

## FOR SALE – COMMERCIAL OFFICE BUILDING

### 2685 Swamp Cabbage Ct., Fort Myers, FL 33901

**SALE PRICE:** \$850,000

**Building Size:** 3,981± SF

**Total Acreage:** 1.03±

**Year Built:** 1979 (Renovated 1983)

**Location:** This parcel is located between Winkler Ave. and Colonial Blvd., off Evans Ave.



<b>Zoning:</b>	<b>CI – Commercial Intensive</b>
<b>STRAP #:</b>	<b>36-44-24-P3-00700.0040</b>
<b>Fire District:</b>	<b>Fort Myers Fire District</b>
<b>Utilities:</b>	<b>City of Fort Myers Utilities</b>
<b>Property Details:</b>	<b>4 Exams Rooms, Reception Area, Lobby, Kitchen Area, (2) Restrooms, Additional Rooms could be used for exam rooms, meeting room, or offices</b>
<b>Close By Businesses:</b>	<b>Edison Mall, AutoNation, Old Time Pottery, Starbucks, Lightning Strikes Bowl, The School District of Lee County</b>



**Michael J. Frye, CCIM|CEO**  
Hall of Fame, Lifetime Achievement  
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**REMAX**  
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RE/MAX REALTY GROUP

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2685 Swamp Cabbage Ct.

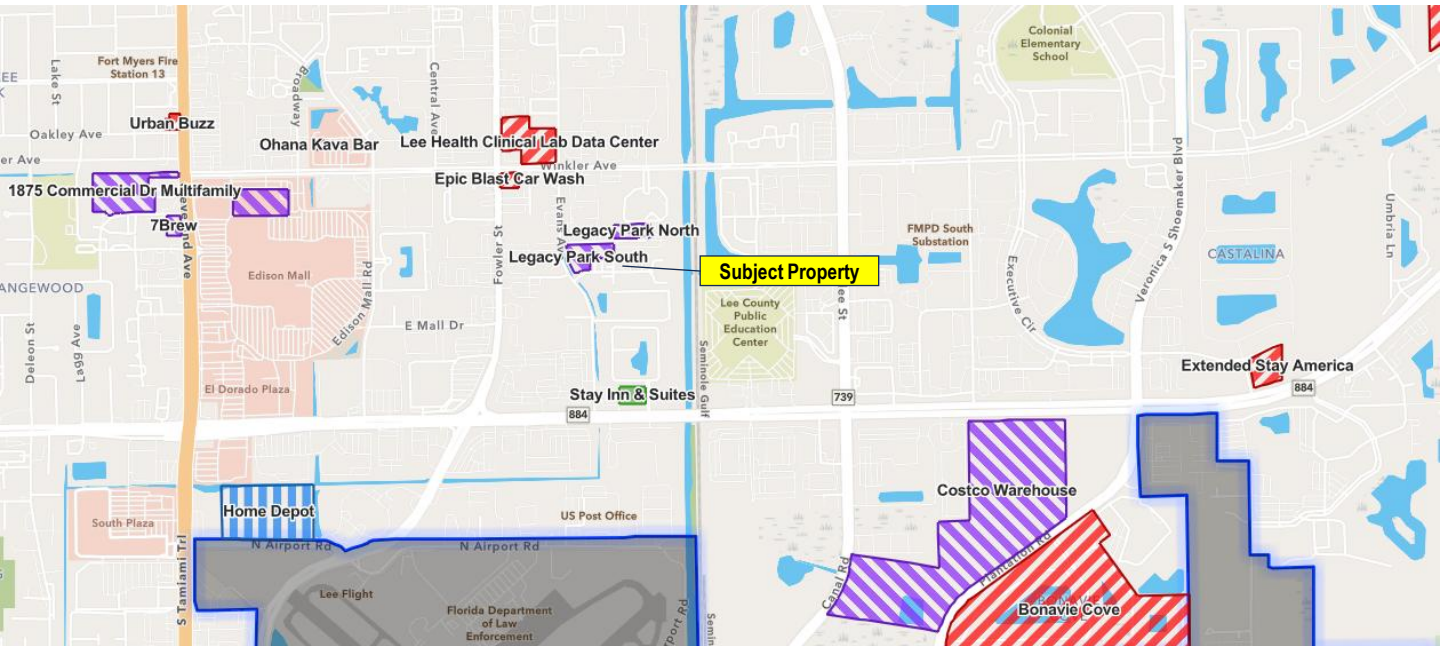
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## DEMOGRAPHICS/TRAFFIC COUNT

