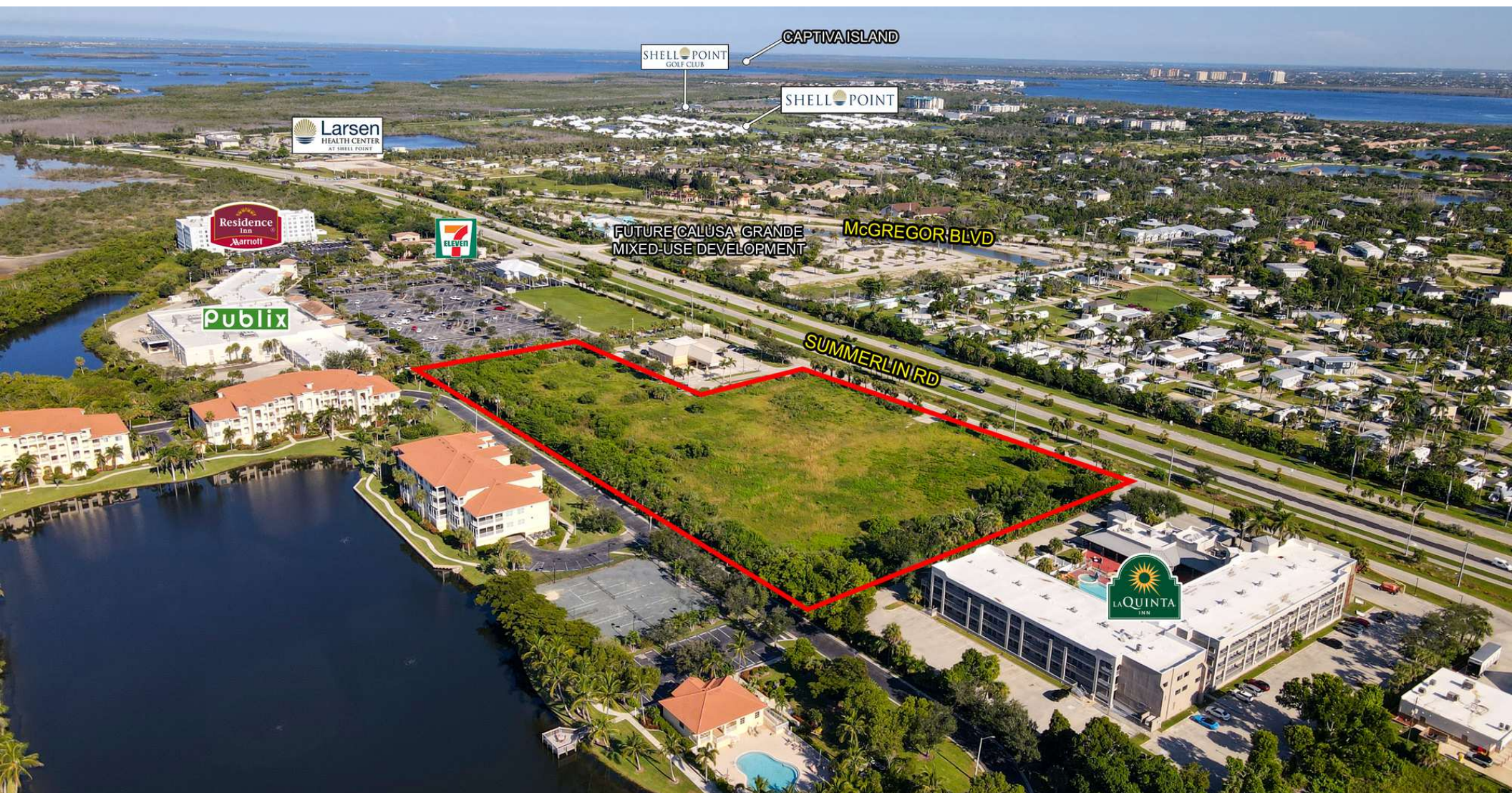


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Aerial



Property Description

PROPERTY DESCRIPTION

Zoned CT (Commercial Tourist), this 6.8± acre property provides excellent flexibility for a variety of commercial and multifamily uses. The site was previously site plan and Development Order approved for a 142-bed Assisted Living Facility, with architectural and engineering plans already prepared and permit-ready. While the ALF option remains viable, the property is equally well suited for retail, hotel, multifamily, or other commercial uses that benefit from its prime location and zoning allowances. Please note this listing has a variable rate commission structure.

