



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

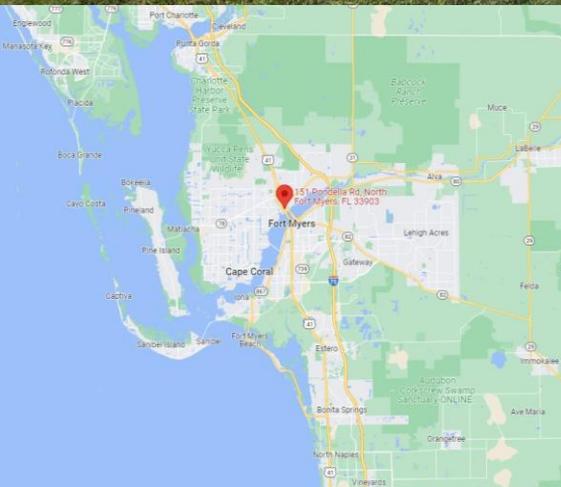
Great frontage, highly visible location.

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:

- Fully Approved for 150,000 SF Self Storage, Height Restrictions Waived.
- 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
mrfrye@ccim.net



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Rachael Guertin
2022 Best of Ft Myers – Real Estate Agent
(239) 600-0038
rachaelsellsswfl@gmail.com

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CCIM|CEO
(239) 281-0441



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(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)		



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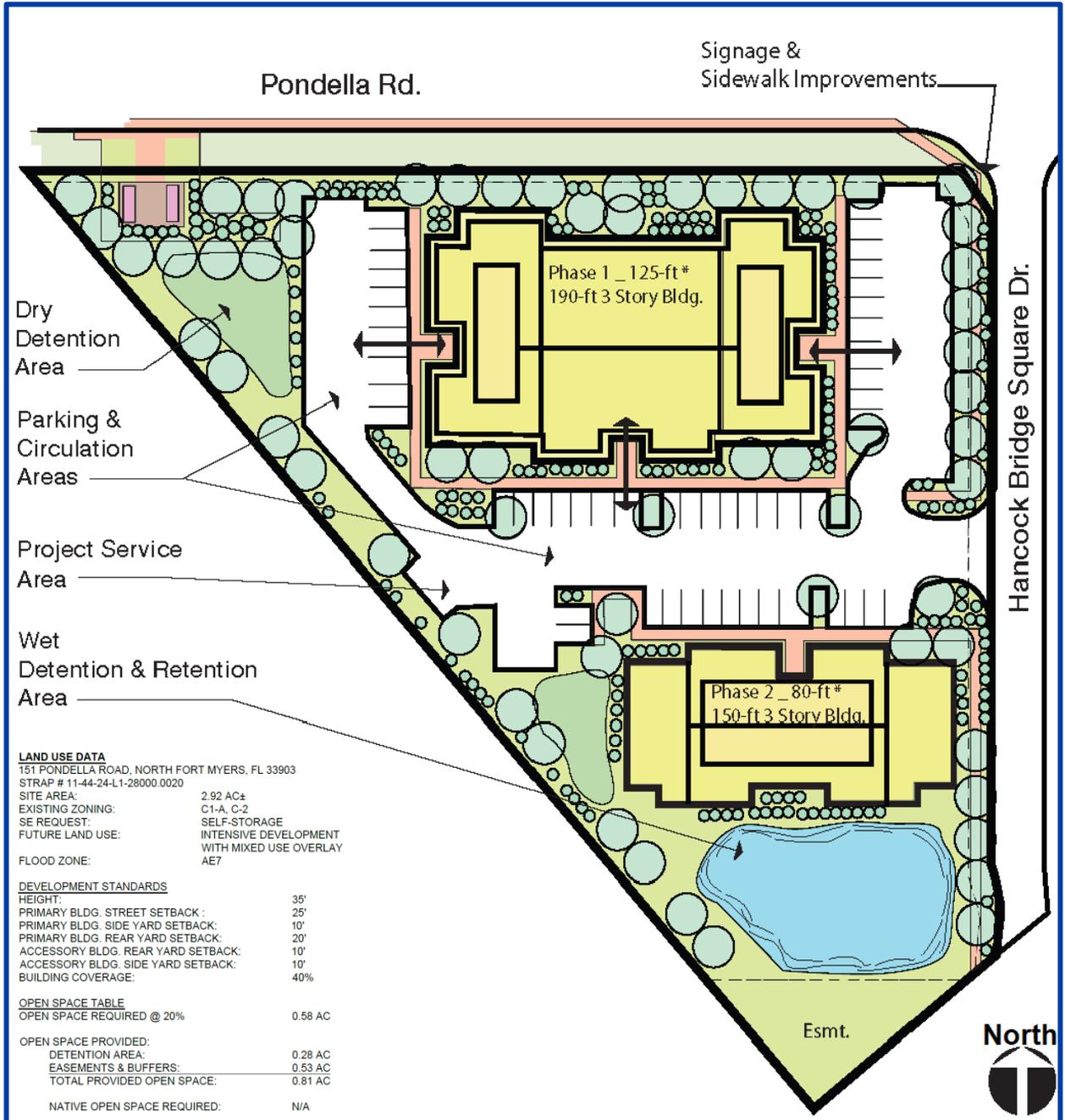


