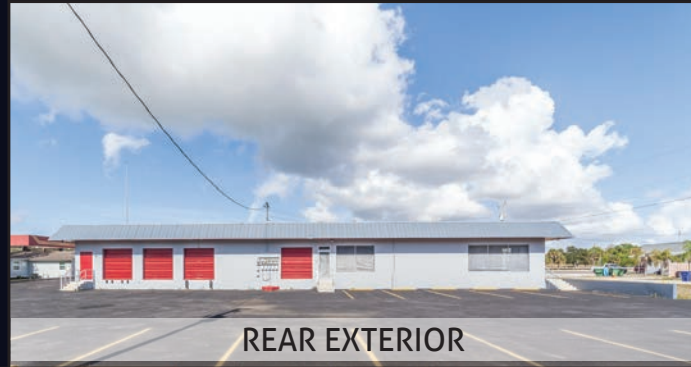


INVESTMENT INCOME PROPERTY FRONTING BAYSHORE ROAD

4750 BAYLINE DR, N. FORT MYERS, FL 33917



FRONT EXTERIOR



REAR EXTERIOR



UNIT 5

FOR SALE: \$1,195,000 | FOR LEASE: \$895/MO GROSS

ABOUT THE PROPERTY

This freestanding commercial/office/medical building is great for an owner/user, investor or a combination of both. Use some space, rent some space. 4 retail or office suites and 1 office/warehouse space. Suites have separate restrooms. Excess land for future development or additional parking. Four units leased at \$7,475 per month total. Proforma rent is 8,370/mo (2021).

PROPERTY FEATURES

- Building Size: 9,335± SF
- Land Size: 1.42± Acres
- Zoning: C-1A (Lee County)
- Year Built: 1976
- 40 Parking Spaces
- Pylon Signage
- 2020 Traffic Count: 36,000 AADT
- Property Taxes: \$6,859.94
- Frontage on Bayshore Road
- Strap #02-44-01-00013.0010



Many Possible Uses

Fronting Bayshore Road with easy access to I-75 (Exit 143) and US 41, just east of Business 41.

JIM BOBACK, CCIM

Broker/Owner
C 239-565-2616 • O 239-466-7770
JB@BobackCommercialGroup.com
www.BobackCommercialGroup.com

TAMMY DANE

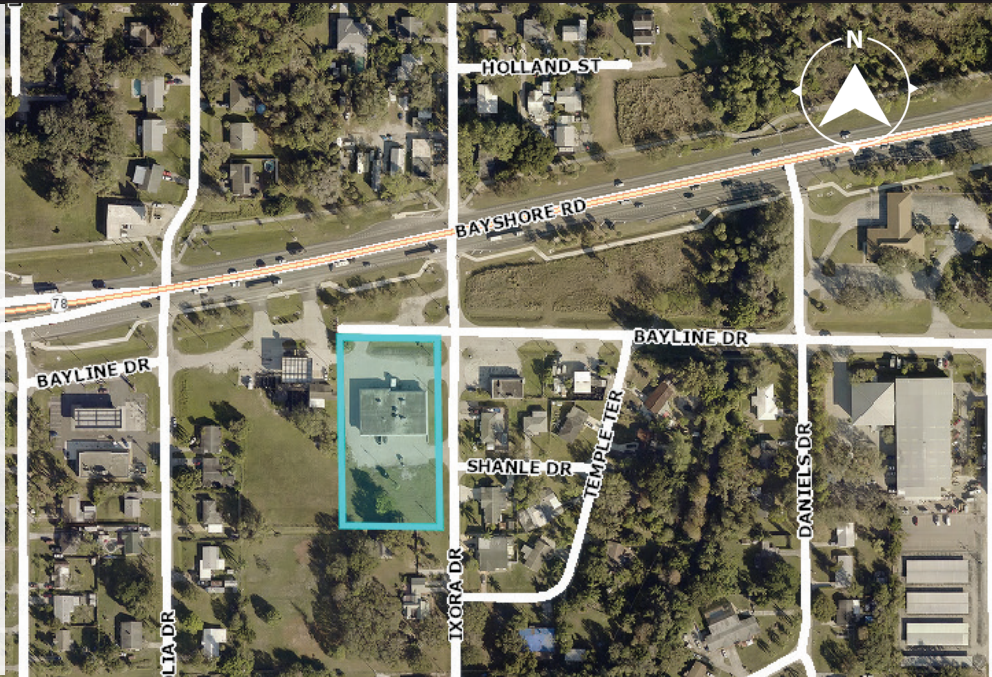
CRE Concierge
239-478-6259
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Approved Zoning Uses (Partial List)

- Place of Worship
- Daycare/Adult Care
- Funeral Home/without cremation
- Contractors, Trades (no outside storage)
- Food Stores
- Furniture new, used or rental, appliances, flooring
- Pawn Shop
- Business Services
- General Retail
- Used Merchandise
- Fitness Studio
- Health Care, Home Health
- Social Services
- Repair, no automotive
- Auto Parts
- Office
- Call Center
- Restaurant
- School



SUITE	TOTAL SF	COMMENTS
5	604	Retail or Office Space



2020 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	7,077	40,938	121,590
# Households	3,597	19,580	49,659
Median HH Income	\$34,765	\$39,221	\$40,997
Median Age	61.6	56.3	46.6

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