LOCATION DESCRIPTION

The site is located at 20161 Summerlin Road in Fort Myers, just minutes from Sanibel Island, Captiva Island, Fort Myers Beach, and Estero Island. It sits along a well-traveled corridor with strong visibility and access to surrounding retail, dining, and lodging options, including Publix, Nike, and Under Armour. Only a half-mile to the west is the new \$78 million Larsen Health Center, a 200,000 square-foot facility with medical, rehabilitation, and skilled nursing services that strengthens the area's healthcare presence.

Directly across the street, the former Sanibel Outlets is being redeveloped into Calusa Grande, a mixed-use project that will feature nearly 500 residential units along with retail, office, restaurant space, a hotel, and community amenities. This major development will bring significant new density and activity to the trade area, enhancing the long-term value of nearby sites.

PROPERTY SIZE

6.8± Acres

ZONING

CT

PARCEL ID

11-46-23-04-0000000-30, 11-46-23-04-0000000-20

PRICE

\$3,000,000

BROKER CONTACT INFO

Chase Collier, CCIM

Advisor

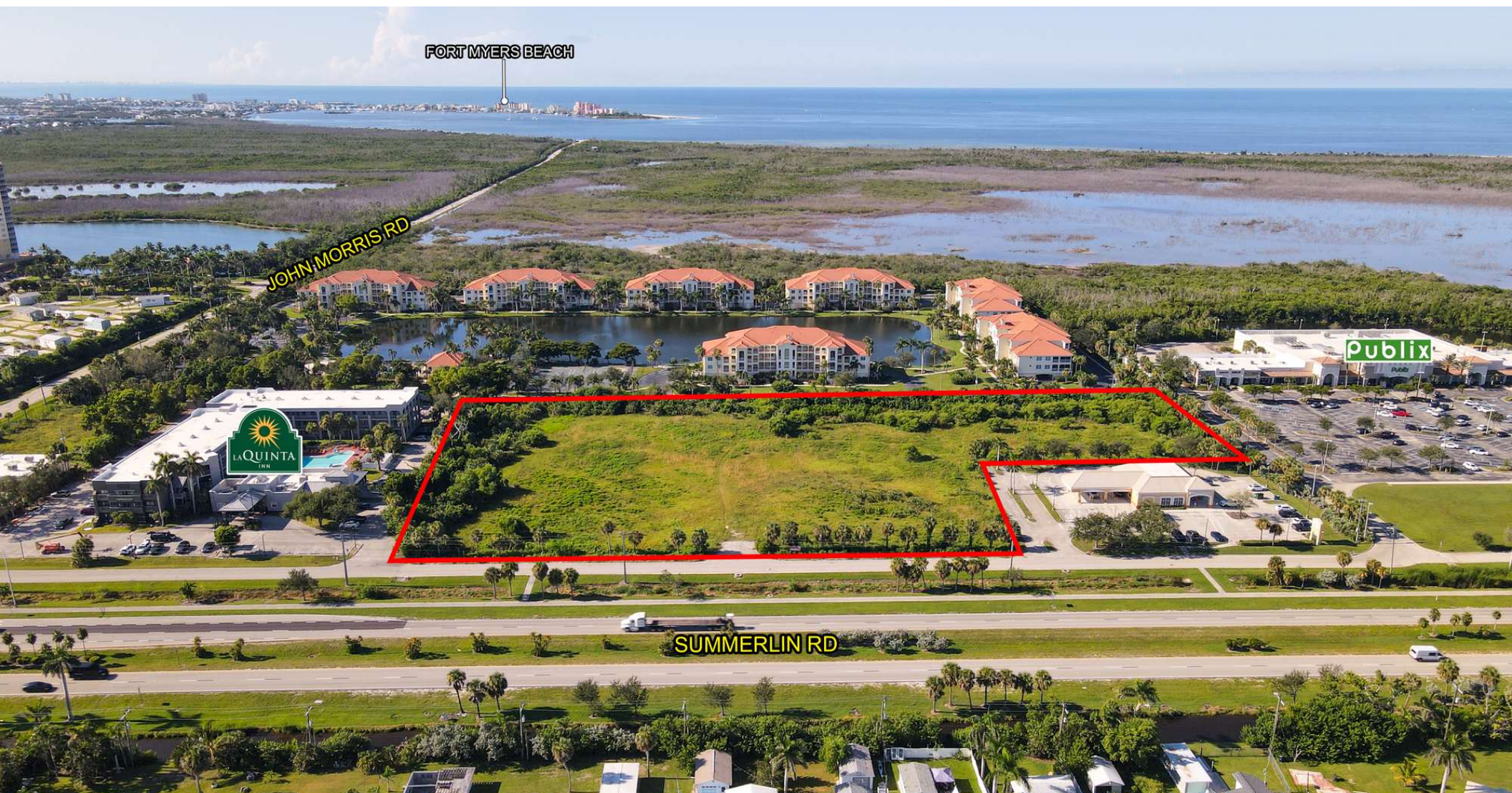
813.287.8787 x103

chase@thedirt dog.com

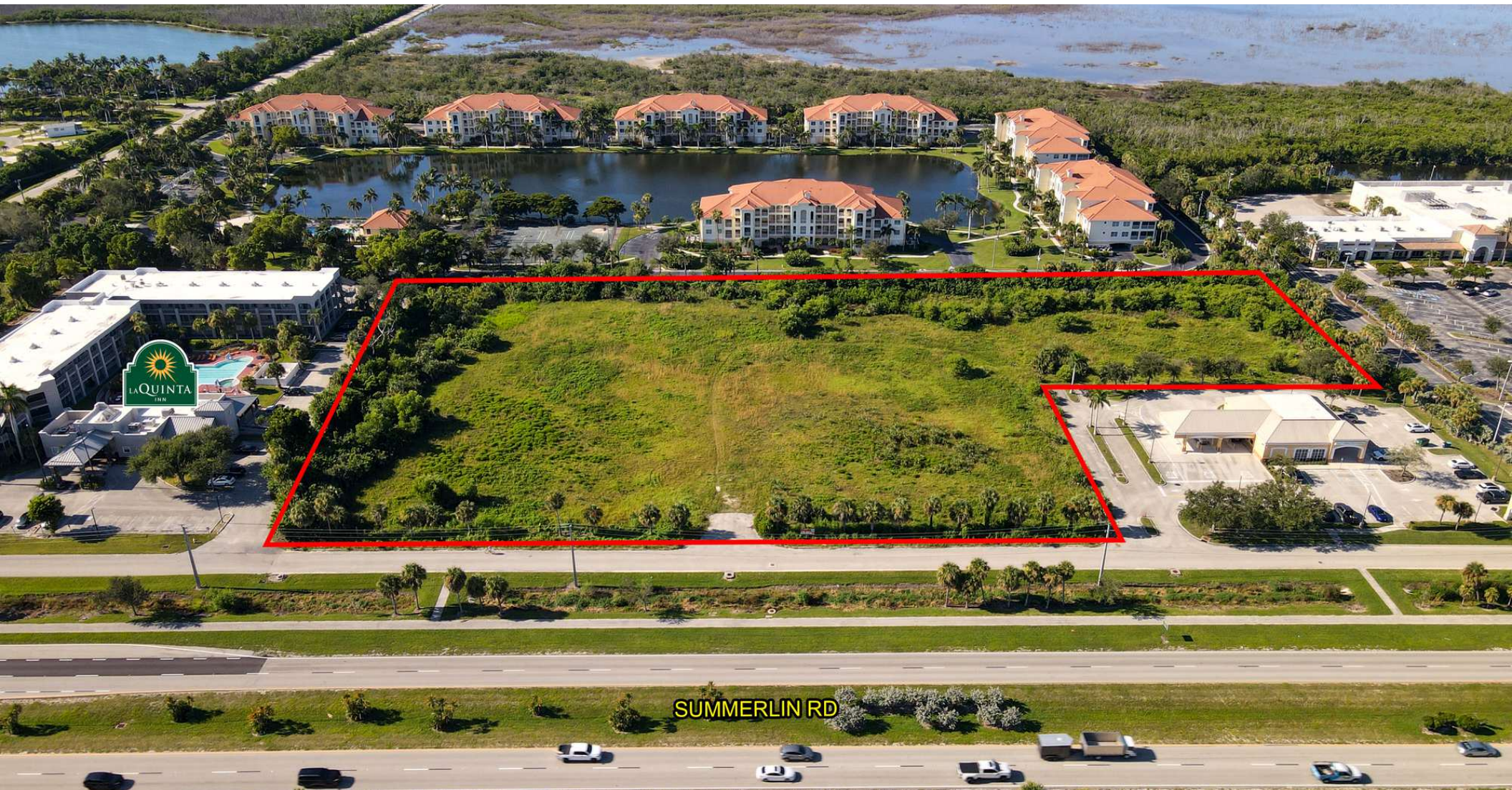
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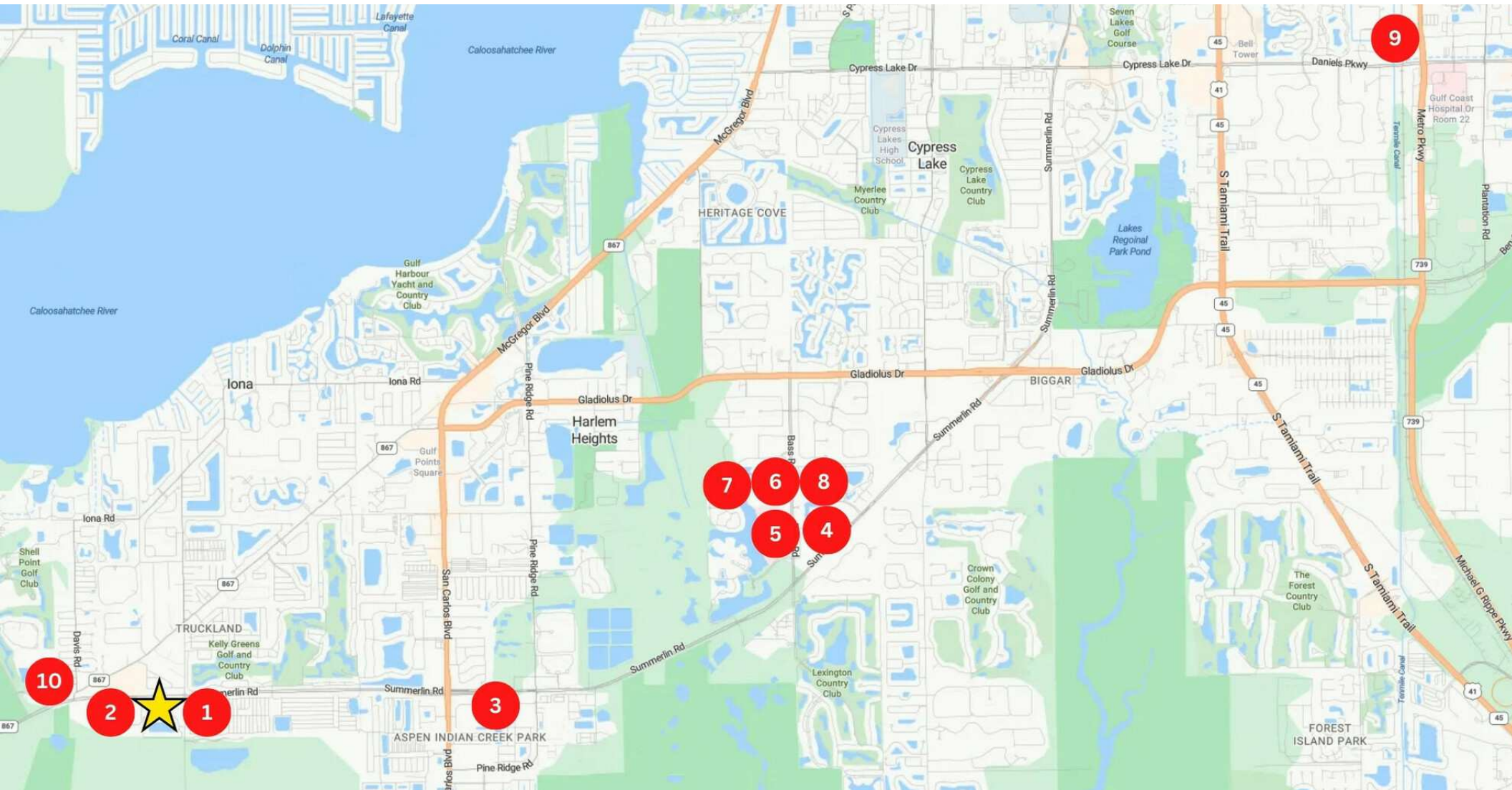
Aerials (cont.)



Aerials (cont.)