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SELF STORAGE SITE PLAN



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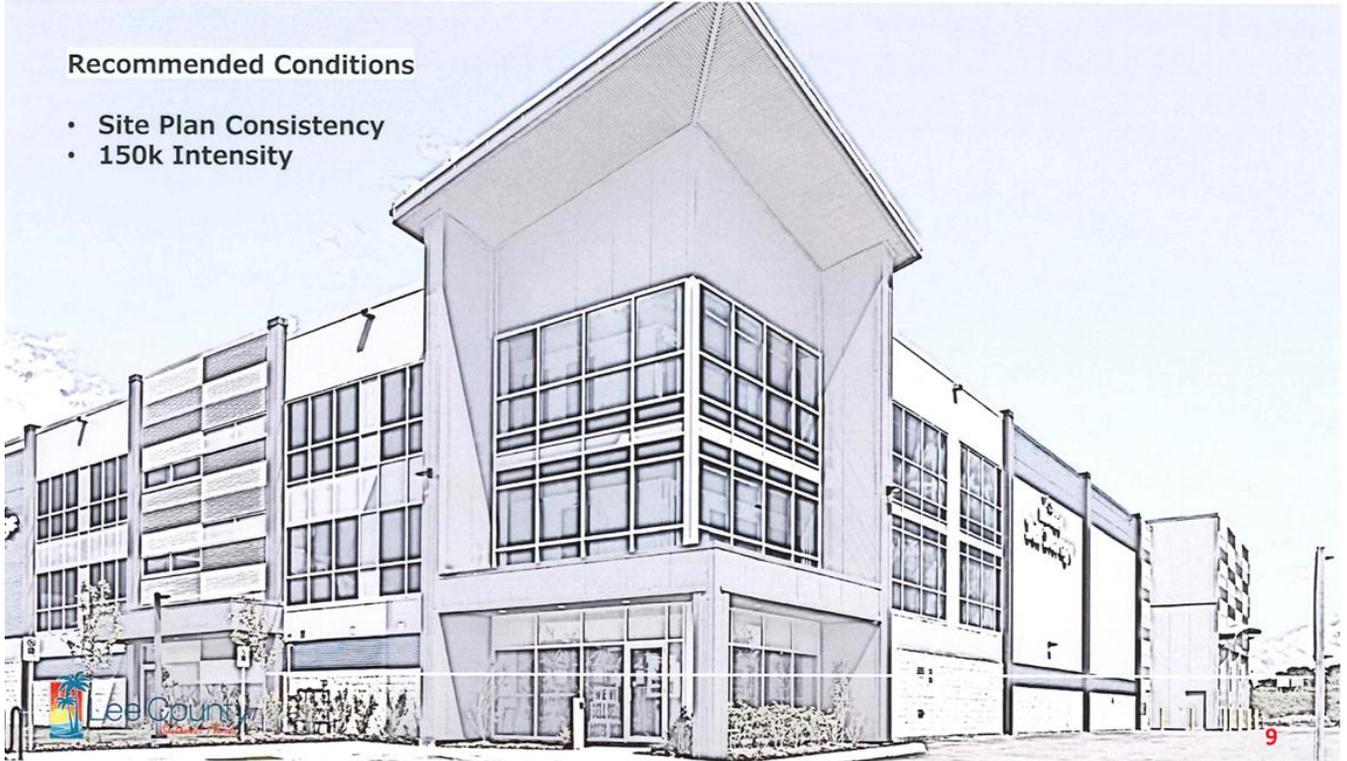


