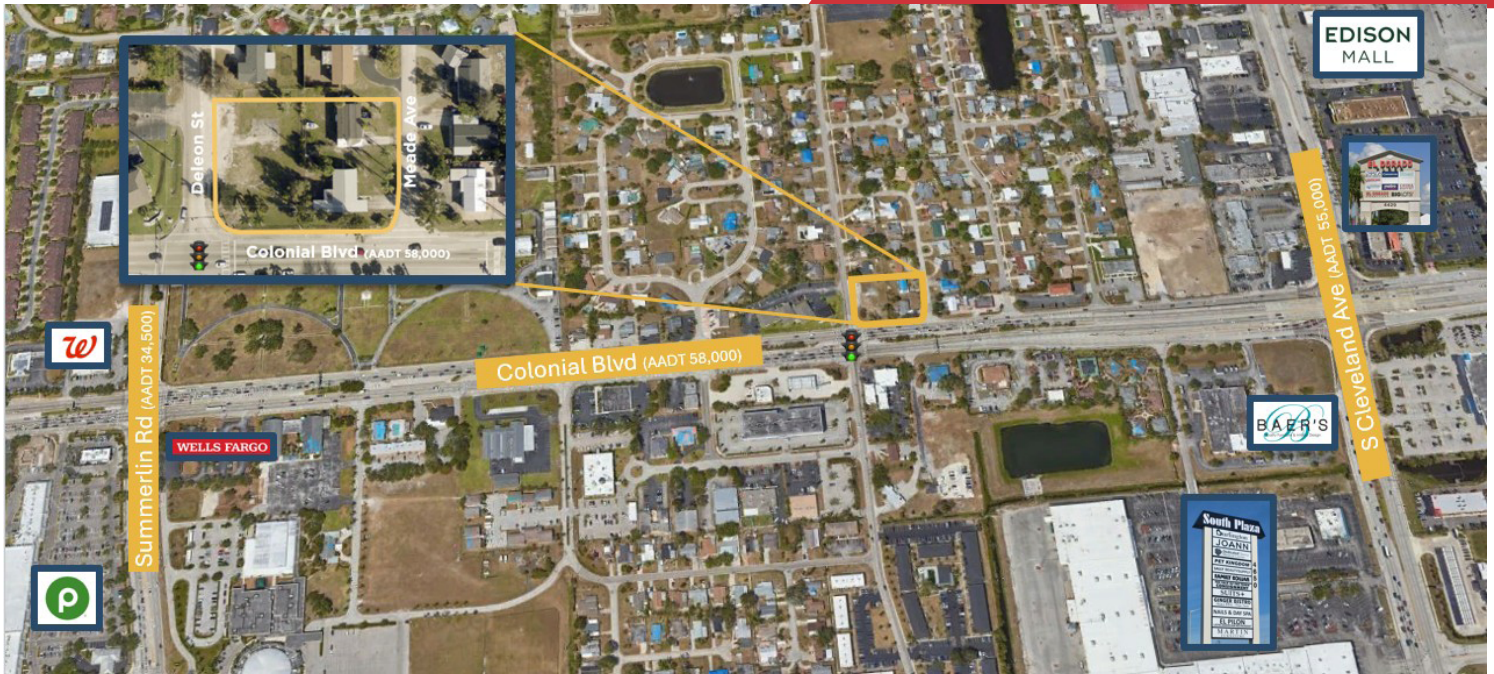




Colonial – Meade Ave

Fort Myers, FL 33901

Property Features

- Approximately ±0.95 acres (41,470 square feet) of vacant commercial and single-family residential land
- Planned development site, see conceptual plans on 2nd page
- ± 218' feet of frontage along Colonial Blvd with high traffic counts (58,000+ AADT)
- Prime location on Colonial Blvd, at a signalized intersection
- Positioned in a rapidly developing area, including the Royal Palm development project

