

7350 Gladiolus Dr Fort Myers, FL

**CUSHMAN &
WAKEFIELD**

COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA



+3.70 acres

FOR SALE \$3,700,000

Property Highlights

- Zoned CPD (Fenway Family Fun Center), allowing for a 12,500-square-foot commercial building with a maximum height of 35 feet.
- \pm 345' feet of frontage along Gladiolus Dr. with high traffic counts (43,000+ AADT).
- Prime location, at a signalized intersection.
- Positioned in a rapidly developing area.

STRAP NUMBER(S)	35-45-24-00-00015.0030
PROPERTY TYPE	Vacant Commercial Land
LAND AREA	\pm 161,346 SF / 3.70 AC
ZONING	CPD - Fenway Family Fun Center
FUTURE LAND USE	Central Urban
FRONTAGE	\pm 345' on Gladiolus Dr.
SUBMARKET	S. Fort Myers / Can Carlos

GARY TASMAN
CEO / Principal Broker
(239) 489-3600
gtasman@cpswfl.com

SHAWN STONEBURNER
Senior Director
(239) 489-3600
sstoneburner@cpswfl.com

Better never settles

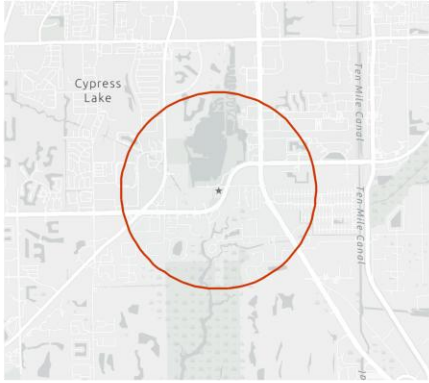
7350 Gladiolus Dr Fort Myers, FL



COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA

POPULATION TRENDS AND KEY INDICATORS

7350 Gladiolus Dr, Fort Myers, Florida, 33908 2
Ring of 1 mile



7,438

Population

4,031

Households

1.79

Avg Size
Household

117

Wealth
Index

78

Housing
Affordability

36

Diversity
Index

EMPLOYMENT



77%

White Collar



12%

Blue Collar



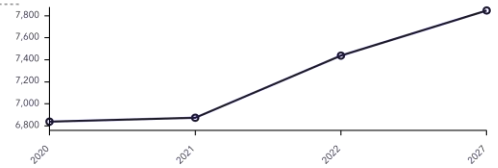
11%

Services

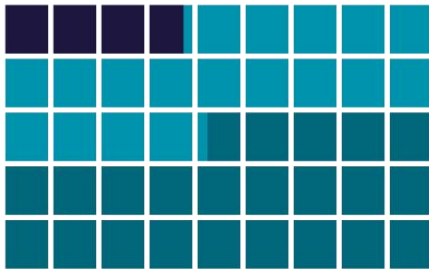
2.0%

Unemployment
Rate

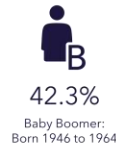
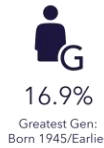
Historical Trends: Population



POPULATION BY AGE



POPULATION BY GENERATION



391

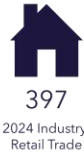
Total Businesses



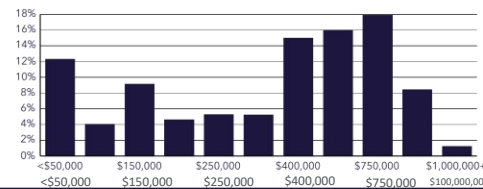
4,048

Total Employees

BUSINESS



Home Value



esri | THE SOURCE OF INSIGHT
Source: Esri, Esri-Data Axle
Esri forecasts for 2024, 2029
© 2025 Esri

2024 Demographics

1-Mile

3-Miles

5-Miles

Total Population

7,001

59,231

130,512

Total Households

3,605

29,220

61,603

Annual Population Growth 2024-2029

3.9%

3.6%

3.7%

Better never settles

GARY TASMAN
CEO / Principal Broker
(239) 489-3600
gtsaman@cpswfl.com

SHAWN STONEBURNER
Senior Director
(239) 489-3600
sstoneburner@cpswfl.com