

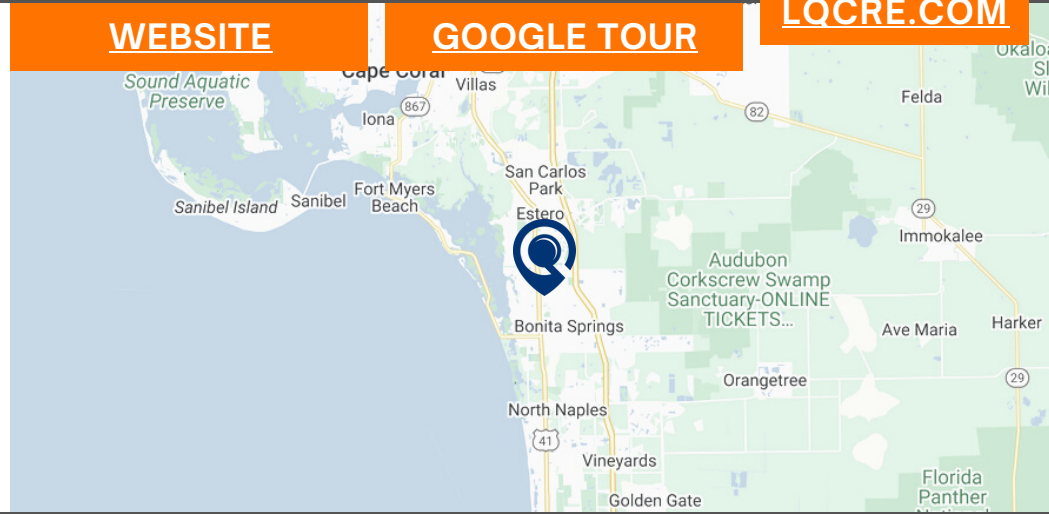
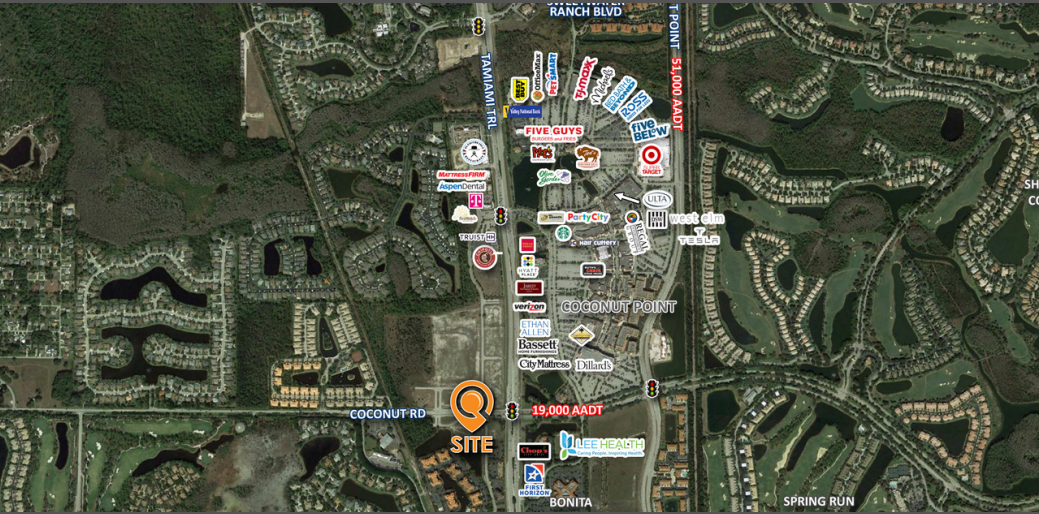
COCONUT SQUARE OUTPARCEL

23400 Walden Center Dr Estero, FL 34134

Land for Sale



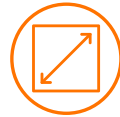
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FOR SALE



2.6 AC



ZONING: CPD



\$3,114,540



2023 BUILT

- Location: SW corner of US 41 & Coconut Road in the Village of Estero; shared intersection with Coconut Point Mall and Woodfield Estero (new 46 acre mixed-use project)
- Use: ideal for hotel or office development
- Delivery: graded with utilities to site; existing master storm water in place
- LQCRE.COM



