



FOUNDRY
COMMERCIAL

CHURCH BUILDING

RESIDENCE

CHURCH PROPERTY FOR SALE

4141 & 4245 DELEON STREET | FORT MYERS, FL 33901

27,351± TOTAL SF ON 4.82± AC FOR MORE INFO CALL 407.540.7718



DESCRIPTION

The two parcel property consists of a 24,799± SF church building and a 2,552± SF 3-bedroom, 2-bath residence.

The church building contains a sanctuary, chapel, fellowship hall, kitchen, meeting rooms and multiple offices and classrooms.

The residence contains an attached 2-car garage and a utility shed.

The property is less than .20 miles north of Colonial Boulevard and about 1.25 miles from the Midpoint Bridge. It is adjacent to Orangewood Elementary

BUILDING FEATURES

PARCEL ID	35-44-24-P3-00066.0010 35-44-24-P3-00066.0020
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COUNTY	Lee
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BUILDING SF	Church 24,799± Residence 2,552±
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ACREAGE	4.82± AC
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ZONING	RS-7 Single Family Residential
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PARKING	Paved
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ASKING PRICE	\$3,475,000
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FOR MORE INFORMATION, PLEASE CONTACT:

MATT MESSIER, SIOR, CCIM | 407.540.7718

Principal, Managing Director

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Licensed Real Estate Broker

CARLIN BEEKMAN | 407.540.7789

Senior Vice President

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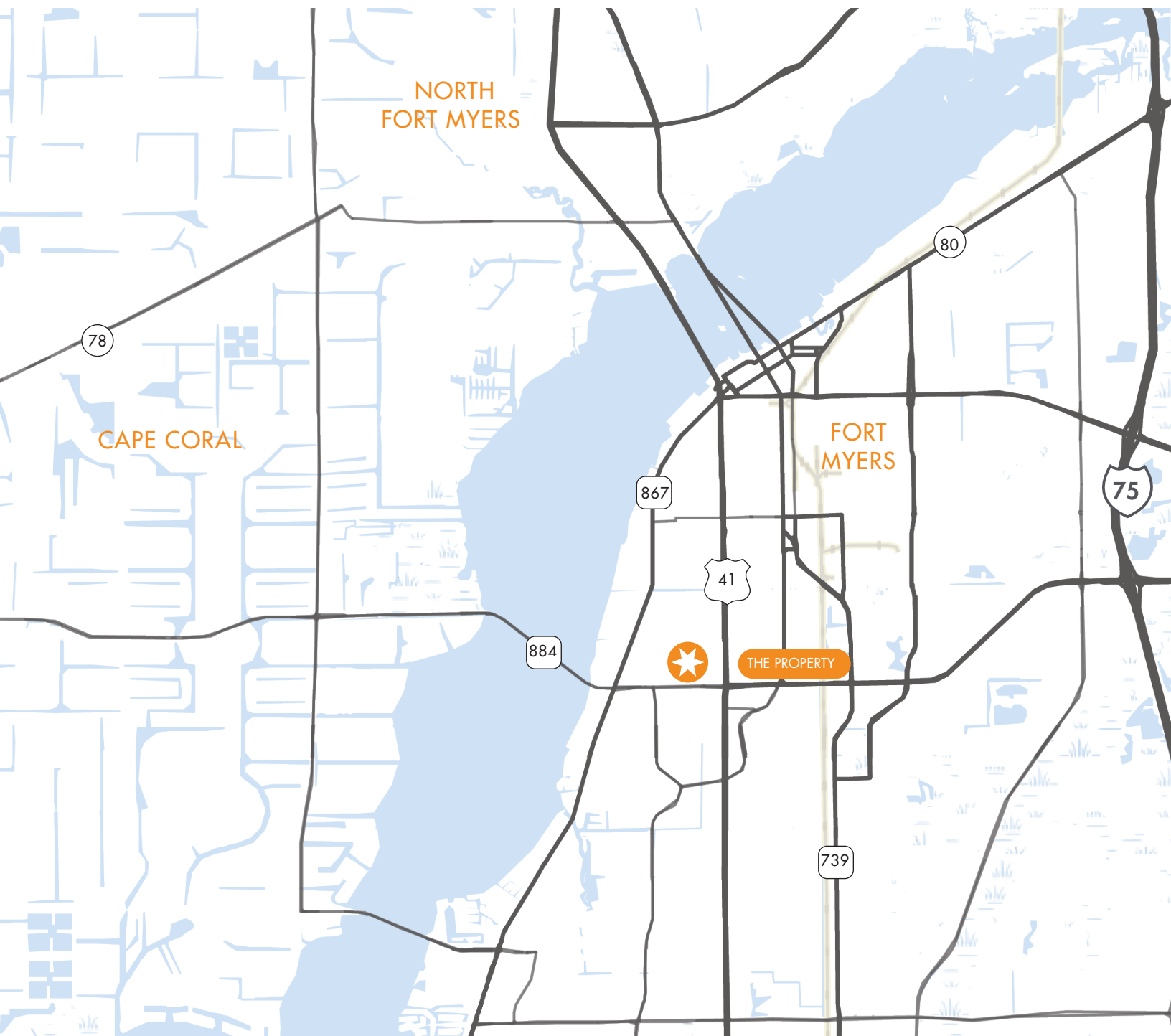
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LOCATION



