

14132 PALM BEACH BLVD
FORT MYERS, FL 33905



PRIME COMMERCIAL PAD SITE GROUND LEASE | BUILD-TO-SUIT

LAND SIZE
0.70± Acres

PRICE
Call for Details

ZONING
C1 - Commercial
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Please Contact:

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PROPERTY HIGHLIGHTS

- Ground Lease or Build-to-Suit Opportunity
- 145'± Frontage on Palm Beach Boulevard (SR 80)
- Excellent Visibility and Accessibility
- High Daily Traffic Counts
- Located in the Path of Growth
- Booming Retail Trade Area
- Growing Population and Consumer Base
- Surrounded by Expanding Residential Communities

IDEAL USES

- Medical Office
- Urgent Care
- Dental Office
- Retail Center
- Quick Service Restaurant
- Financial Institution
- Professional Office
- Specialty Retail
- Service Businesses

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

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YOUR LOCAL MARKET EXPERT
9130 Galleria Court, Suite 105 | Naples, Florida 34109 | Lee-FL.com





STRATEGIC LOCATION

Position your business in one of Fort Myers' fastest-growing commercial corridors. This highly visible commercial pad site offers an outstanding Ground Lease or Build-to-Suit opportunity within a rapidly expanding trade area supported by strong residential and commercial growth. Located along Palm Beach Boulevard (State Road 80), a major east-west corridor serving Fort Myers and surrounding communities, the property benefits from ongoing residential development, continued retail expansion, and increasing demand for neighborhood-serving businesses, medical services, and professional office users.



LOCATION DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 POPULATION	5,998	20,677	36,104
HOUSEHOLDS	2,433	8,544	14,460
MEDIAN HOUSEHOLD INCOME	\$75,051	\$89,779	\$85,540
AVG. HOUSEHOLD INCOME	\$108,990	\$124,105	\$115,058
MEDIAN AGE	47.1	48.7	45.9

TRAFFIC COUNTS

VOLUME (AADT)	YEAR
52,500	2025