

+223,202 SF
+5.12 acres

6831 Hendry Creek Dr

Fort Myers, FL 33908

Property Features

- Property benefits from C - commercial zoning, approved for many uses
- Prime location with excellent visibility and high traffic counts (AADT : 46,500)
- Land is cleared and has utilities available to site
- ± 240' frontage on S Del Prado
- Surrounded by high population and residential homes

For more information:

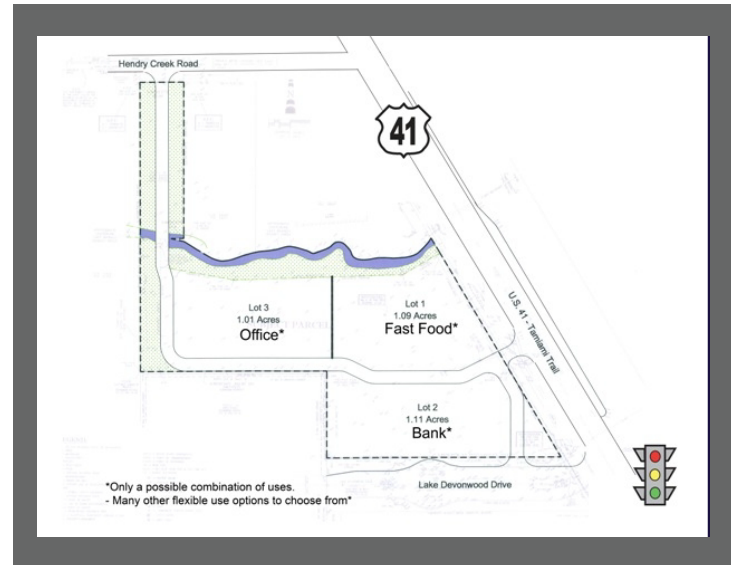
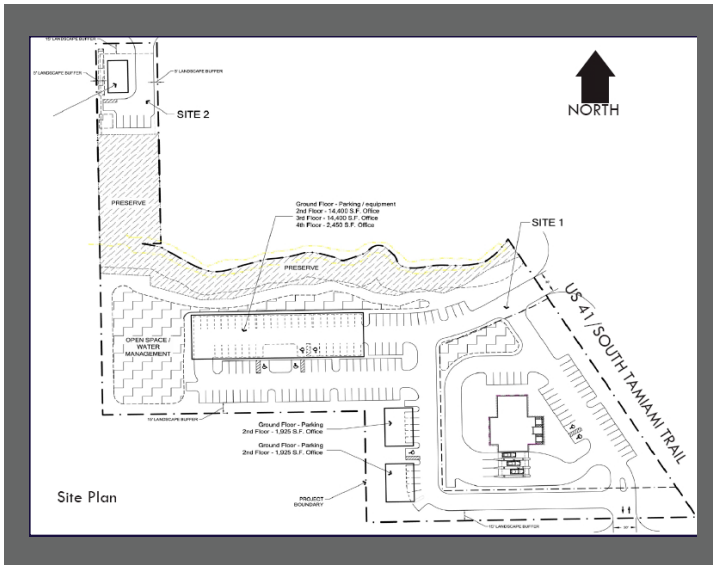
Gary Tasman

Executive Vice President
+1 239 489 3600
gtasman@naiburnsscalo.com

Shawn Stoneburner

Senior Vice President
+1 239 489 3600
sstoneburner@naiburnsscalo.com

STRAP Numbers	36-45-24-00-00015.0000 36-45-24-00-00016.0050 36-45-24-00-00016.0020
Property Type	Vacant Commercial Land
Land Area	± 223,202 SF / 5.12 AC
Zoning	CPD – Lake Devonwood Plaza
Future land use	Suburban
Frontage	± 470' on US-41/S Tamiami Trl ± 89' on Hendry Creek Dr.
Submarket	S Fort Myers / San Carlos



Concept 1

5 Building Development

1. 2-Story Office Building

Ground Floor – Parking
2nd Floor Office

2. 4-Story Office Building

Ground floor – Parking / Equipment
2nd & 3rd Floor – 14,400 SF Office Each
4th Floor 2,450 SF Office

3. & 4. 2, 2- Story Office Buildings

Ground Floor – Parking
2nd Floor -1,925 SF Office

5. ±1 AC dedicated to Bank or Dealership

Concept 2

1.01 AC of land dedicated to Office

1.09 AC of land dedicated to Fast Food

1.11 AC of land dedicated to Bank

2025 Demographics	1-Miles	3-Miles	5-Miles
Total Population	4,637	46,972	128,468
Total Households	2,428	22,922	58,587
Annual Population Growth 2025-2030	1.7%	1.7%	1.7%

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5220 Summerlin Commons Blvd Suite 500
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CPD Zoning:

CPD (Lake Devonwood Plaza), permitting various commercial uses totaling up to 95,000 square feet, with a maximum of 30,000 square feet allocated for commercial retail.



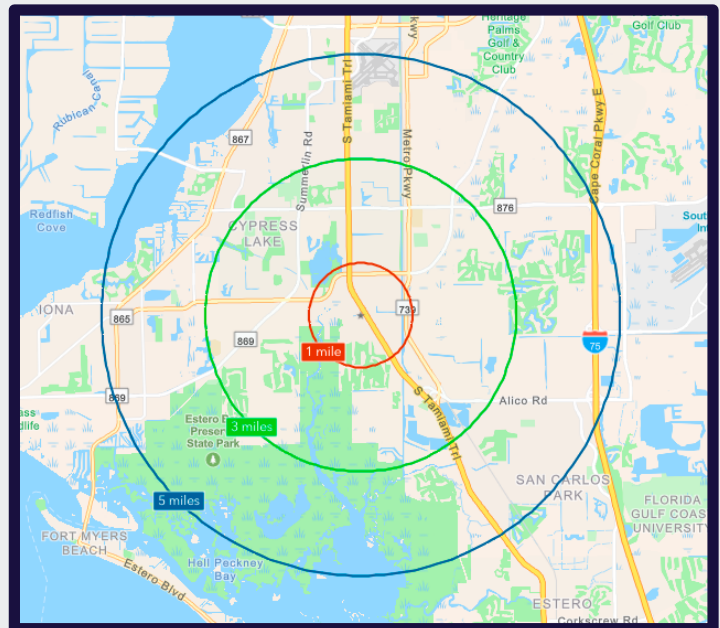
Growing Infrastructure:

Fort Myers, Florida, is experiencing rapid infrastructure growth, driven by expanding commercial developments, residential projects, and enhanced transportation networks to support the area's thriving economy.



Major Transportation Routes:

Property offers quick access to I-75, a major interstate that connects Florida with several Southeastern U.S. states, making it ideal for efficient distribution across the region.



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