Surrounding Area Map



Map Legend

★ 20161 Summerlin Rd

- Address: 20161 Summerlin Road, Fort Myers, FL 33908
- Acres: 6.8±
- Price: \$3,000,000
- Units: 142
- Type of Use: ALF

2 Residence Inn by Marriott

- Address: 20371 Summerlin Road, Fort Myers, FL 33908
- Distance from site: 0.3 miles

4 Health Park Hospital & Rehab Services

- Address: 16281 Bass Road, Fort Myers, FL 33908
- Distance from site: 4.2 miles

6 Lee Health Healthcare & Rehab Center

- Address: 16131 Roserush Court, Fort Myers, FL 33908
- Distance from site: 4.6 miles

8 Park Royal Hospital

- Address: 9241 Park Royal Drive, Fort Myers, FL 33908
- Distance from site: 4.9 miles

10 Larsen Health Center (Skilled Nursing, Rehab Therapy, and MOB)

- Address: 13880 Shell Pt Plz, Fort Myers, FL 33908
- Distance from site: 1.4 miles
- 200,000 Sq. Ft Facility including 180 beds

1 La Quinta Inn & Suites

- Address: 20091 Summerlin Road, Fort Myers, FL 33908
- Distance from site: 0.1 miles

3 Holiday Inn Express & Suites

- Address: 11171 Summerlin Square Drive, Fort Myers, FL 33908
- Distance from site: 2.4 miles

5 Health Park Medical Center (Emergency Room)

- Address: 9981 S Healthpark Drive, Fort Myers, FL 33908
- Distance from site: 4.3 miles