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AREA MAP



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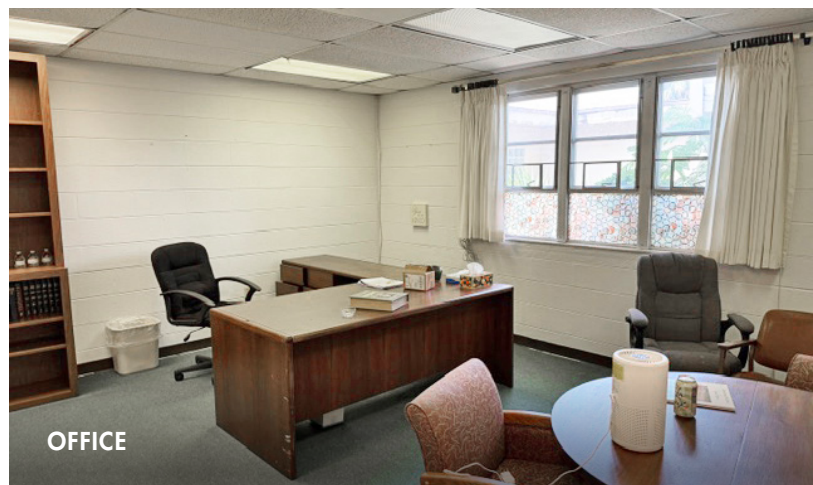
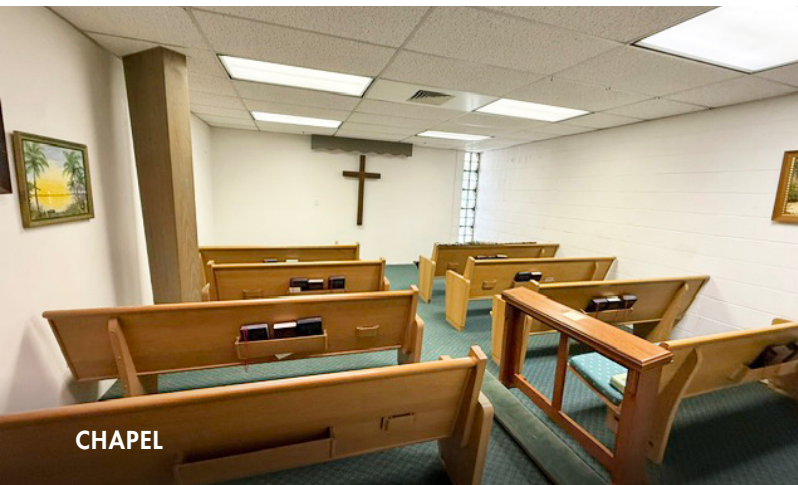
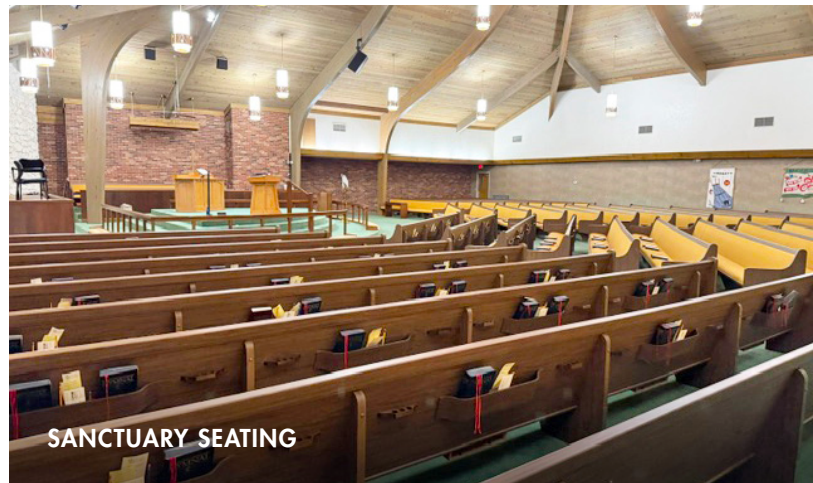
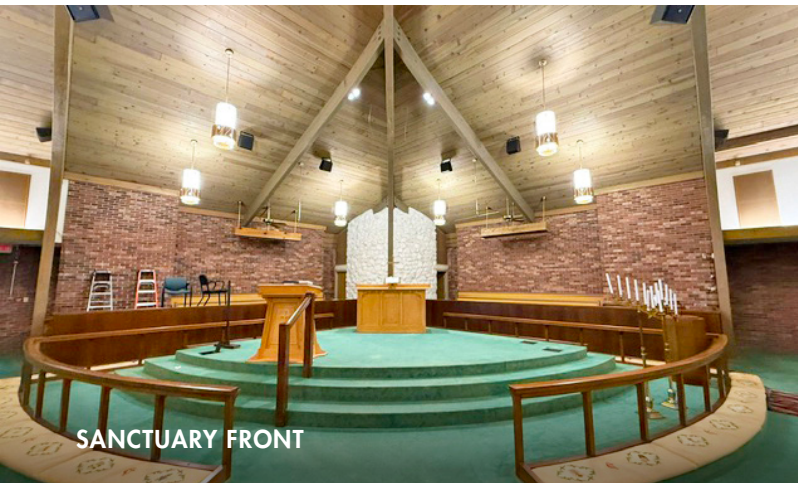
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PHOTOS