STRAP Number(s)	35-44-24-P3-01900.0700
	35-44-24-P3-01900.0720
	35-44-24-P3-01900.0730
	Vacant Commercial (1) / Single-Family Residential (2) (3)
Property Type	
Land Area	± 41,470 SF / 0.95 AC
Zoning	PUD
Future Land Use	Traditional Community
Frontage	± 218' on Colonial Blvd.
Submarket	City of Fort Myers

For more information:

Gary Tasman

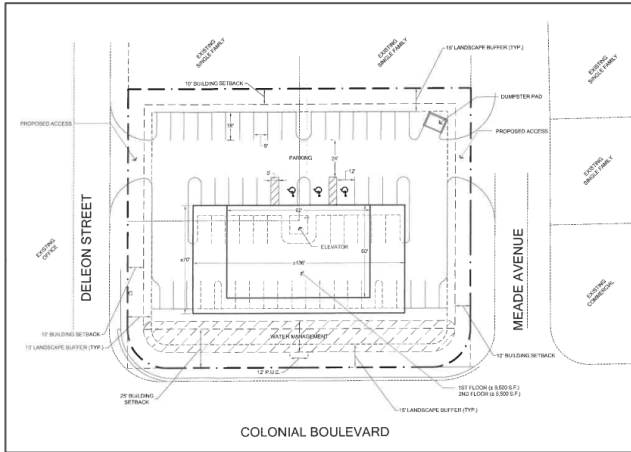
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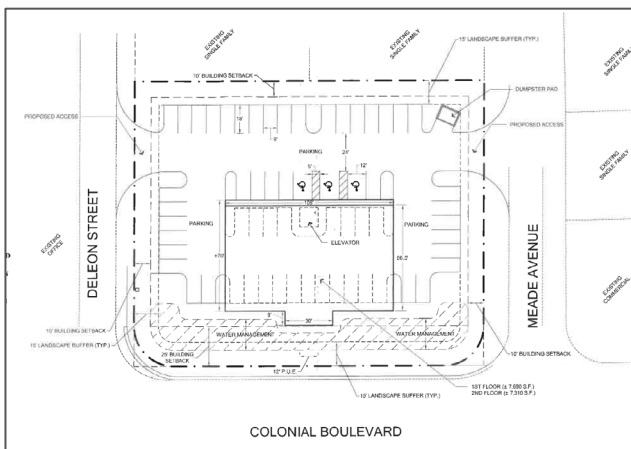
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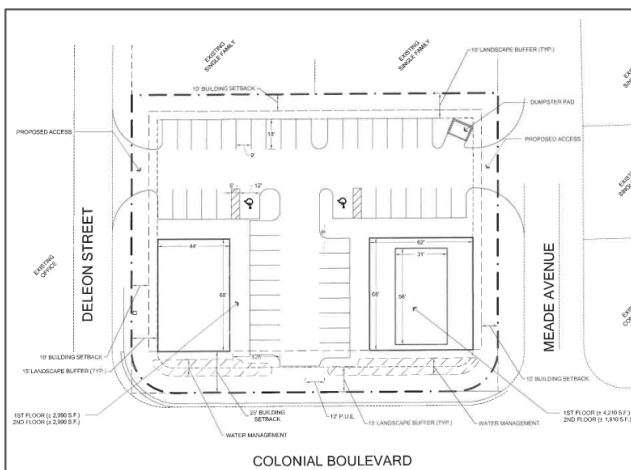
Concept 1

- 15,000 SF Office – 2 Floors over parking
- 1st floor: 9,500 SF
- 2nd floor: 5,500 SF



Concept 2

- 15,000 SF Office – 2 Floors over parking
- 1st floor: 7,690 SF
- 2nd floor: 7,310 SF



Concept 3

- 12,000 SF Office – 2 Buildings

Building 1:

- 1st floor: 2,990 SF
- 2nd floor: 2,990 SF

Building 2:

- 1st floor: 4,210 SF
- 2nd floor: 1,810 SF