



FOR SALE

**NORTH FORT MYERS
2.9± ACRES - COMMERCIAL LAND
PONDELLA RD. & HANCOCK BRIDGE SQ. DR.**



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2.9± ACRES - Commercial Land

Pondella Rd. and Hancock Bridge Sq. Dr, North Fort Myers, FL 33908

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Results Commercial in compliance with all applicable fair housing and equal opportunity laws.

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Presented By:

Michael J. Frye, CCIM | 239.284.0441 | mfraye@ccim.net

Rachael Guertin | (239.600.0038 | rachaelsellsswfl@gmail.com

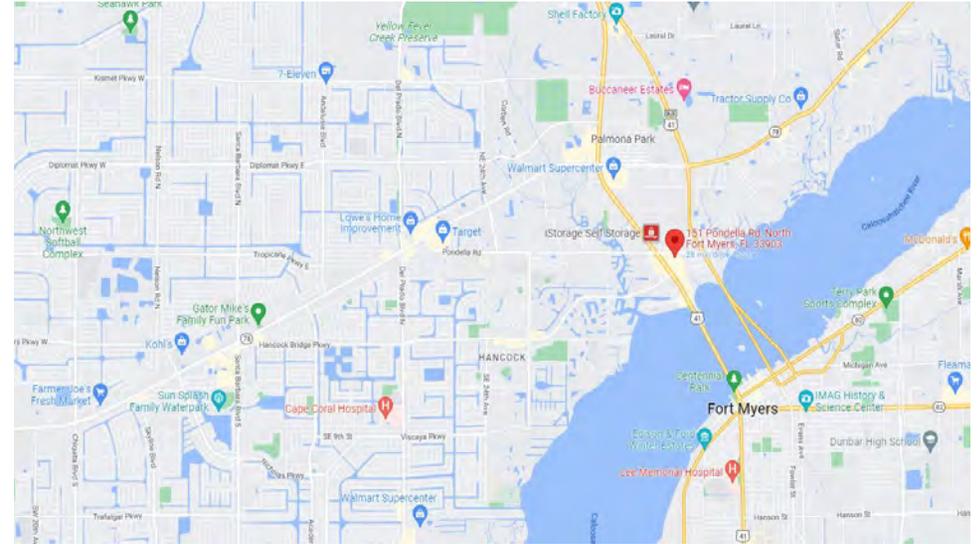


PROPERTY INFORMATION

EXECUTIVE SUMMARY OVERVIEW

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OFFERING SUMMARY

Sale Price:	\$1,200,000
Site Area Total:	126,324 SF
Lot Size Total:	2.9 acres
2022 Total Taxes:	\$1,878.28
Zoning:	C1-A

PROPERTY OVERVIEW

- RE/MAX Realty Group is pleased to present this 2.9 acre property in North Fort Myers, Florida.
- This has been fully approved for 150,000 SF of self storage, height restrictions waived.
- Commercial parcel located in between US 41 (Tamiami Trail) and Business 41 to the East.
- Ideal Uses: Self Storage, Lawn & Garden Supply Store, Rental or Leasing Companies, Auto Parts Store, Insurance Companies and much more.

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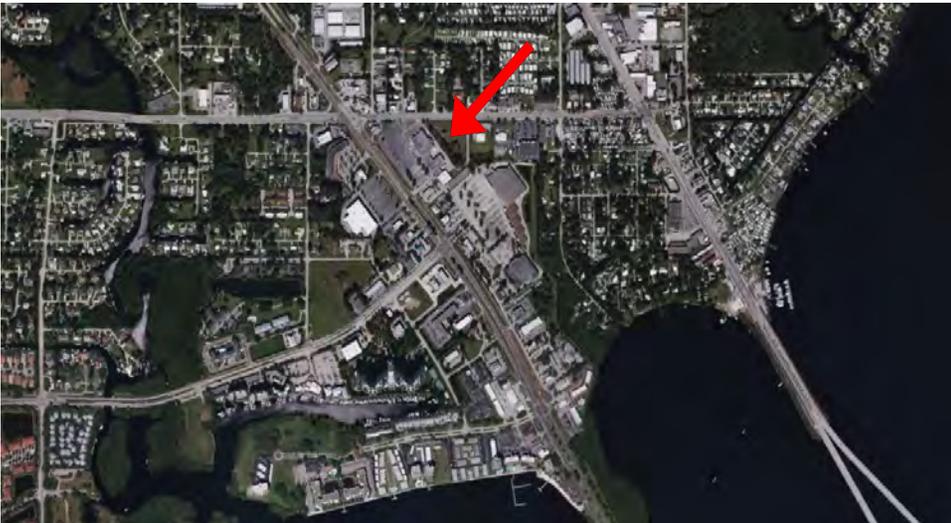
Michael J. Frye, CCIM | 239.281.0441 | mfrye@ccim.net