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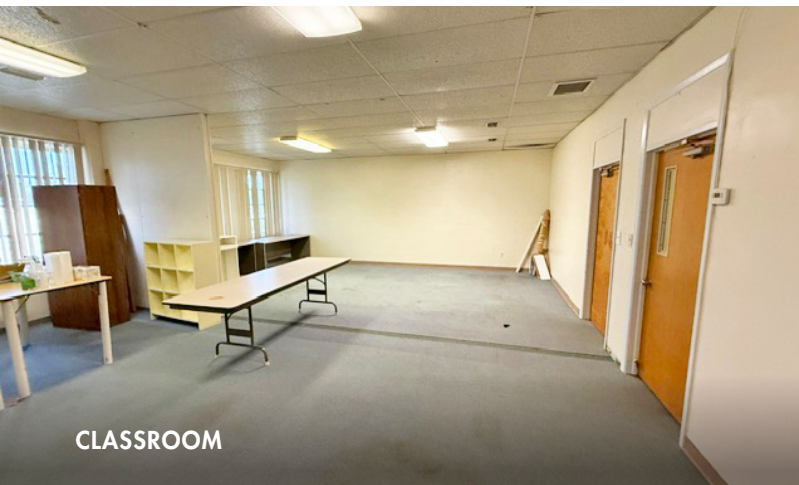
PHOTOS



