



Freestanding Retail/Office Bldg Colonial Frontage

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4497 Meade Ave Fort Myers, Florida

Rare opportunity to purchase 1,300± square foot, freestanding building with Colonial Boulevard frontage.

PRICE: \$190,00.00

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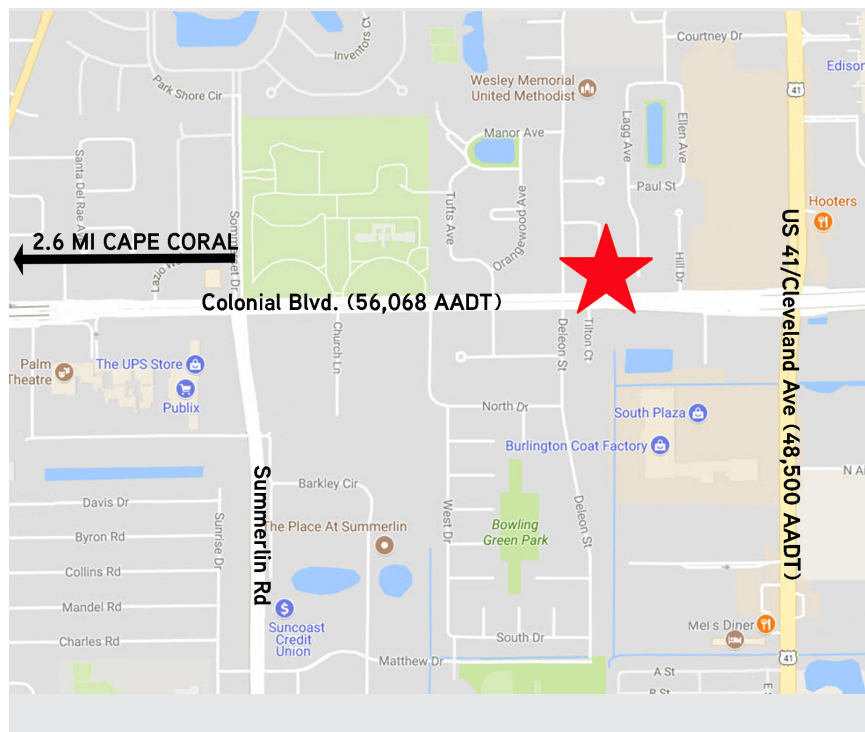
LOCATION

Property lies just west of US 41 and Colonial Boulevard intersection, which experienced a 56,038 vehicles per day traffic count in 2016. Colonial Boulevard is the primary east/west business arterial in Lee County connecting Cape Coral, Fort Myers and Lehigh Acres.. Southwest Florida International Airport is less than a 20 minute drive away. Property is ideal for small law firm, medical office or storefront.

AMENITIES

- > 1,300± square foot freestanding building
- > Colonial Boulevard frontage with excellent traffic counts (56,038 AADT)
- > Zoned PUD (Planned Urban Development-City of Fort Myers
- > Ideal location for retail or office users
- > Single car garage
- > High exposure for signage
- > Four offices, breakroom, showroom, storage and garage

MAP



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FLOOR PLAN



INTERIOR



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