Rachael Guertin | 239.600.0038 | rachaelsellsswfl@gmail.com

ADDITIONAL PHOTOS

2.9± ACRES - Commercial Land

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LOCATION INFORMATION

ABOUT NORTH FORT MYERS, FL

Located in north-central Lee County north of the Caloosahatchee River across from the City of Fort Myers, North Fort Myers is one of the county's most diverse communities, featuring urban commercial centers and residential areas, suburban neighborhoods and commercial corridors, and rural lands.

As of the census of 2020 the population in North Fort Myers, FL is 42,719, an 8.6% increase from the previous census of 2010.

Caloosahatchee River



Shell Factory & Nature Park



Southwest Florida Eagles



Springtime Farms & Adventure Park



Echo Global Farms



Magnolia Landing Golf & Country Club



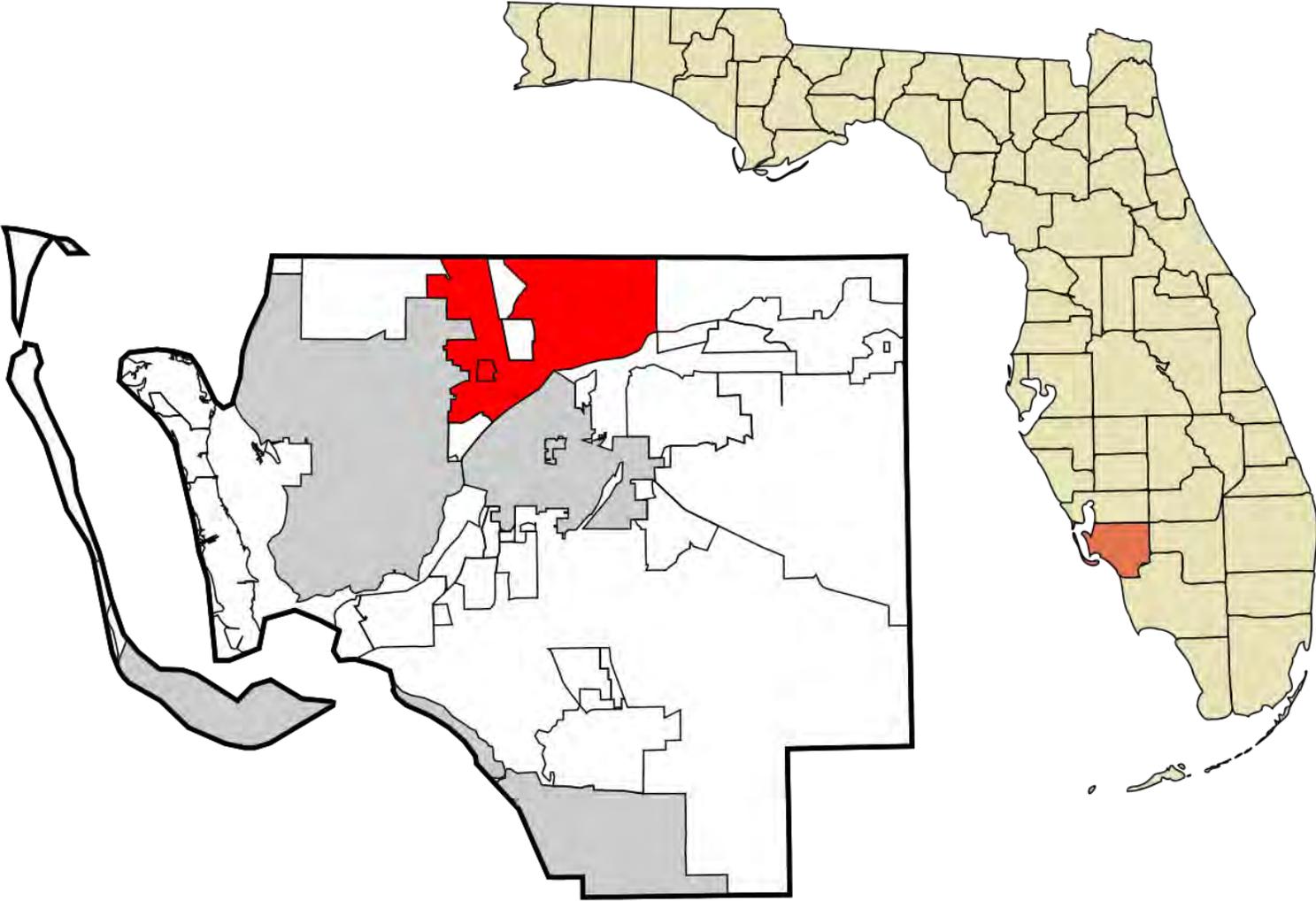
Presented By:

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REGIONAL MAP

North Fort Myers, FL



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Michael J. Frye, CCIM | 239.281.0441 | mfrye@ccim.net

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ZONING - C-1A COMMERCIAL DISTRICTS



C-1A, C-1 and C-2 Commercial Districts

Sec. 34-841. - Purpose and Intent.

The purpose and intent of the C-1A, C-1 and C-2 districts is to regulate the continuance of commercial and select residential land uses and structures lawfully existing in the C-1A, C-1 and C-2 districts as of August 1, 1986, and as originally permitted by the County Zoning Regulations of 1962, as amended, and 1978, as amended, respectively. Subsequent to February 4, 1978, no land or water shall be rezoned into the C-1A, C-1 and C-2 districts, unless located within the mixed use overlay as identified on Lee Plan Map 1, Page 6. In no case shall new development be permitted in any existing C-1A, C-1 and C-2 district which is not consistent with Lee Plan Map

Sec. 34-844. - Use regulations table

Use regulations for conventional commercial districts are as follows:

Storage:		C-1A	C-1	C-2
Indoor only	34-3001 et seq.	P	P	P

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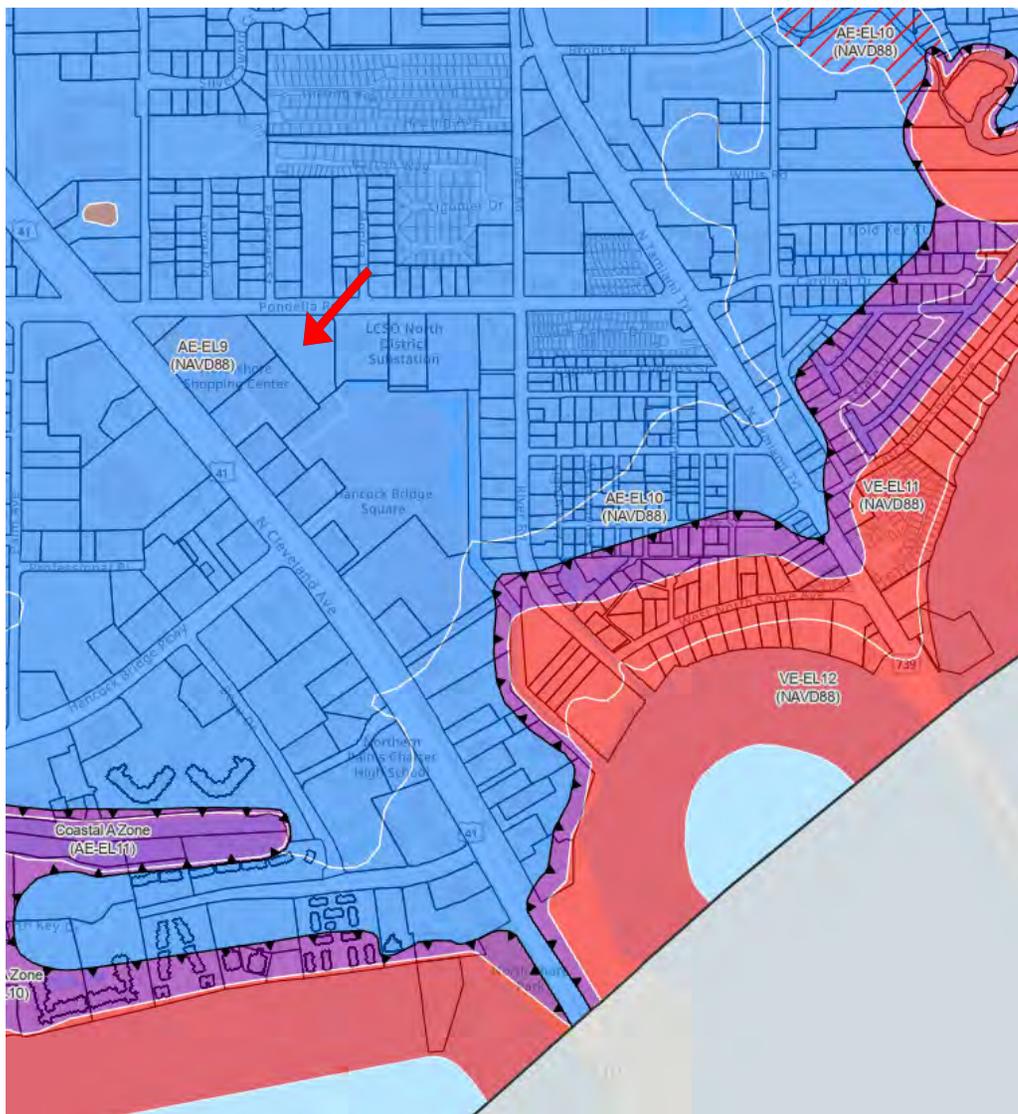
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FEMA - FLOOD MAPPING

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Flood Zones

- VE
- Coastal A Zone
- AE
- AH
- AO
- A
- X (shaded)
- X

ZONE AE Explanation

Areas subject to inundation by the 1 percent annual chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Flood Zones Defined

<https://www.leegov.com/dcd/flood/defined>

Find My Flood Zone

<https://leegis.maps.arcgis.com/apps/instant/sidebar/index.html?appid=f1e5ab7d08514f93b1f04f252d42f389>

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DEMOGRAPHICS

DEMOGRAPHICS MAP & REPORT

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POPULATION	2 MILE	5 MILES	10 MILES
Total Population	20,382	147,237	438,329
Average Age	60.7	46.4	46.9

HOUSEHOLDS & INCOME	2 MILE	5 MILES	10 MILES
Total Households	10,348	62,394	185,395
# of Persons per HH	1.96	2.34	2.33
Average HH Income	\$73,933	\$74,461	\$88,678

* Demographic data derived from Esri forecasts for 2023.