DEMOGRAPHICS (2025)			
2685 Swamp Cabbage Ct., Fort Myers, FL 33901			
	2 Miles	5 Miles	10 Miles
<b>Total Population</b>	33,118	159,349	527,131
<b>Median Age</b>	37	43	46
<b>Total Households</b>	13,683	68,272	219,996
<b>Traffic Count:</b>	Winkler Rd. – 25,500 (Metro Pkwy. to Evans Ave.) Colonial Blvd. – 72,500 (Fowler Str. to Metro Pkwy.)		

## DEVELOPMENT ACTIVITY MAP



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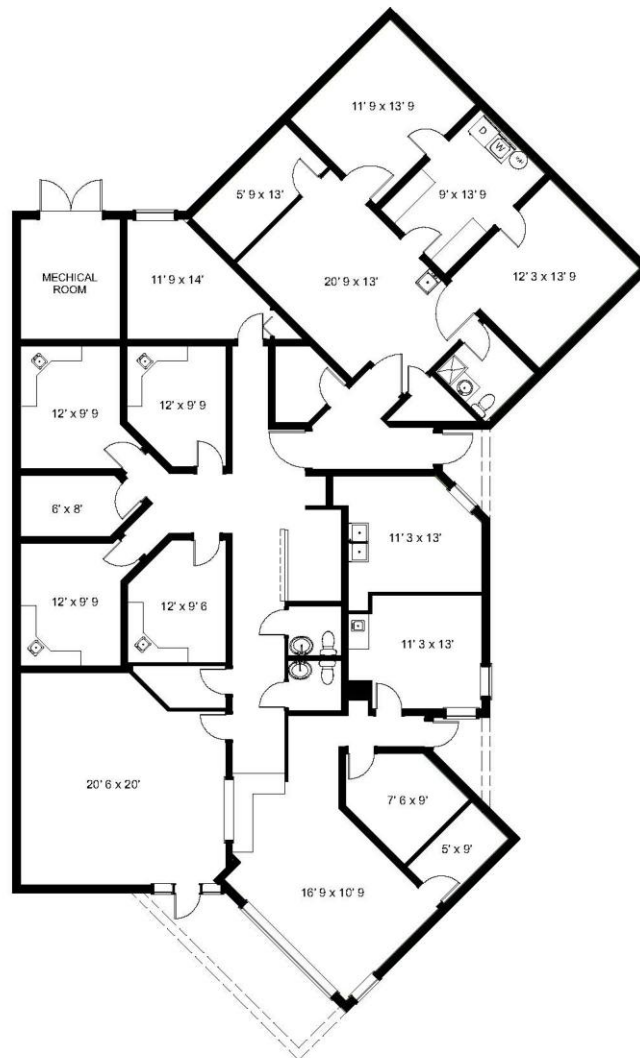
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## FLOORPLAN

2685 SWAMP CABBAGE COURT  
FORT MYERS, FL



TOTAL AREA 3981 sq. ft.

This floor plan is created from field measurements. The usable area calculations are based upon measurements from outside exterior walls to center of demising walls and to inside common area walls.

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## PICTURES



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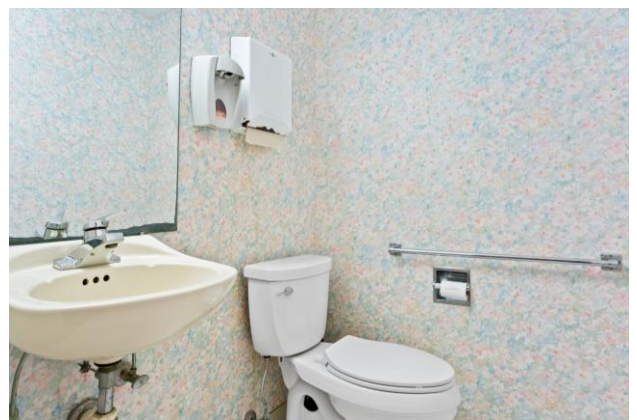
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