FELLOWSHIP HALL



KITCHEN



CLASSROOM



CONFERENCE ROOM



GATHERING AREA



CLASSROOM

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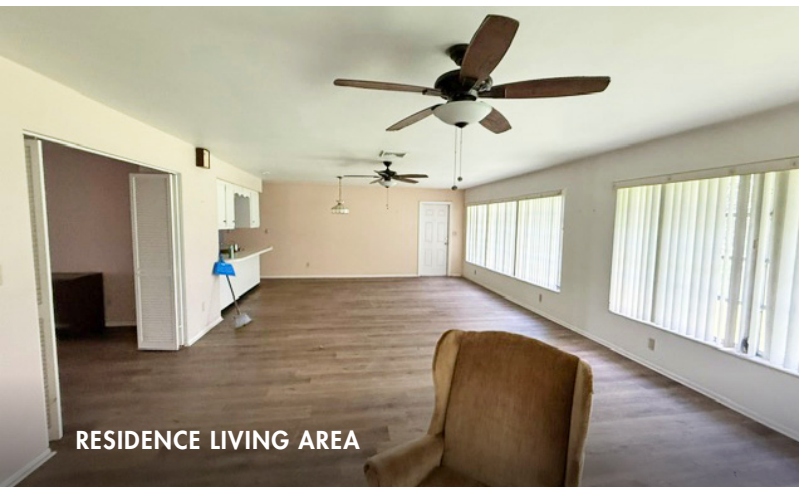
PHOTOS



