

# THE FORUM AT FT.MYERS

## PRIME COMMERCIAL PARCEL

2617 FORUM BLVD FORT MYERS, FLORIDA 33905



## 2.75 +/- ACRES FOR SALE: \$2,500,000

### ABOUT THE PROPERTY

2.75+/--acre prime commercial out parcel located at the north, signalized, entrance to the Forum of Ft. Myers, a 706-acre master planned retail, office, medical and residential development. High visibility site with 285 feet fronting SR 82, a six-lane arterial road and 390 feet on Forum Blvd., just minutes to exit 138 at Interstate 75. Located in an area of fast expanding retail and residential development.

### PROPERTY FEATURES

- ❑ 2.75+/--acre prime commercial out parcel
- ❑ Taxes: \$18,990.94 (2023)
- ❑ Zoning: SDA (Special Development Area) City of Ft.Myers
- ❑ Possible Uses: Retail, Office, Hotel, Medical
- ❑ Concept plan for 15,000 sf retail strip plaza.
- ❑ AADT: SR 82: 41,000 & Forum Blvd: 13,800 (2023)
- ❑ Strap #22-44-25-P3-00904.0000

**JIM BOBACK, CCIM**  
Broker/Owner

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

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## ABOUT THE PROPERTY

Situated between Interstate 75 and Colonial/Lee Blvd ,with nearly 2000 residential units in permitting or under construction and 2800 units contained within the Forum, the site offers excellent exposure to a vibrant and expanding commercial marketplace.



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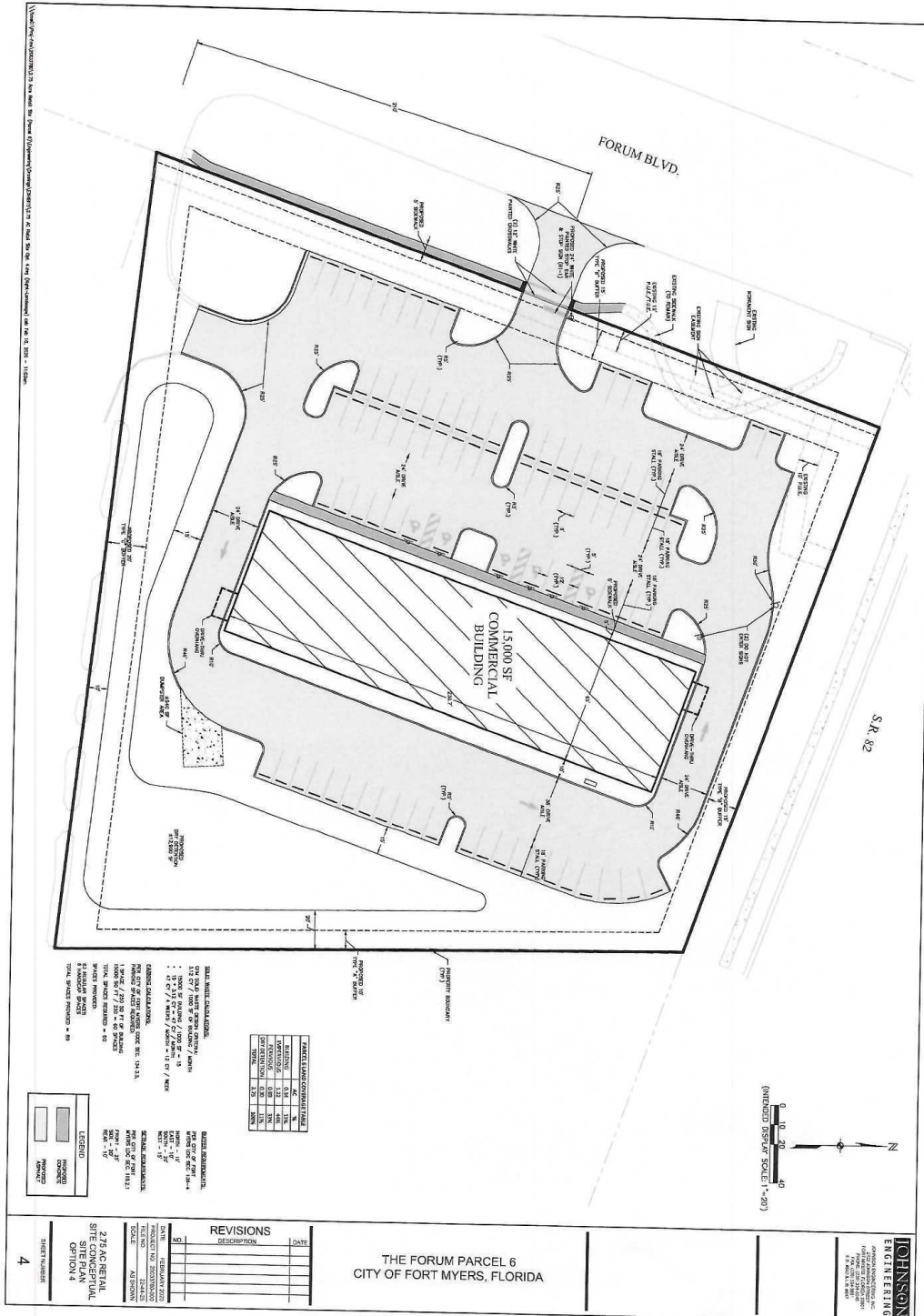
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### RETAIL PLANS



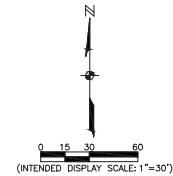
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# SITE SURVEY

[illegible]

**JOHNSON**  
**ENGINEERING**

2122 JOHNSON STREET  
P.O. BOX 1550  
FORT MYERS, FLORIDA 33902-1550  
PHONE: (239) 334-0046  
FAX: (239) 334-3661  
E.S. #642 & L.S. #642

SAINTCHRIS DEVELOPMENT, LLC

THE FORUM  
PARCELS 1 THROUGH 14  
SECTIONS 22, 27, AND 28, TOWNSHIP 44  
SOUTH, RANGE 25 EAST  
CITY OF FORT MYERS  
LEE COUNTY, FLORIDA

REVISIONS		DESCRIPTION
DATE		REVISE PARCEL AREAS
04/20/16		

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DATE: February, 2016

PROJECT NO. 20150337-000

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FILE NO. 27-44-25

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SCALE: AS SHOWN

PARCEL 6

SHEET NUMBER  
10 of 19

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