

3404 HANCOCK BRIDGE PKWY

North Fort Myers, FL 33903



COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA



FOR SALE:

\$950,000

Property Highlights

- ±244' of frontage on Hancock Bridge Pkwy
- Strong traffic exposure
- Cleared, build-ready site with utilities in place
- Existing billboard providing visibility
- Winslow Residences recently completed within proximity to subject totaling 320 units
- Strong infill development opportunity for convenience retail, QSR or service uses
- Connectivity to Downtown Fort Myers via Hancock Bridge corridor

LAND AREA	± 92,086 SF / 2.11 AC
PRICE/SF/AC	\$10.32/SF / \$450,237/AC
FUTURE LAND USE	Intensive Development
STRAP NUMBERS	11-44-24-00-00017.005A
ZONING	C-1A
SUBMARKET	North Fort Myers

Better never settles

GARY TASMAN
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Property Overview
LOCATION AERIAL



CENTRAL LOCATION:

LOCATED ON HANCOCK BRIDGE PARKWAY IN NORTH FORT MYERS, THE PROPERTY OFFERS CONVENIENT ACCESS TO BOTH CAPE CORAL AND DOWNTOWN FORT MYERS, CONNECTING TWO OF THE AREA'S PRIMARY RESIDENTIAL AND BUSINESS HUBS. POSITIONED ALONG A WELL-TRAVELED CORRIDOR NEAR THE CALOOSAHATCHEE RIVER CROSSINGS, IT BENEFITS FROM STRONG VISIBILITY AND SEAMLESS CONNECTIVITY TO US-41 AND SURROUNDING AMENITIES.

2025 Demographics	1-Mile	3-Miles	5-Miles
Total Population	5,430	55,227	157,273
Total Households	2,664	25,406	64,388
Annual Population Growth 2025-2030	2.8%	2.0%	1.5%
Average Household Income	\$79,552	\$71,431	\$76,328
Median Age	55.2	51.2	44.1

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