CHURCH BUILDING EXTERIOR



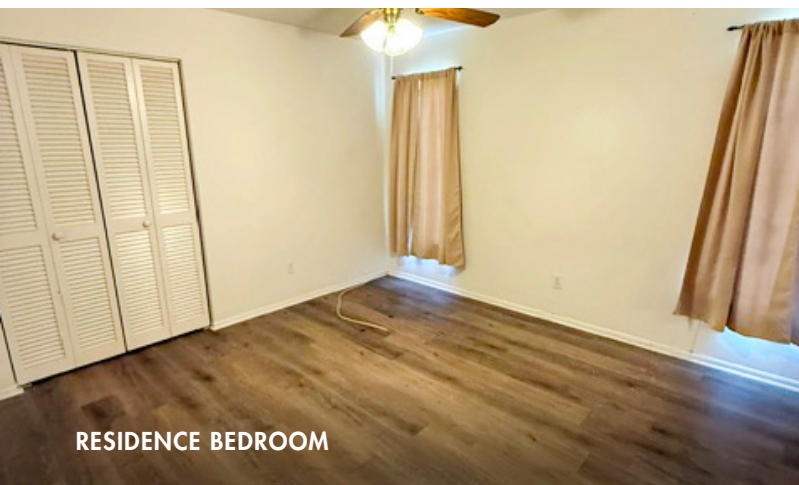
RESIDENCE EXTERIOR



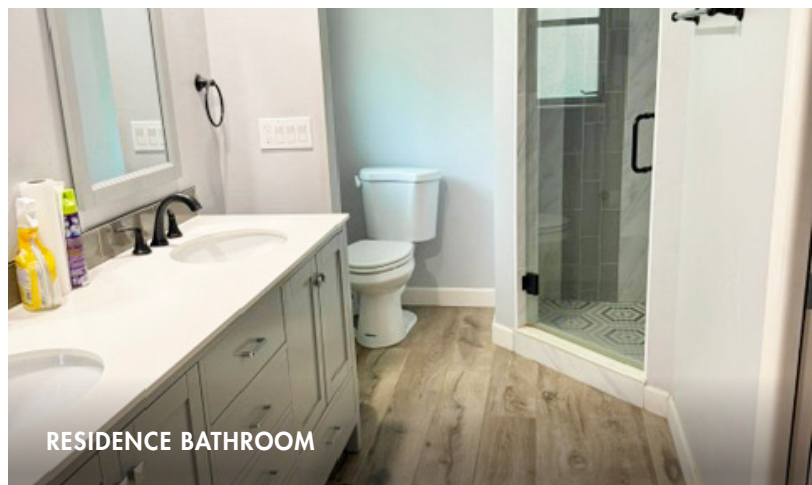
RESIDENCE LIVING AREA



RESIDENCE KITCHEN



RESIDENCE BEDROOM



RESIDENCE BATHROOM

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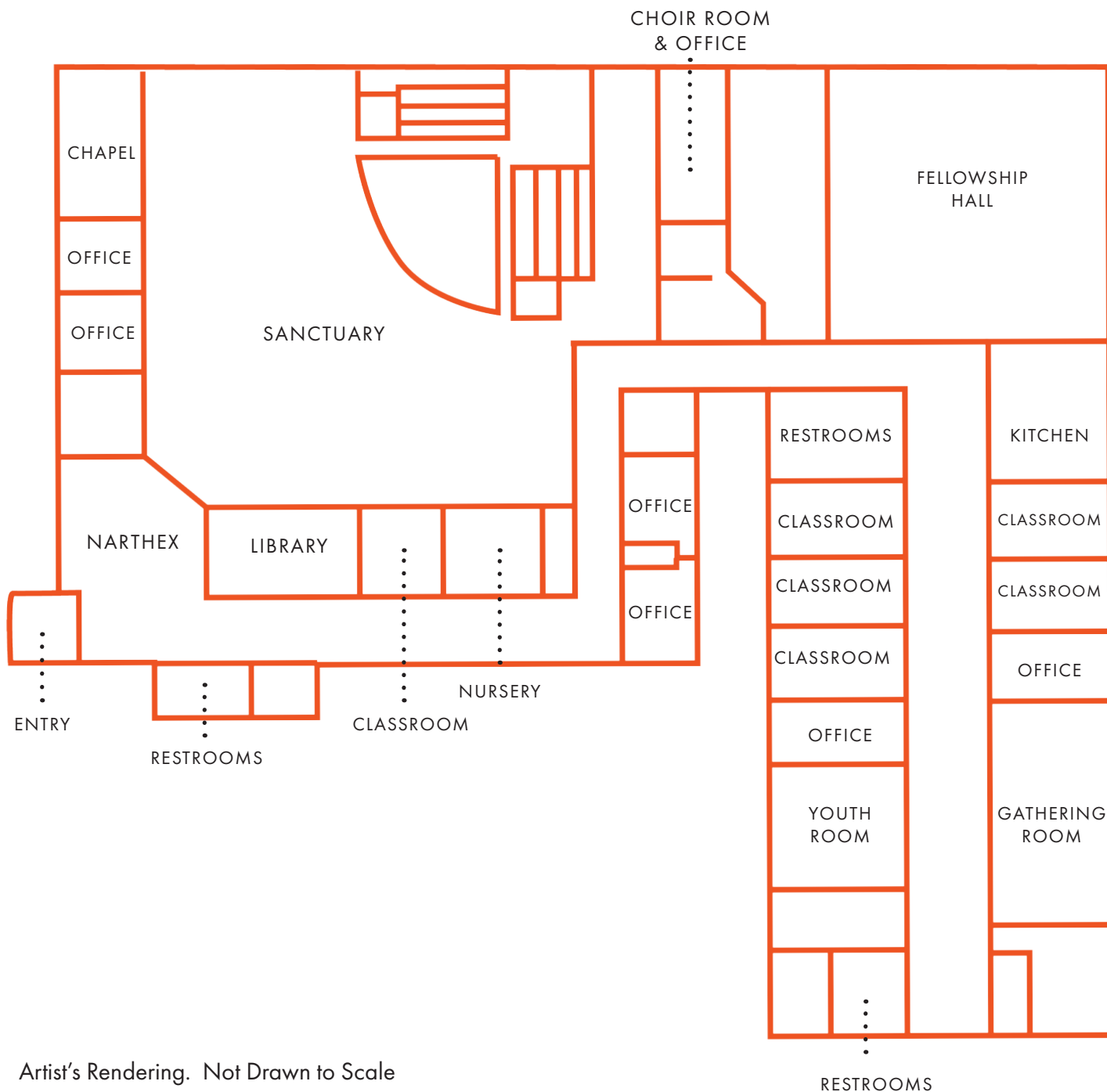
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FLOOR PLAN



