

Free Standing Restaurant Fowler St./Winkler Ave. Corner



Location: 4025 Fowler Street
Fort Myers, FL 33901

Strap #: 36-44-24-P3-00022.0040

Zoning: CI (Commercial Intensive)

Utilities: Water and Sewer

Year Built: 1983

Traffic Counts: Fowler St. 18,400 AADT (2010) / Winkler Ave. 16,900 AADT (2009)

Building Size: 5,435 SF

Land Size: .76 +/- Acre

Sale Price: \$625,000 (\$115/SF) or (\$18.95/SF Land Cost)

Lease Rate: \$4,900 Per Month NNN (\$10.82/SF)

2010 Demographics	5 min	10 min	15 min
Population	15,157	75,247	183,238
# Households	6,308	32,316	79,981
Median HH Income	\$33,295	\$41,480	\$46,642
Median Age	33.6	39.1	46.3

Comments: Located on the signalized hard corner of Fowler St. and Winkler Ave. Minutes to everything including major shopping along the Colonial Blvd. Corridor just blocks south. Next to the brand new built-to-suit Dollar General in Fort Myers. Former Grandy's Restaurant. Great site for redevelopment.

Sale Price: \$625,000

Lease Rate: \$4,900 Per Month NNN

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For Sale or Lease



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