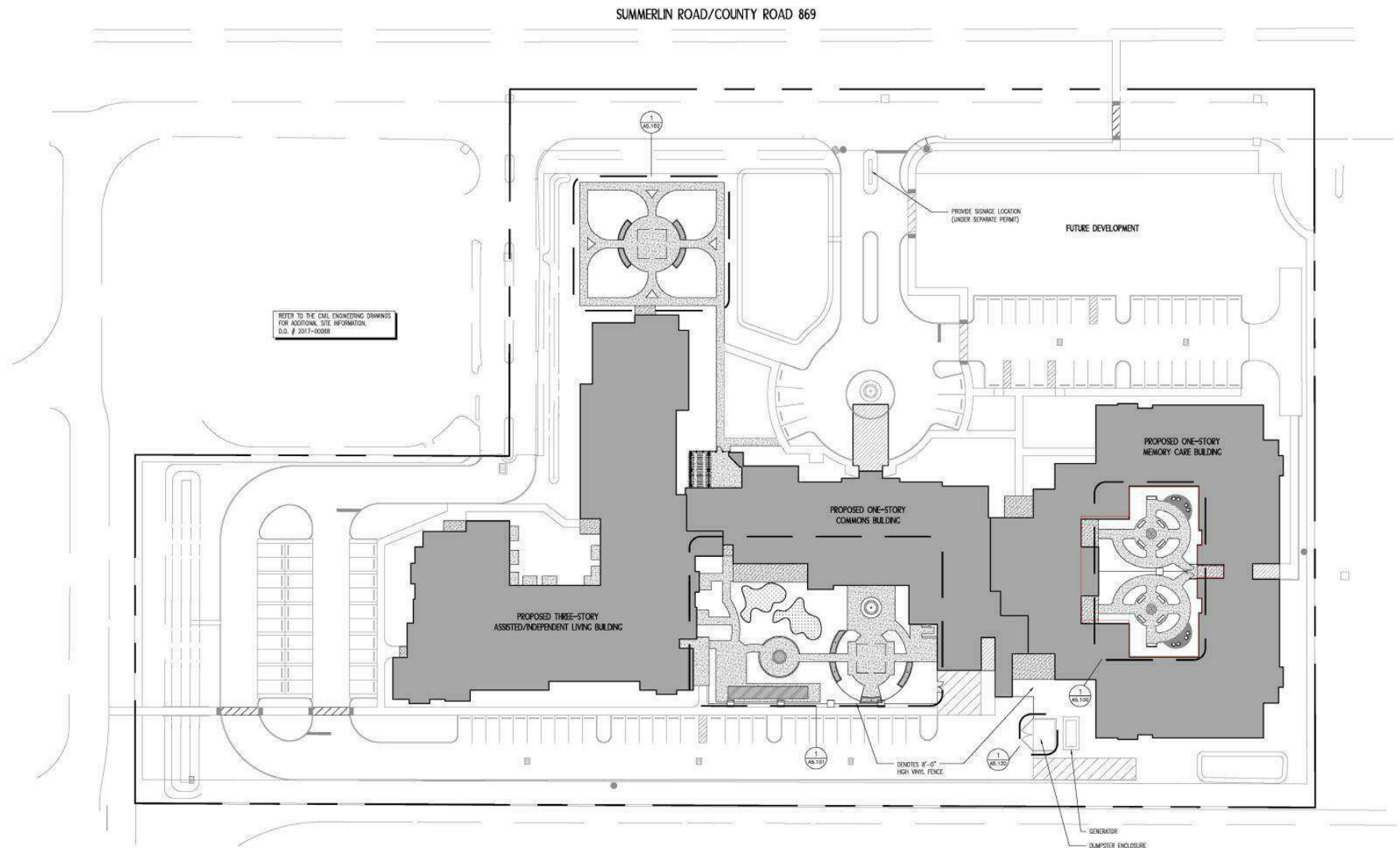
7 Hope Healthcare Hospice

- Address: 9470 Healthpark Circle, Fort Myers, FL 33908
- Distance from site: 4.7 miles

9 Park Royal Hospital

- Address: 13340 Metro Pkwy Suite 100, Fort Myers, FL 33966
- Distance from site: 9.7 miles

Proposed ALF Site Plan



Demographics Map & Report

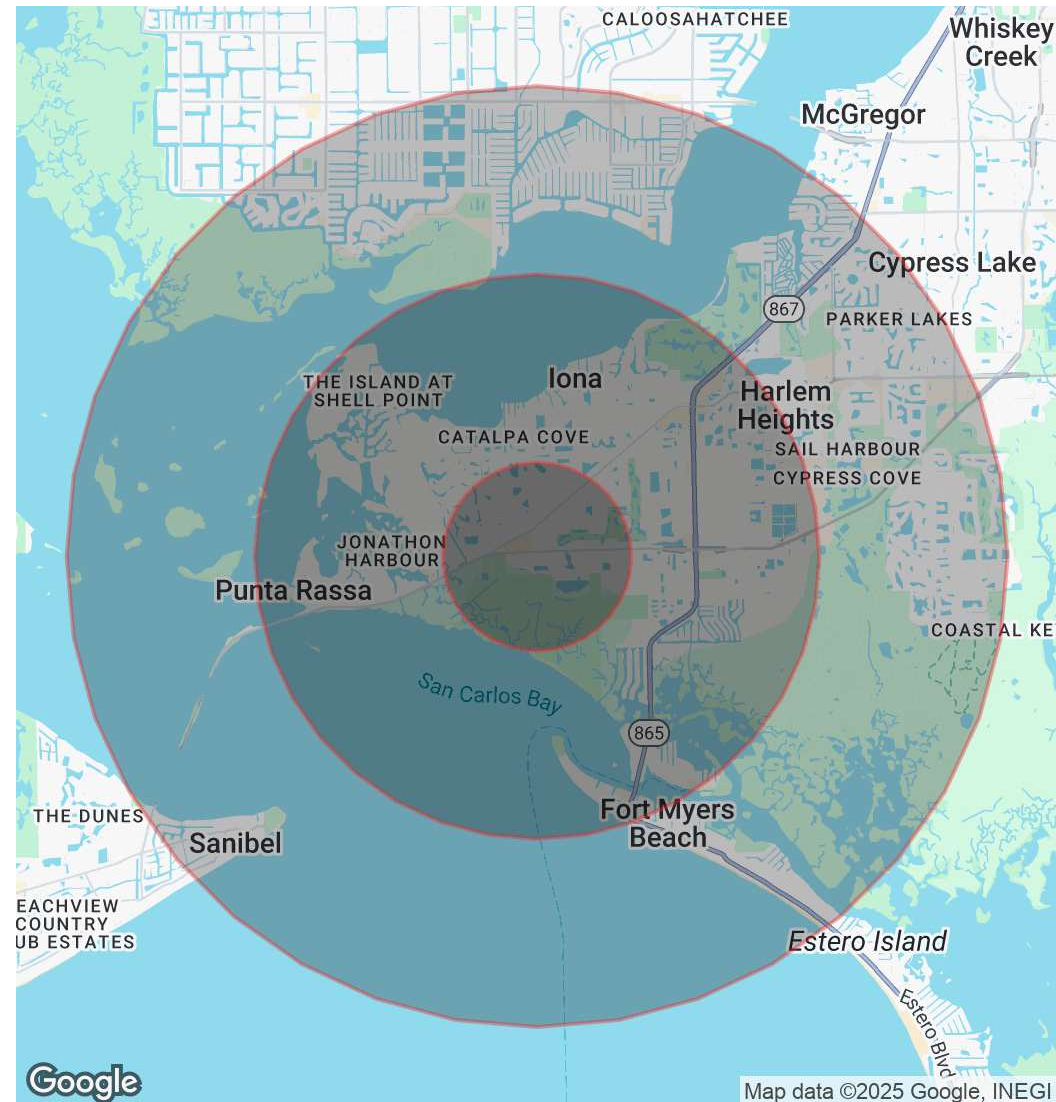
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,701	24,273	69,339
Average Age	66	65	59
Average Age (Male)	66	64	59
Average Age (Female)	67	65	60