Artist's Rendering. Not Drawn to Scale

NORTH →

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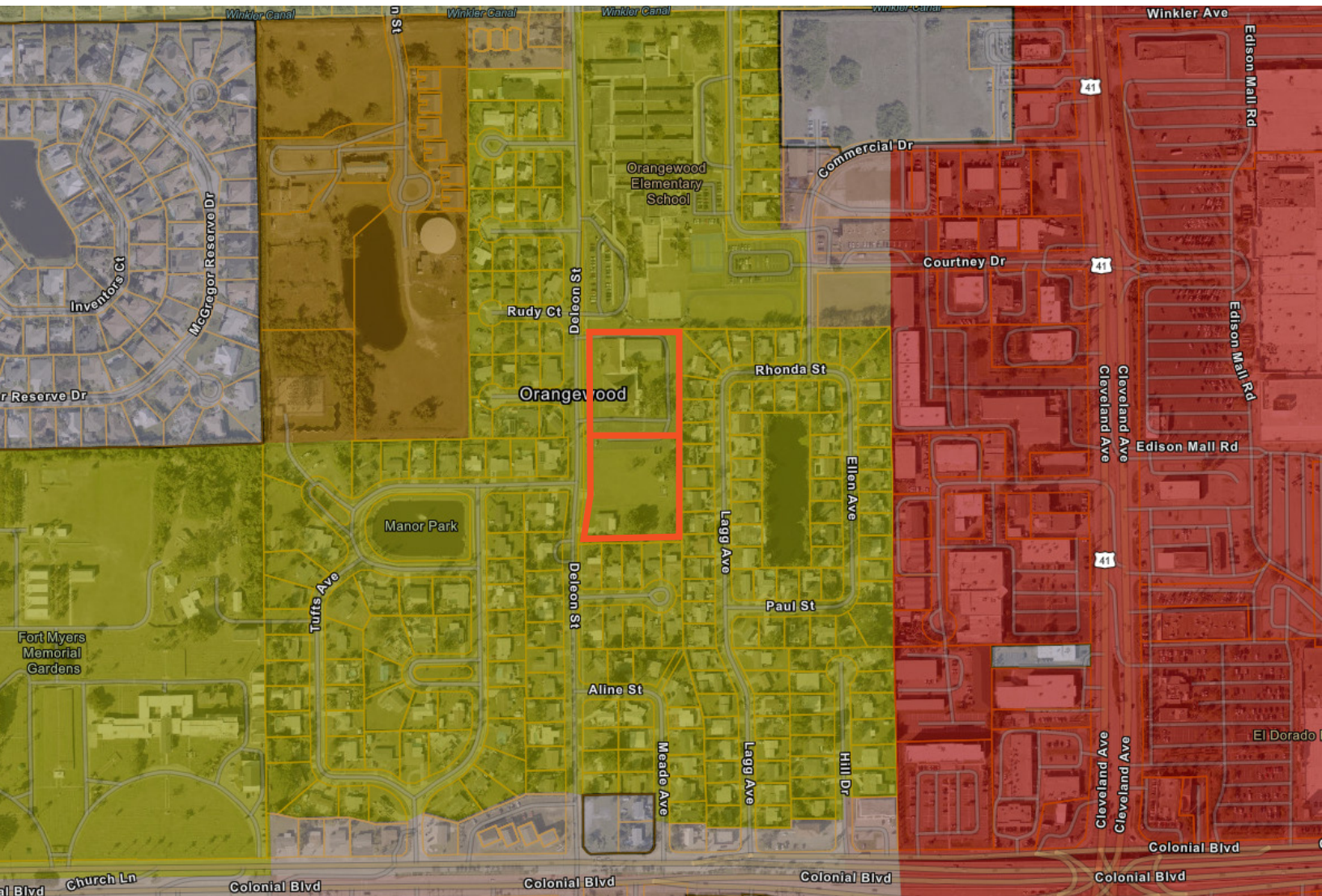
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ZONING MAP

**RS-7 - Single Family - 7**

This district is intended to accommodate single-family residential development and protect existing neighborhoods from incompatible uses. The maximum density permitted is seven dwelling units per acre

LOT MIN 5,000 SF
DU/AC 7 MAX

PERMITTED USES

- Park, recreation field
- Residential, single-family attached
- Residential, single-family detached
- Residential, zero lot line.

CONDITIONAL USES

- Day care center (adult or child), preschool.
- Golf course, tennis, clubhouse.
- Museum, library, community center
- Religious institutions
- School, public or private (K–12).

