



Investment  
Properties  
Corporation

**FOR SALE**

# TAMIAMI TRAIL SOUTH & CONSTITUTION BLVD FORT MYERS, FL 33908



TAMIAMI TRAIL SOUTH

**CONTACT:**

**Christine McManus, CCIM, SIOR**  
**239-777-2020 / christine@ipcnaples.com**

Investment Properties Corporation of Naples  
3838 Tamiami Trail North Suite 402  
Naples Florida 34103-3586  
Tel: 239-261-3400 Fax: 249-261-7579 www.ipcnaples.com  
*Licensed Real Estate Broker*

The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.



# OFFERING SUMMARY

**FOLIO #:** 10470967

**PRICE:** \$1,200,000

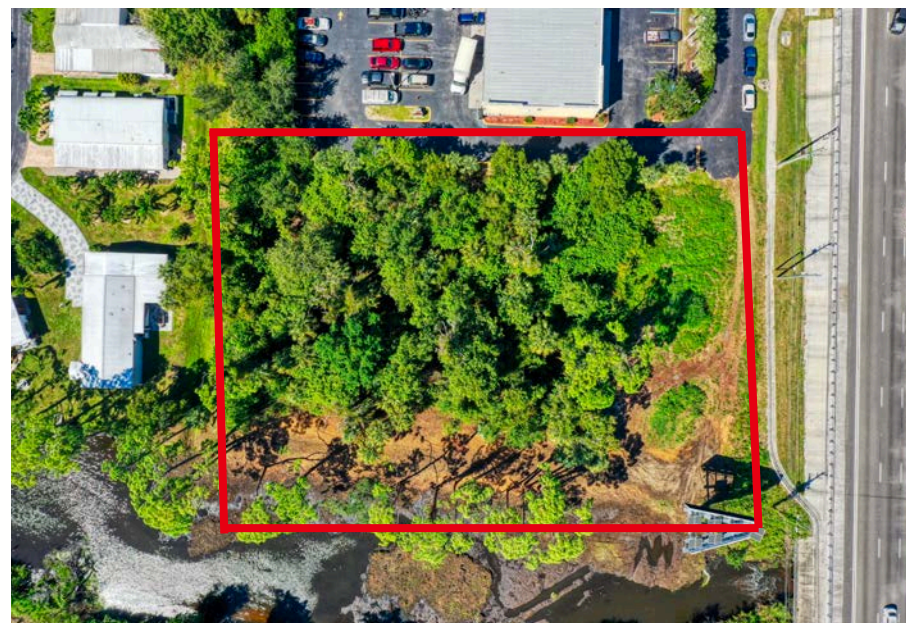
**SIZE:** 1.62 acres / 70,721 SF

**RE TAXES:** \$6,608.04  
(2025)

**ZONING:** C-1A

**USES:** See attached

**OTHER:** Billboard monthly income of \$1,200



**COMING SOON ON  
SOUTH SIDE OF  
MURDOCK CREEK:**

Residential and Commercial  
Planned Development on  
15.75 AC with 62 multi-  
family homes

**CONTACT** 📞 (239) 777-2020



Christine McManus, CCIM, SIOR | christine@ipcnaples.com





## PERMITTED USES

- Antique and Curio Shops
- Artists' Studios and Galleries
- Bakeries
- Banks & Financial Institutions
- Business, Professional & Nonprofit Organization Offices
- Comparison Goods Stores  
(clothing, shoes, apparel, accessories, jewelry, furniture, appliances, home furnishings, trading stamp redemption, mail order houses)
- Contractors Offices (with indoor storage)
- Convenience Foods
- Electronic Equipment Stores
- Entertainment within premises
- Funeral Homes and Mortuaries (no cremation)
- Garden Supplies, Nurseries and Horticultural Services
- Government Services
- Hardware, Paint & Wallpaper Supplies
- Interior Decorating Studio
- Package Stores
- Personal Establishments (barber & beauty shops, health spas, laundry and dry cleaning pickup, self-service laundromats)
- Pharmacy
- Photographic Service & Galleries
- Restaurants
- Repair Shop (small electric appliance & TV, tailor shop)
- Specialty Shop (bookstore, butcher, florist, gift and souvenir shop, music shop, newsstand, optical store, stationery store, shoe shop, art, hobby and craft shop)
- Telephone
- Theatre (indoor)
- Any Residential Use in BU-1A zoning district**



*click here!*

