



**CUSHMAN &
WAKEFIELD**

COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA

LAND FOR SALE

353 Pondella Rd

North Fort Myers, FL 33912



PROPERTY DETAILS

Sale Price	\$685,000 / \$3.62 SF
Strap#	10-44-24-00-00016.0000
Total Land Acreage	4.35 AC
Total Land Square Footage	189,344 SF
Frontage	+/- 337' on Pondella Rd
Current Zoning	CT-Tourist Commercial
Development Order	DOS2007-00058
Submarket	Cape Coral

PROPERTY HIGHLIGHTS

- Development Order DOS2007-00058
- Close proximity to US-41 and the bridge
- Close to signalized intersection of Pondella Road and N. Cleveland Ave. AADT at site approx. 22,000.
- Some permits already issued in 2007 for the proposed retail/office project-Pondella Commons
- Road connects N. Cleveland Ave. to Pine Island Rd.

ZONING ALLOWS WIDE RANGE OF USES

CT zoning permits ALF, multifamily, commercial, retail, supermarkets, indoor storage, office, day care centers, home care facilities, hotel/motels, restaurants and more

For more information, please contact:

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DEMOGRAPHICS

POPULATION	1 Miles	3 Miles	5 Miles
2018 Total Population:	5,528	49,446	141,587
2023 Population:	6,268	56,082	160,187
Pop Growth 2018-2023:	13.39%	13.42%	13.14%
Average Age:	48.20	47.80	43.00
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
2018 Total Households:	2,655	22,672	57,897
HH Growth 2018-2023:	12.54%	12.74%	12.43%

PROPERTY OVERVIEW

Approved for 50,064 SF of retail/office uses in two 2-story buildings (Bldg.#1: 20,114 SF, Bldg.#2: 33,892 SF), with parking, landscaping, water service, on-site pump station & force main, stormwater management facilities, and related site improvements. [CNC2007-00075]



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