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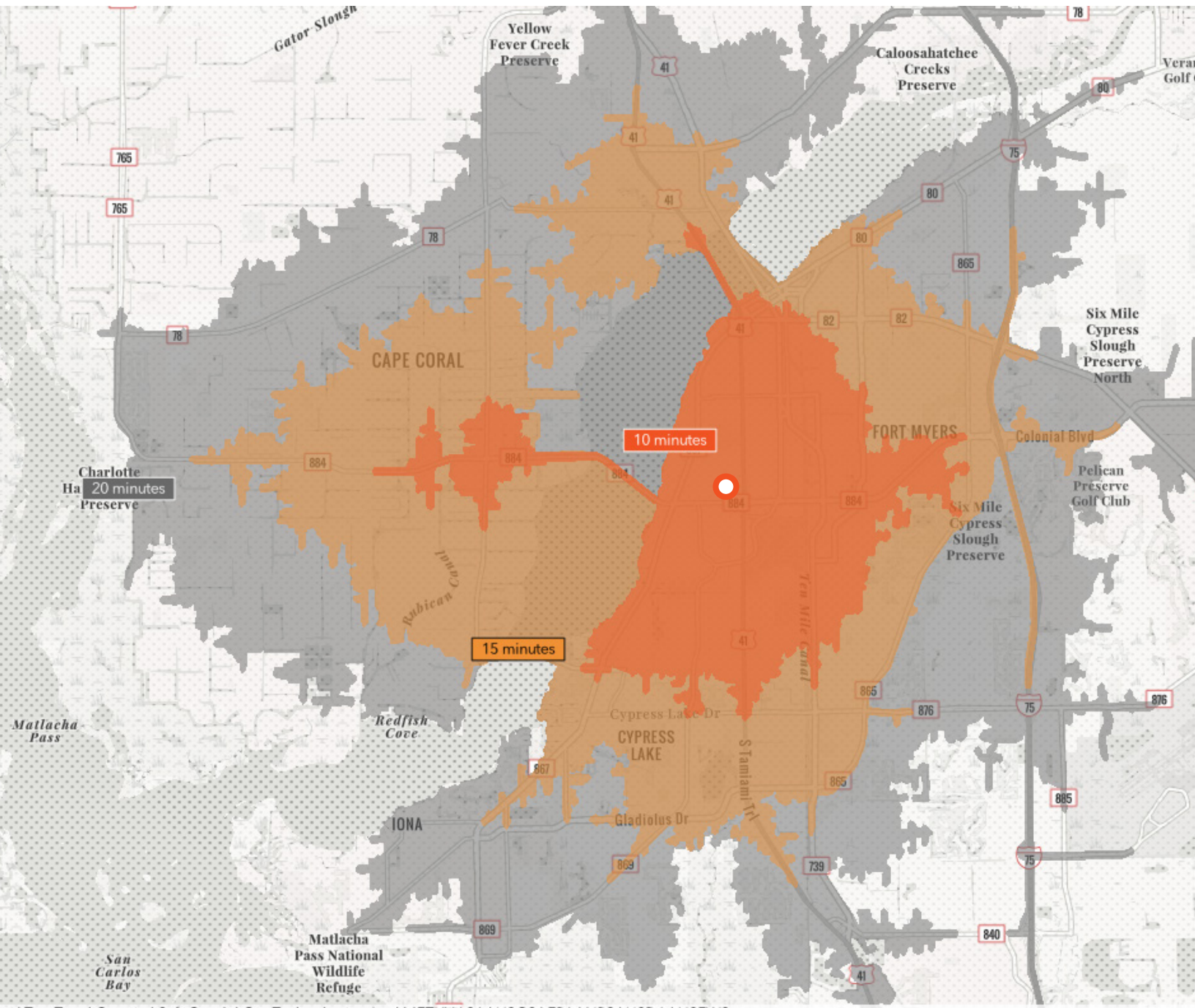
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APPROXIMATE DRIVE TIMES