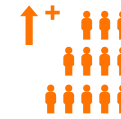
3-MILE POPULATION

29,063



3-MILE INCOME

\$167,217



3-YEAR HISTORIC ANNUAL GROWTH

4.5%



3-MILE MEDIAN AGE

60.2



1614 Colonial Blvd #101
Fort Myers, FL 33907

LQCRE.COM

Bob Pekol
Senior Associate

D: 239-275-4922
x 230

C: 239-333-4369

bpekol@lqcre.com

COCONUT SQUARE OUTPARCEL

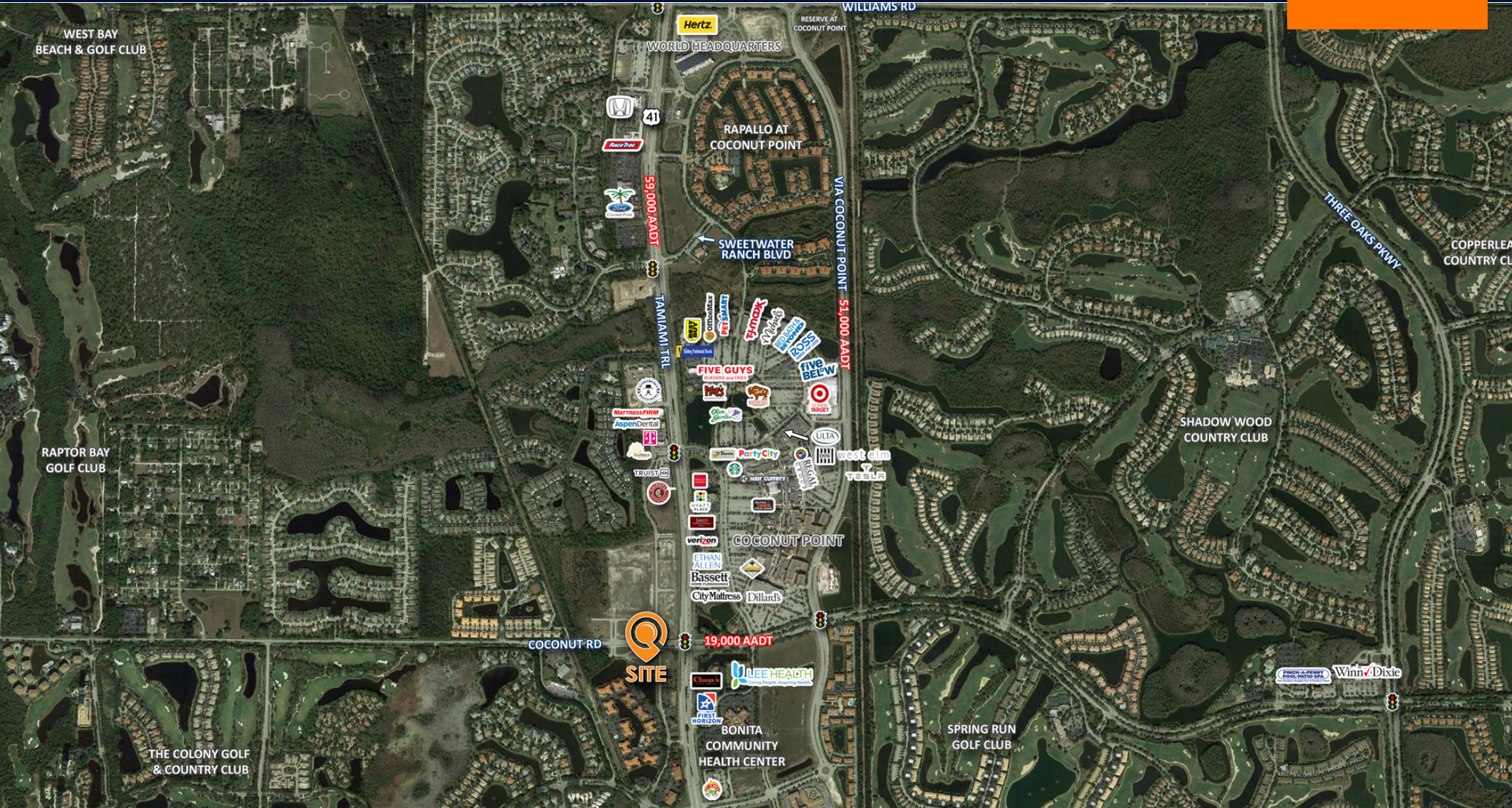
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LQ Commercial
REAL ESTATE SERVICES