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SELF STORAGE BUILDING RENDERING

Recommended Conditions

- Site Plan Consistency
- 150k Intensity



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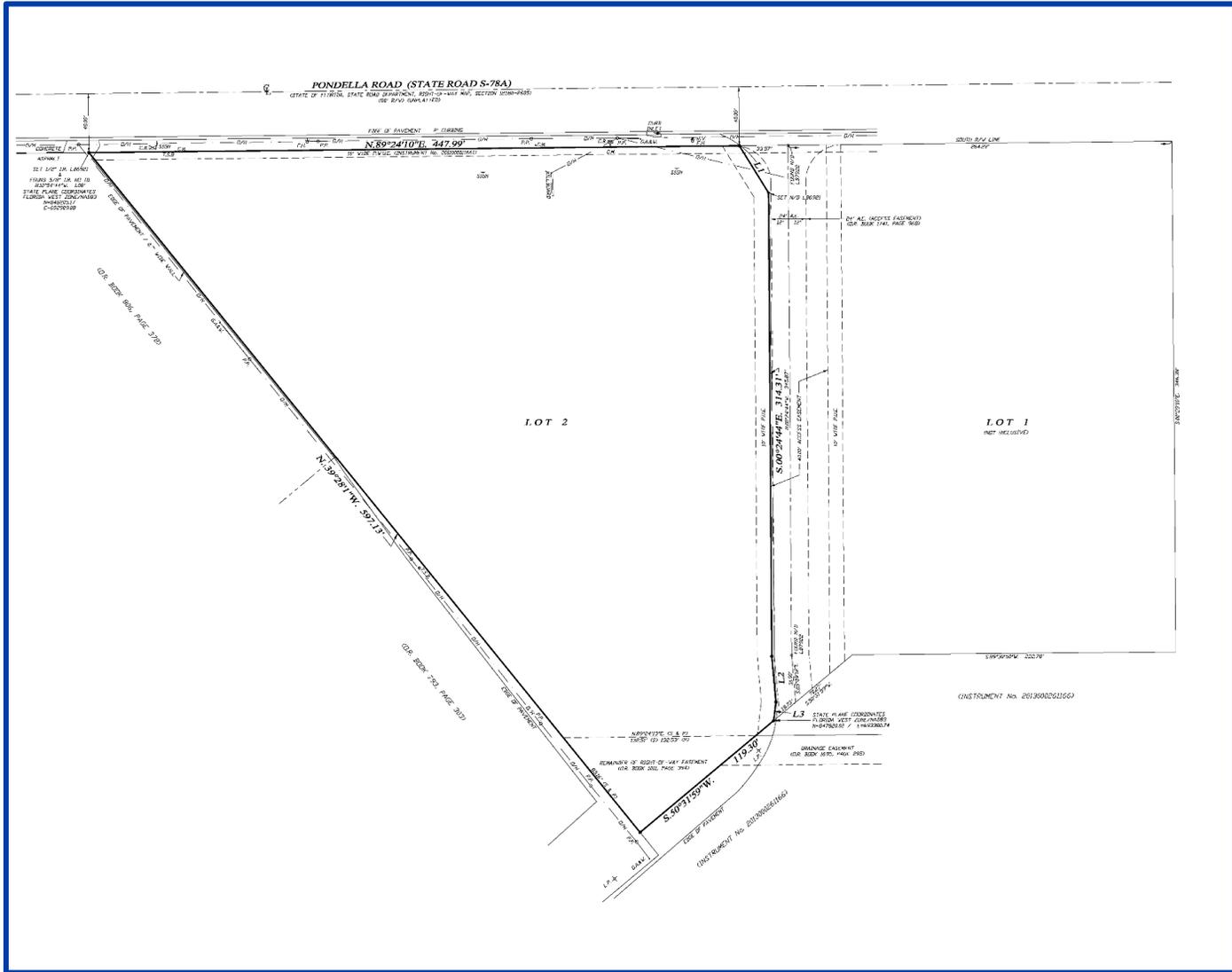


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SURVEY



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