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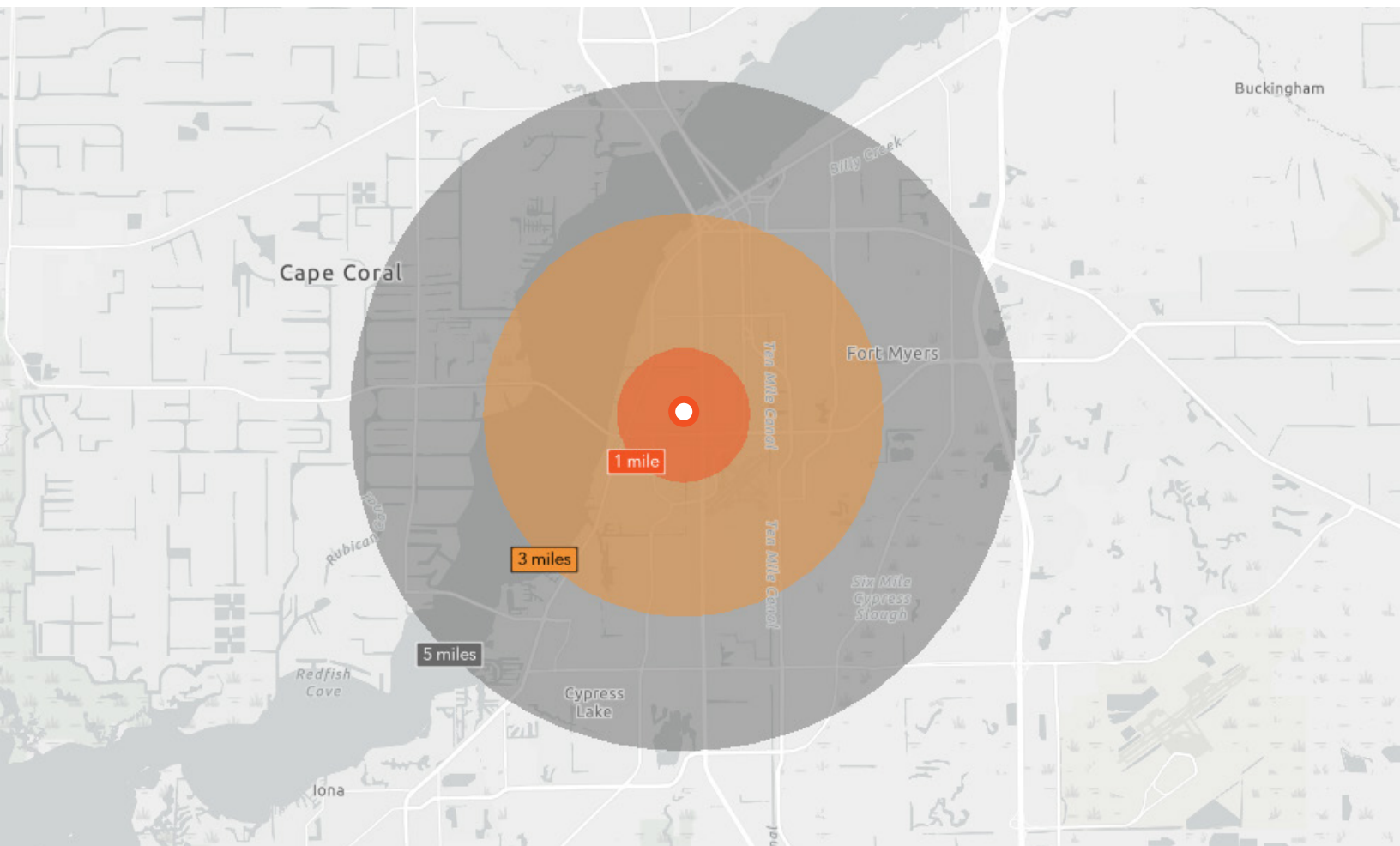
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DEMOGRAPHICS



1 MILE RADIUS

	9,546 ESTIMATED POPULATION 2026
	38.4 MEDIAN AGE
	\$383,252 MEDIAN HOME VALUE 2026
	4,260 ESTIMATED HOUSEHOLDS 2026
	\$383,252 AVG HOUSEHOLD INCOME

3 MILE RADIUS

	59,156 ESTIMATED POPULATION 2026
	40.8 MEDIAN AGE
	\$401,408 MEDIAN HOME VALUE 2026
	25,555 ESTIMATED HOUSEHOLDS 2026
	\$401,408 AVG HOUSEHOLD INCOME

5 MILE RADIUS

	161,394 ESTIMATED POPULATION 2026
	45.7 MEDIAN AGE
	\$393,688 MEDIAN HOME VALUE 2026
	72,918 ESTIMATED HOUSEHOLDS 2026
	\$393,688 AVG HOUSEHOLD INCOME

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