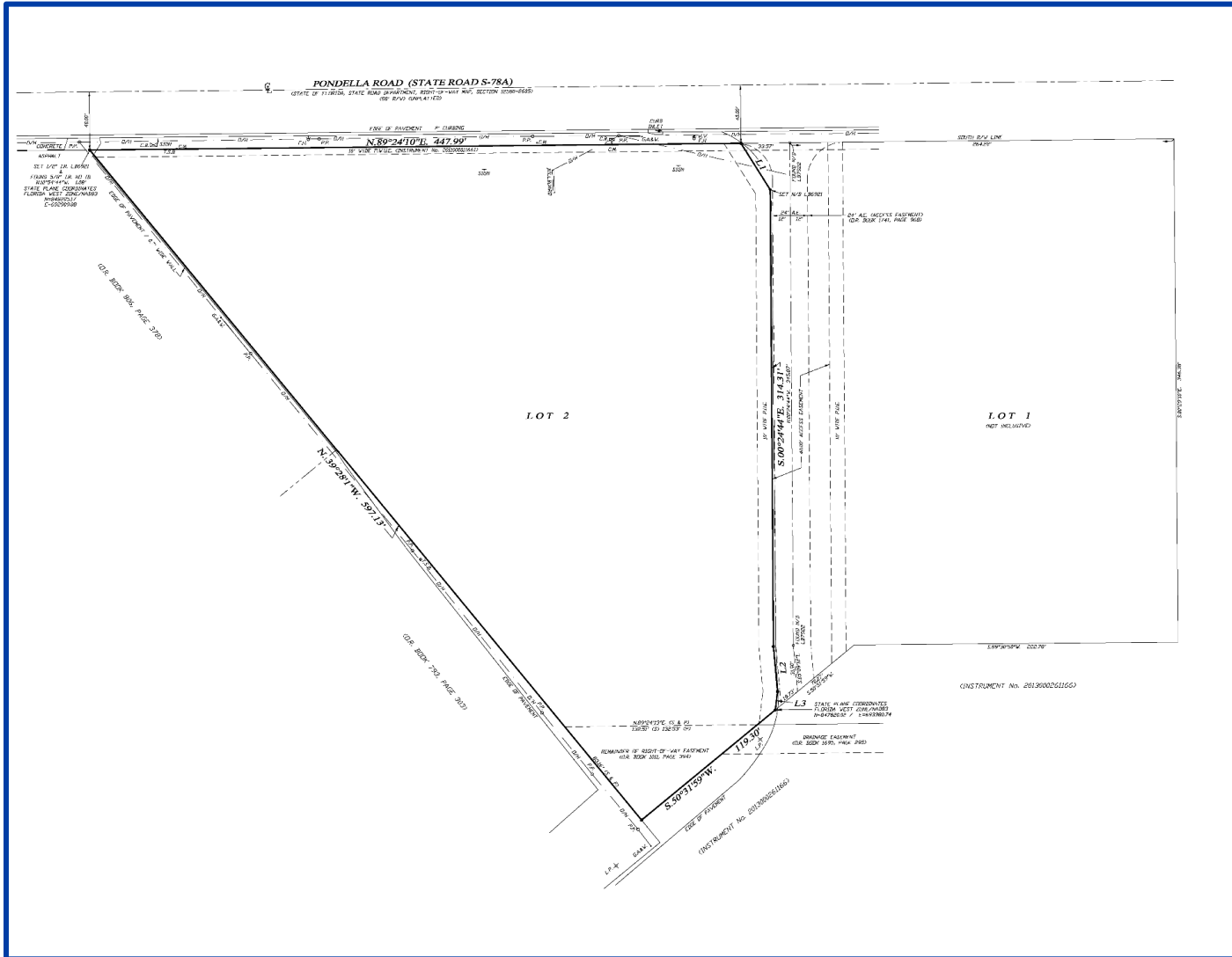


Michael J. Frye
CCIM|CEO
(239) 281-0441



Rachael Guertin
(239) 600-0038

SURVEY



7910 Summerlin Lakes Dr., Fort Myers, FL 33907 | O: (239) 489-0444 | ftmyerscommercial.com | michaeljfrye.com

RE/MAX Realty Group makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

This property presentation is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawals without notice.