



Colliers

19630 & 19650 S. Tamiami Trail, Fort Myers, FL

Redevelopment Opportunity

Ideally situated for redevelopment, this is a first time offering for a 1.62 acre hard corner site on South US 41 with improvements in place and excellent zoning

19650 S. Tamiami Trail

- 900 SF single unit building
- Built 1971
- Leased thru 12/25 (no renewal option)

Land

- 23,750 Sf | 0.55 acres
- Zoned: CG Commercial
- Urban Community Land Use

19630 S. Tamiami Trail

- 2,820 SF two unit retail building
- Built 1977
- Unit 1: 1,500 SF leased
- Unit 2: 1,320 SF leased thru 11/24 (no renewal options on either lease)

Land

- 46,914 Sf | 1.08 acres
- Zoned: CC Commercial
- Urban Community Land Use

Asking:

\$2,550,000

Dan Miller

Executive Vice President
239 841 4900
dan.miller@colliers.com

Dan Rockenstein

Senior Associate
239 691 9851
dan.rockenstein@colliers.com

Colliers

12800 University Drive
Suite 400
Fort Myers, FL 33907

Location:



Traffic Count
51,000 AADT
FDOT 2023

Located in Close Proximity:

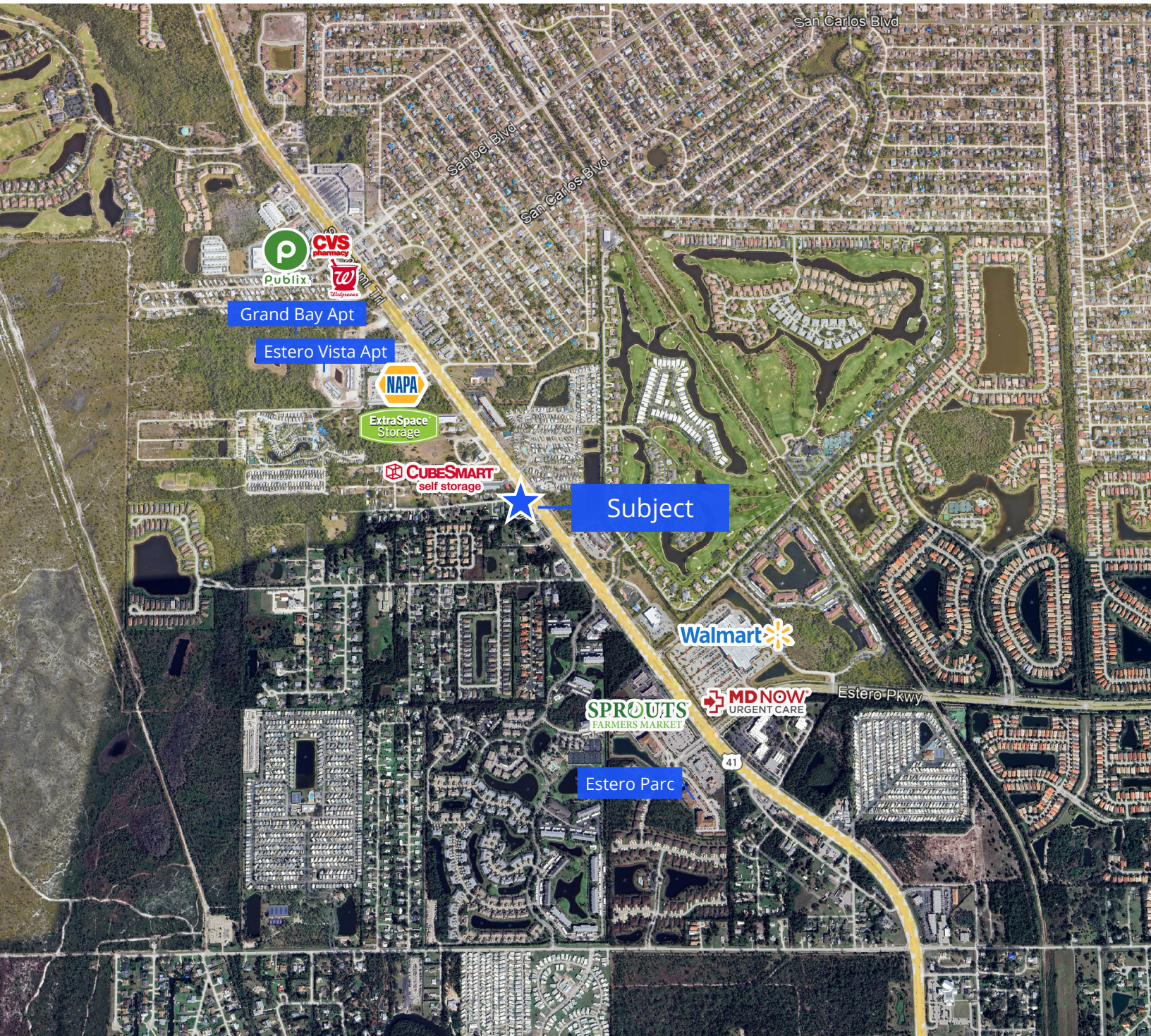
- Grand Bay Apartments (274 units)
- Estero Vista Apartments (144 units)
- Estero Park Apartments
- Cube Smart
- Extra Space Storage
- Life Storage
- Napa Auto Parts
- Publix
- CVS
- Walgreens
- WalMart
- Sprouts
- MD Now Urgent Care



Survey



Surrounding Area



This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.