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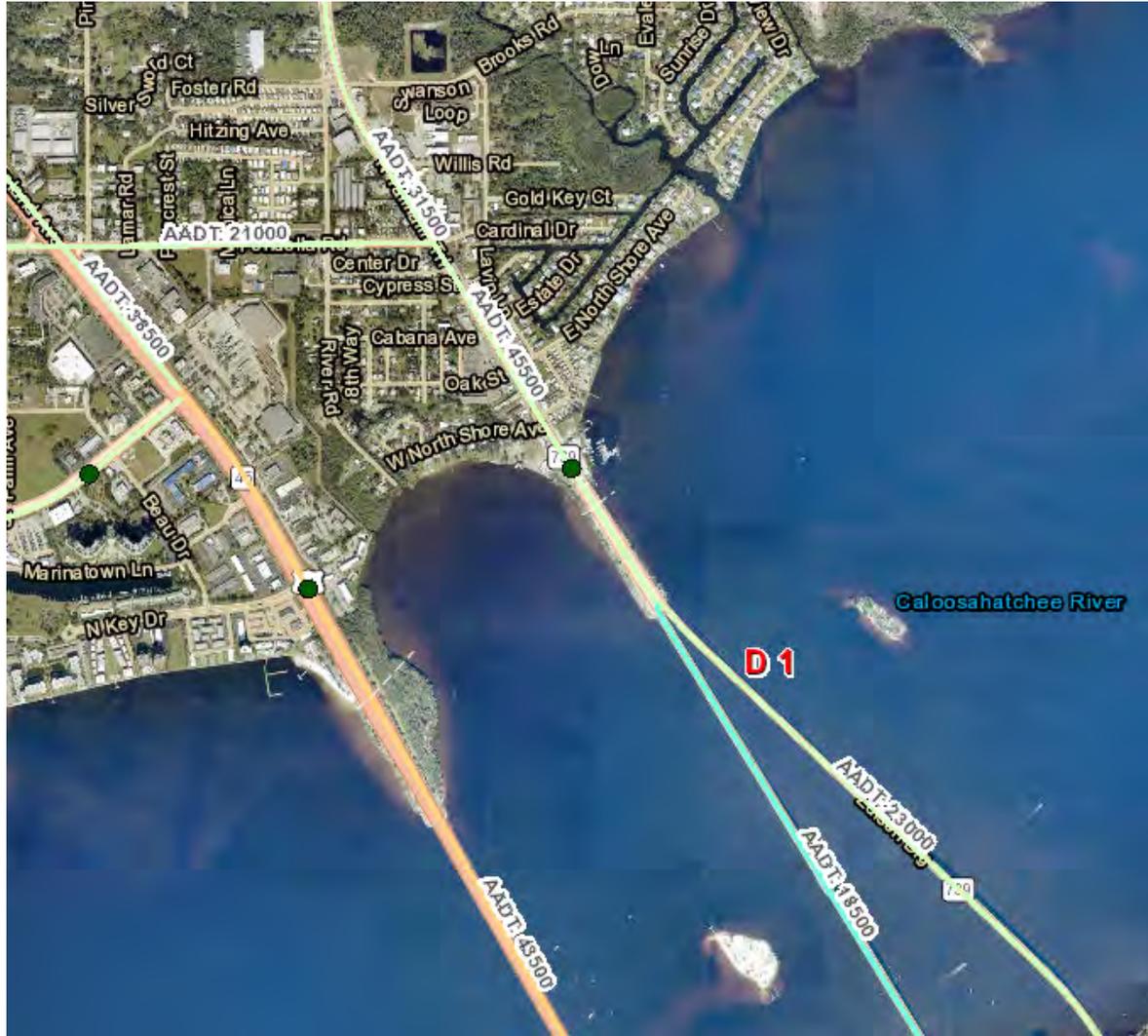
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TRAFFIC COUNTS

