

AVAILABLE



📍 6360 Bayshore Rd. & 991 Donald Rd. - North Fort Myers, FL



The signalized Bayshore/Slater intersection is the major regional intersection between US-41 and I-75 in North Fort Myers & is currently anchored by Walgreens, with whom it shares access from Bayshore Rd. and Slater Rd. via easement. All utility hookups are on site.

FOR SALE

\$1,800,000



Property Summary

Land Area: 4 AC
 Zoning: CPD
 Jurisdiction: Lee County
 APN #: 304325L3000000010 & 30432500000300000



Traffic

(AADT)
 Bayshore Rd: 42,000
 Slater Rd: 11,100

Source: FDOT



Demographics

Estimated 2024 values for **Population & Median Income**, using both mileage radius rings and drive times. Data sourced from ESRI.

1 mile	3 mile	5 mile	5 min	10 min	15 min
4,703	36,870	93,003	5,692	35,325	128,264
\$64,028	\$53,427	\$55,736	\$54,652	\$55,808	\$59,821

DEVELOPMENT NOTES

Current CPD zoning permits a wide range of commercial uses, including restaurants, banks and medical office.

- Access to signalized intersection via easement
- No known wetlands or protected species present
- Utilities available on site
- Offsite stormwater drainage via drainage easement
- Existing 75' x 75' telecommunications easement encumbers SEC of property



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