

Walgreens

Del Prado Blvd N

32,000 VPD



41

N Tamiami Trail

+/- 302'

30,000 VPD

# 17771

N TAMIAMI TRAIL  
NORTH FORT MYERS, FL 33903

COMMERCIAL LAND /  
REDEVELOPMENT  
OPPORTUNITY



4.45±  
Acres



\$3,150,000  
Asking Price



Zoned CPD

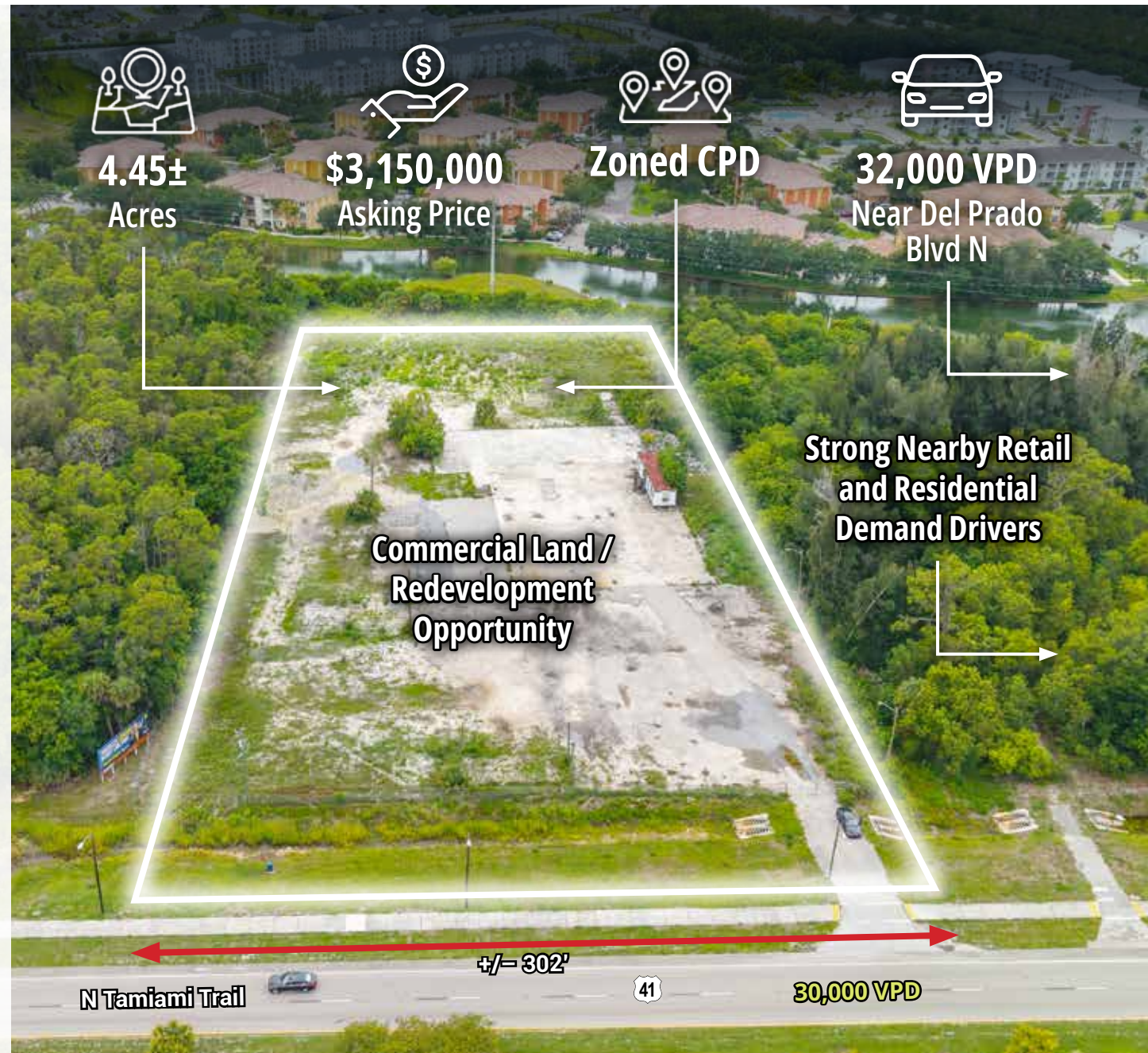
Franklin Street Real Estate Services, LLC -  
A Licensed Florida Broker: CQ1032352

# PROPERTY OVERVIEW

## 4.45± Acre Commercial Land Opportunity on US-41

Franklin Street is pleased to present 17771 N Tamiami Trl, a 4.45± acre commercial land opportunity located along the US-41 / N Tamiami Trail corridor in North Fort Myers, Florida. The property offers significant frontage, strong visibility, and flexible CPD zoning within a growing Lee County trade area surrounded by established residential communities, retail demand drivers, and regional commercial activity.

The site is positioned for a wide range of potential commercial land users, including redevelopment groups, owner-users, outdoor storage users, automotive users, self-storage/RV/boat storage operators, contractor yard users, and service-commercial concepts, subject to zoning confirmation and buyer due diligence.



# INVESTMENT HIGHLIGHTS



**CPD Zoning**  
in Lee County



Surrounded by residential communities, apartments, mobile home communities, and commercial activity



**4.45± Acre**  
Commercial Land Site



Located near Publix and surrounding retail demand drivers



Flexible positioning for redevelopment, owner-user, storage, automotive, contractor yard, and service-commercial uses



Potential for commercial land use or redevelopment, subject to CPD confirmation and buyer due diligence



**Asking Price**  
\$3,150,000



# AERIAL LOCATION / IMMEDIATE TRADE AREA





## Regional Connectivity

The property is strategically located along US-41 / N Tamiami Trail with access to North Fort Myers, Cape Coral, Fort Myers, Del Prado Boulevard, Pine Island Road, and the broader Lee County market.

**SITE**  
AVAILABLE

**CAPE CORAL**  
8 MILES | 15 MIN

**NORTH FORT MYERS**  
4.7 MILES | 10 MIN

**FORT MYERS**  
6.4 MILES | 12 MIN

# 17771

## N TAMIAMI TRAIL

### NORTH FORT MYERS, FL 33903

- 4.45± Acres
- Commercial Land / Redevelopment Opportunity
- Asking Price: \$3,150,000
- Zoned CPD

#### GIOVANNY CASTANO (LEAD)

Senior Associate

904.364.2091

giovanny.castano@franklinst.com

#### SHAUN MAYBERRY

Senior Director

904.219.9035

shaun.mayberry@franklinst.com

#### KEITH WOOD

Senior Associate

904.364.0952

keith.wood@franklinst.com

#### COOPER FOLDS

Associate

229.947.3436

cooper.folds@franklinst.com



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