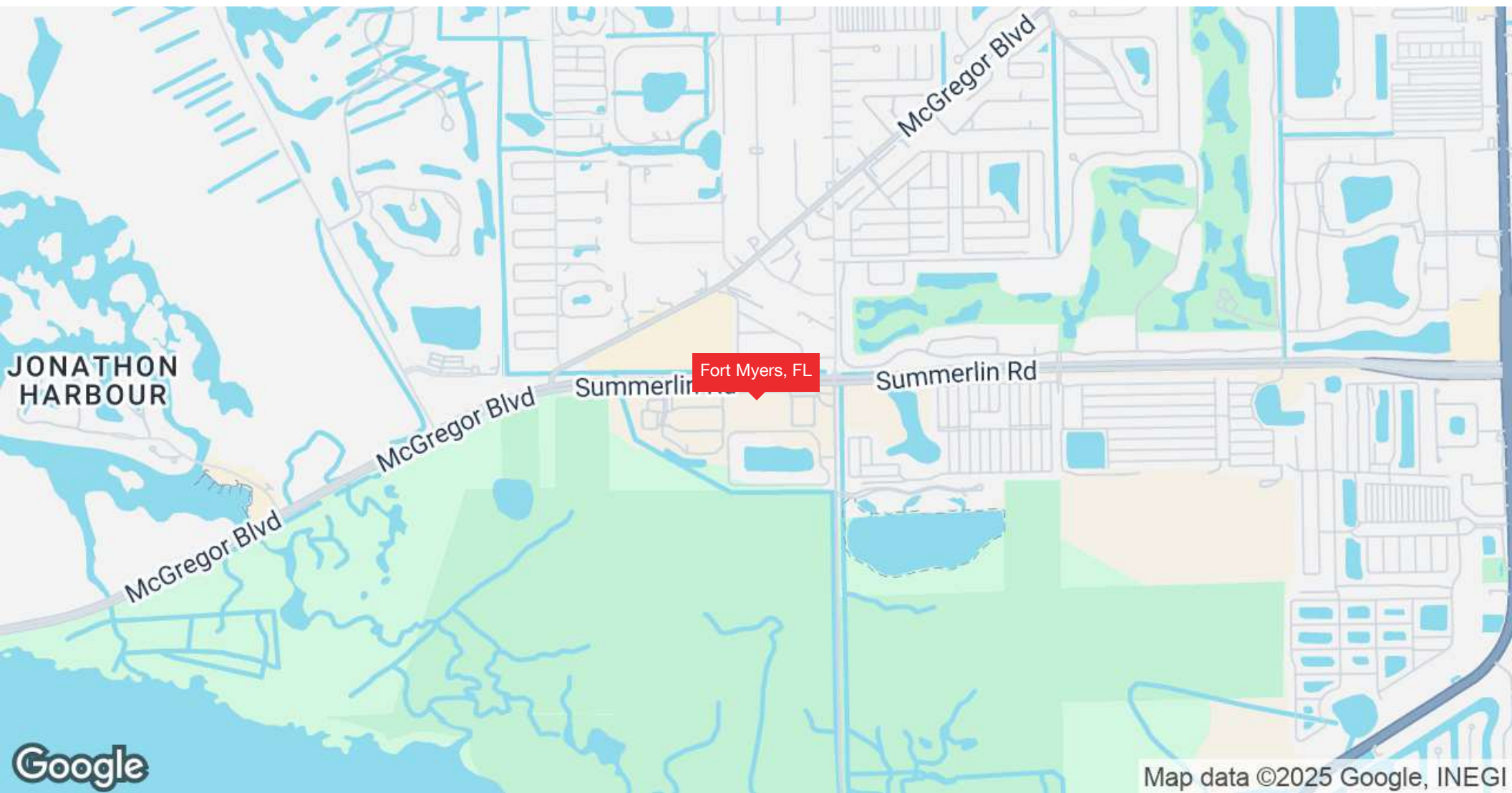
HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,533	13,110	35,326
# of Persons per HH	1.9	1.9	2
Average HH Income	\$82,165	\$88,839	\$98,418
Average House Value	\$397,812	\$442,488	\$469,964