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TRAFFIC COUNT 2022

Pondella Rd	21,000 Vehicles Per Day
US 41 (Tamiami Trl)	38,500 Vehicles Per Day

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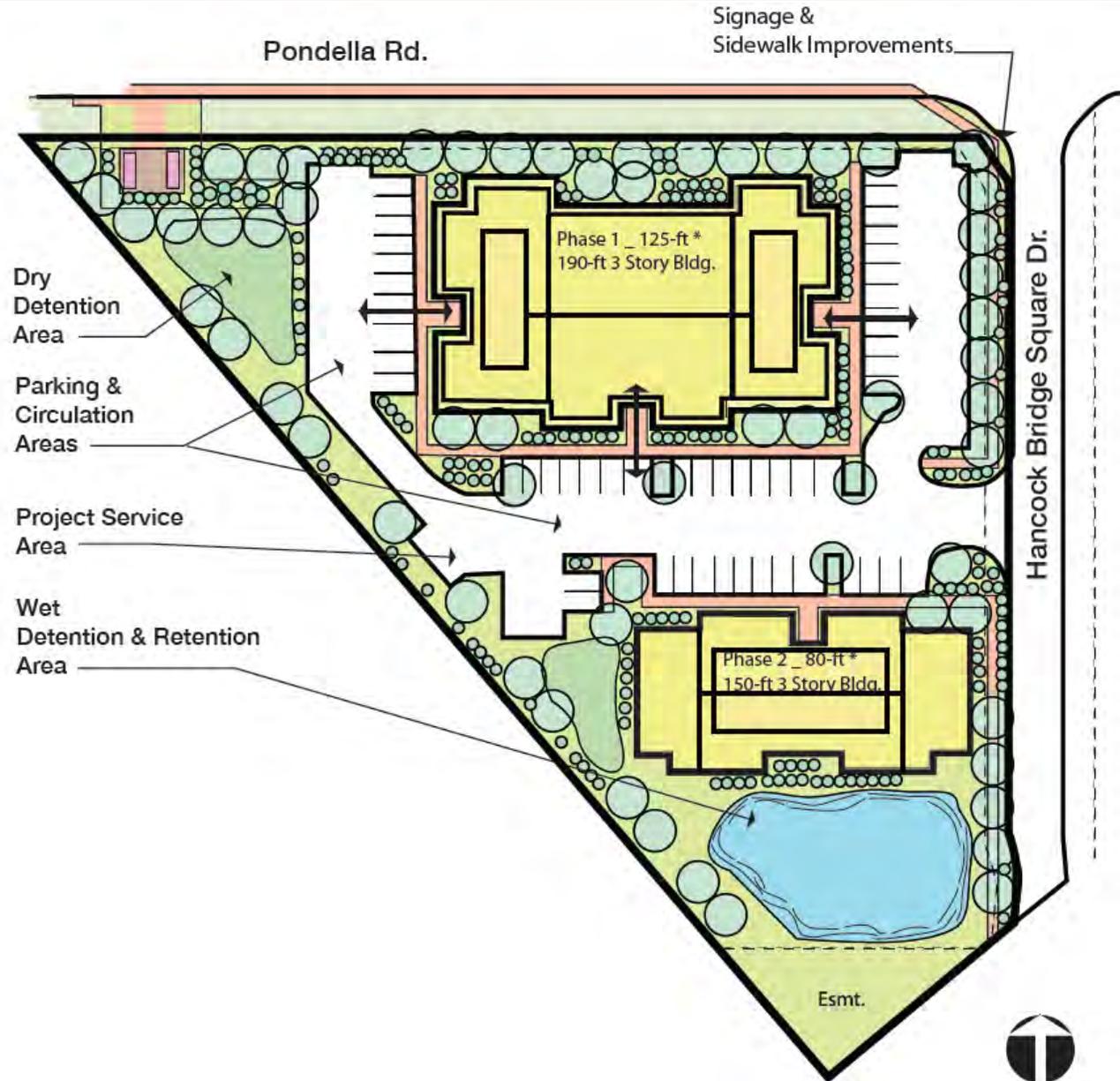


[MORE INFORMATION](#)