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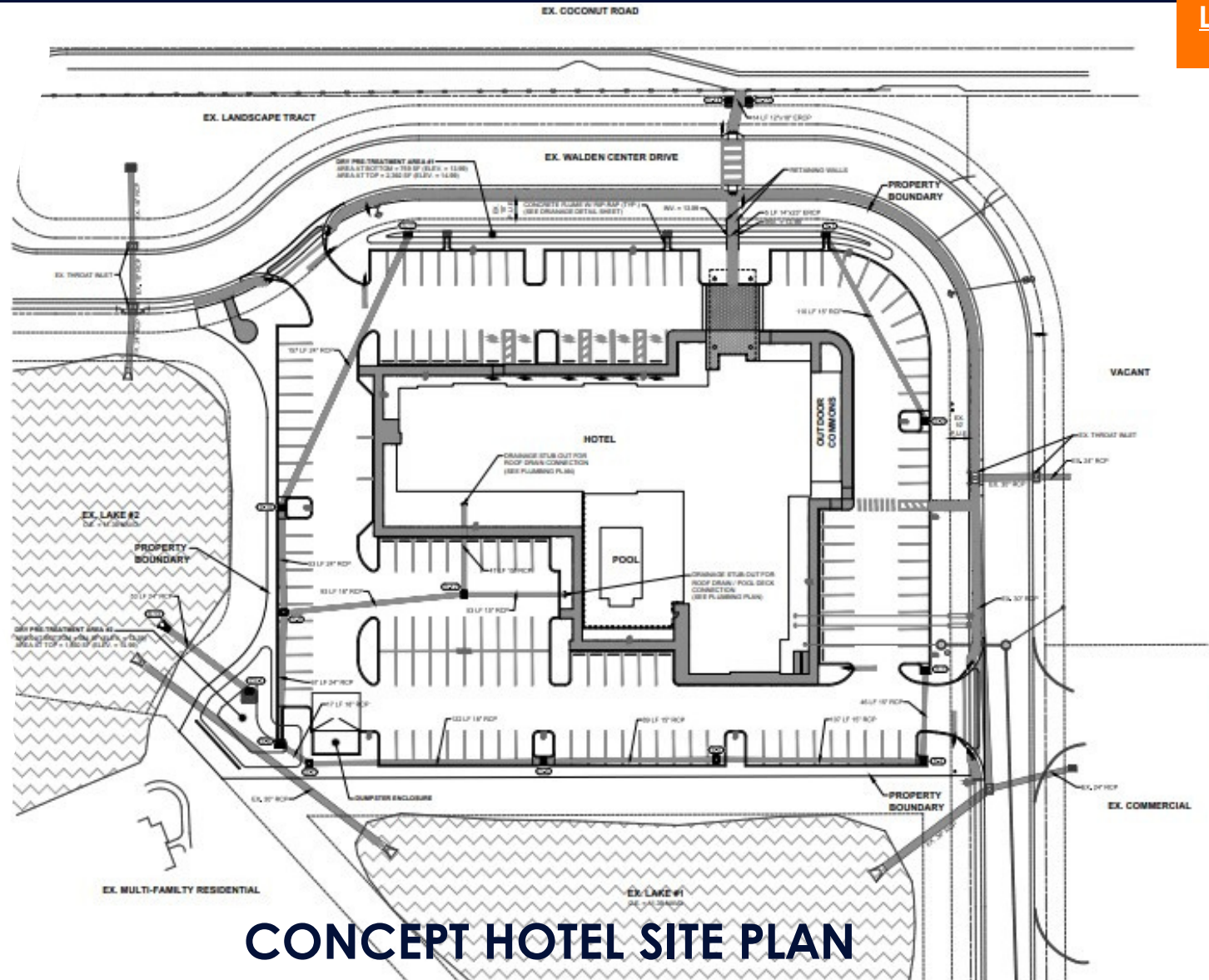
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CONCEPT HOTEL SITE PLAN

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Information obtained from owner(s) or sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. Property is subject to change or withdraw without notice.

COCONUT SQUARE OUTPARCEL

23400 Walden Center Dr Estero, FL 34134

Land for Sale



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Allowable Uses:

- Administrative Offices
- Adult Congregate Living Facilities
- Automobile Service Station
- Banks and Financial Establishments: Groups I & II with Drive-thru
- Broadcast Studio
- Business Services: Group I (excluding blood banks, blood donor stations, bail bonding, check exchange, detective agencies)
- Business Services: Group II (no outdoor storage of vehicles or equipment) Commercial Radio and Television, Clothing Store, General Commercial School
- Consumption on Premises
- Convenience Food and Beverage Store
- Contractors and Builders: Group I (no outdoor storage of heavy equipment)
- Cocktail Lounge
- Cultural Facilities (limited to art galleries, museums)
- Food Store: Group I
- Health Care Facilities: Group III
- Hobby, Toy, Game Shops
- Hotel
- Household and Office Furnishings: Groups I and II
- Insurance Companies
- Medical Office
- Personal Services: Group I (excluding coin operated laundries)
- Personal Services: Group II (limited to hearing aids, optical supplies and other similar health related devices); (excluding massage establishments, massage parlors, steam or Turkish baths)
- Private Club , Pharmacy and Drug Stores, Package Store, Place of Worship, Recreation, Commercial (limited to Health Clubs) Religious Facilities, Repair Shops: Groups I and II
- Restaurant, Standard: Groups I, II and III with consumption on premise
- Residential Uses including but not limited to Two-family attached, Townhouse, Duplex and Multi-family
- Residential Accessory Uses, including private garages, carports, parking areas, swimming pools, tennis courts, model homes, model units, model display centers and home occupation
- Specialty Retail Shops: Groups I, II and III
- Social Services: Group I (excluding Public Welfare Centers)
- Studios
- Standard Offices
- Self-service Fuel Pumps
- Theaters, Used Merchandise Shops: Group I



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