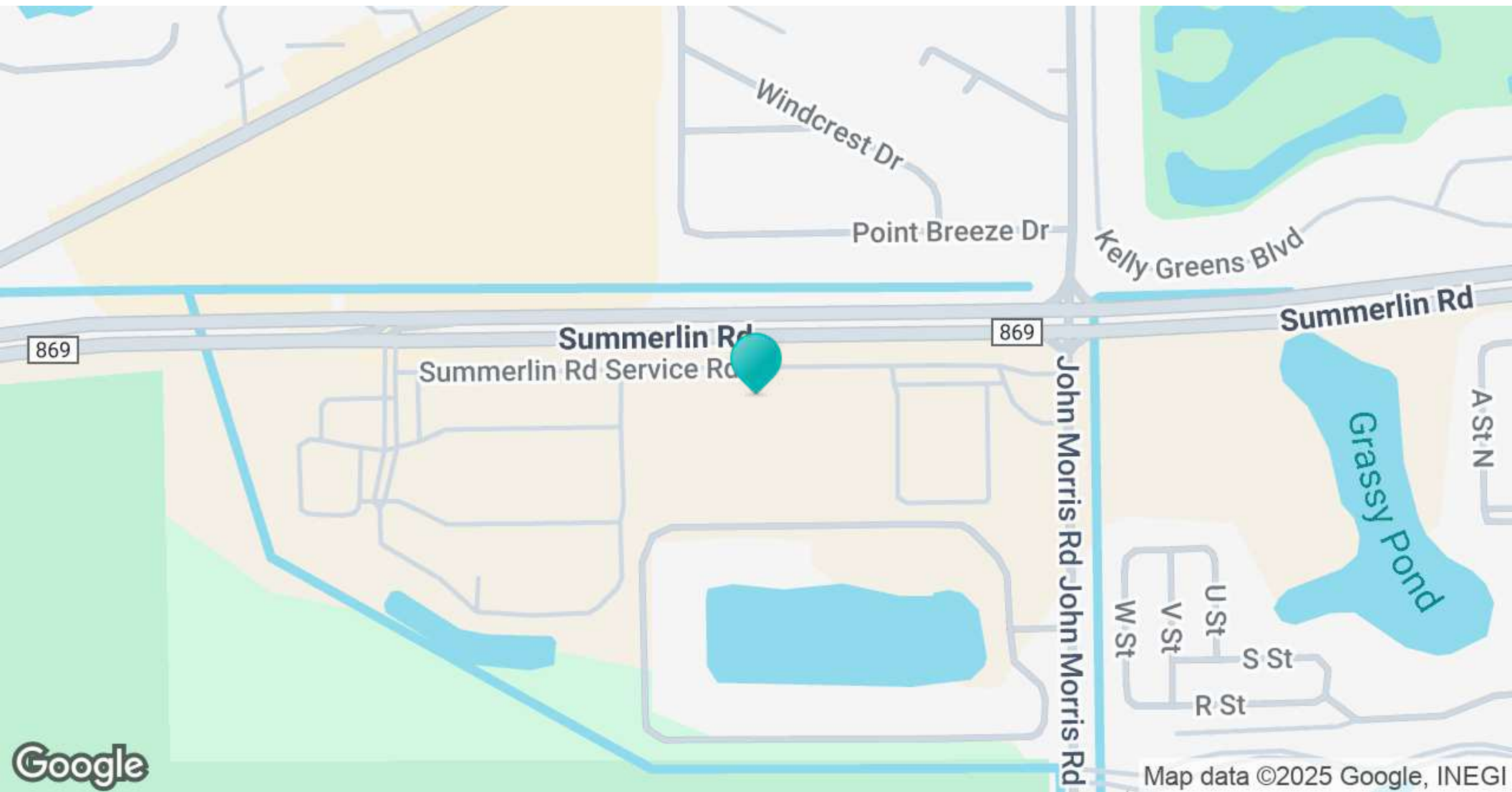
Demographics data derived from AlphaMap



Regional Map



Location Map



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