ILLUSTRATION PLAN

THE PONDELLA ROAD 2.9 ac. SELF STORAGE FACILITY

A 150,000 SF Indoor Storage Public Warehouse



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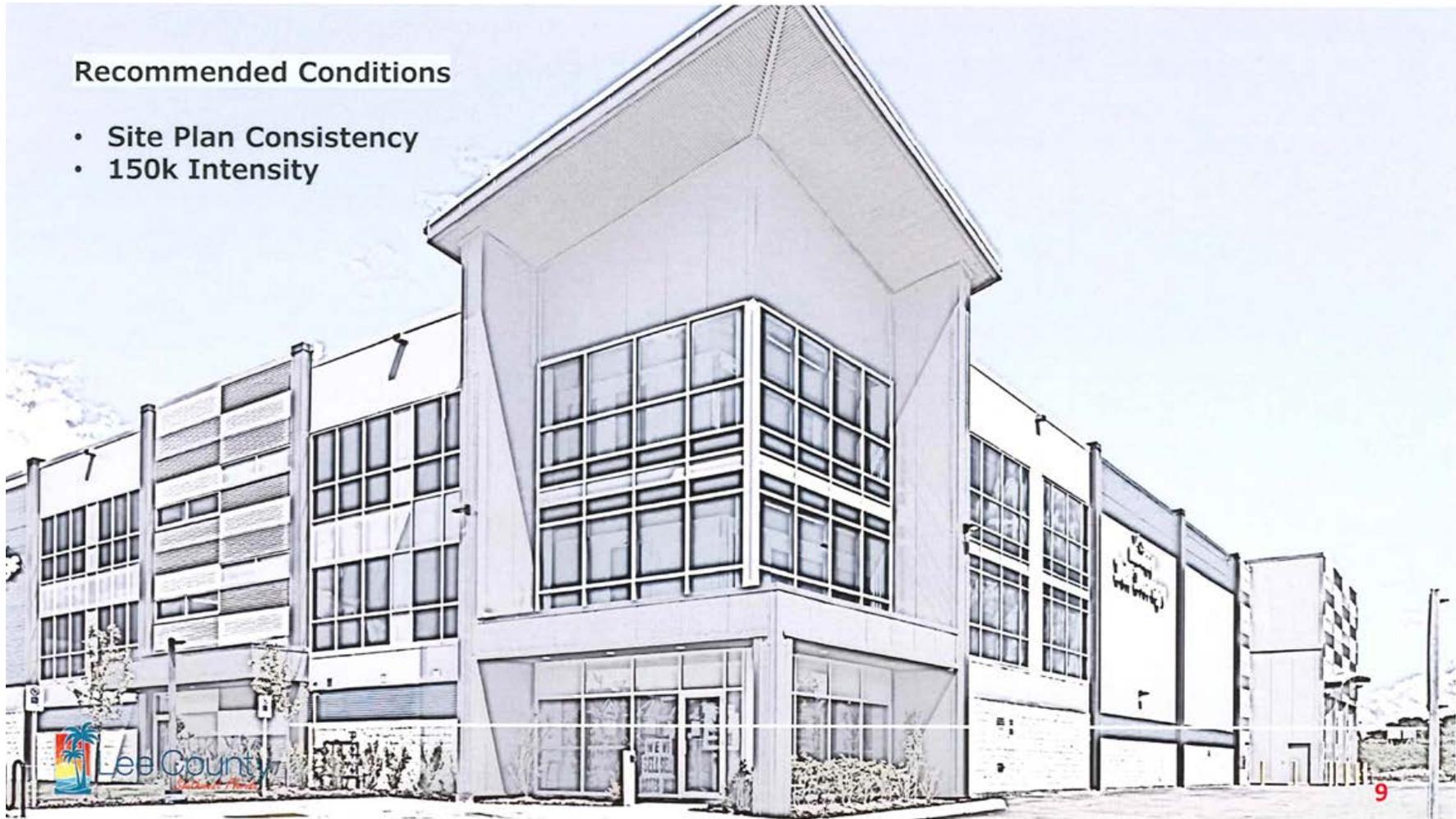
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BUILDING RENDERING

THE PONDELLA ROAD 2.9 ac. SELF STORAGE FACILITY

A 150,000 SF Indoor Storage Public Warehouse



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Michael J. Frye, CCIM | 239.281.0441 | mfrye@ccim.net

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MEET THE TEAM

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Michael J. Frye, CCIM|CEO

Hall of Fame, Lifetime Achievement

Direct: (239) 281-0441

mfrye@ccim.net



Rachael Guertin

2022 Best of Fort Myers - Real Estate Agent

Direct: (239) 600-0038

rachaelsellsswfl@gmail.com

Presented By:

Michael J. Frye, CCIM | 239.284.0441 | mfrye@ccim.net

Rachael Guertin | (239) 600.0038 | rachaelsellsswfl@gmail.com

