



Treeline Ave & Colonial Blvd

Fort Myers, FL 33913

Property Highlights

- Two 0.58 acre parcels or combined 1.15 acres (50,040 square feet) of vacant commercial land
- Property can be sold separately for \$1,251,000 or combined for \$2,502,000
- Dual frontage on major roadways with high traffic counts, $\pm 308'$ of frontage along Colonial Blvd (56,500+ AADT) and $\pm 202'$ of frontage on both directions of Treeline Ave (AADT:13,500)
- Prime location on Colonial Blvd, at a signalized intersection
- Positioned in a rapidly developing area

STRAP Number(s)	35-44-25-P2-00001.0010
Property Type	Commercial Land
Land Area (Total)	$\pm 50,040$ SF / 1.15 AC
Zoning	SDA – Special Development Areal
Future Land Use	Special Community
Frontage	$\pm 308'$ on Colonial Blvd. $\pm 202'$ on both directions of Treeline Ave.
Submarket	S Fort Myers / San Carlos

For more information:

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2024 Demographics	1-Mile	3-Miles	5-Miles
Total Population	3,214	25,551	123,958
Total Households	1,460	18,247	46,486
Annual Population Growth 2024-2029	4.2%	3.4%	3.8%
Median Age	63.9	44.0	39.8
Average Household Income	\$97,434	\$99,384	\$87,331

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2024 Demographics	1-Mile	3-Miles	5-Miles
Total Population	5,336	33,388	73,130
Total Households	2,847	15,693	32,041
Annual Population Growth 2024-2029	3.9%	3.9%	3.8%

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