

FOR SALE

12013 Treeline Ave.

Fort Myers, FL 33913

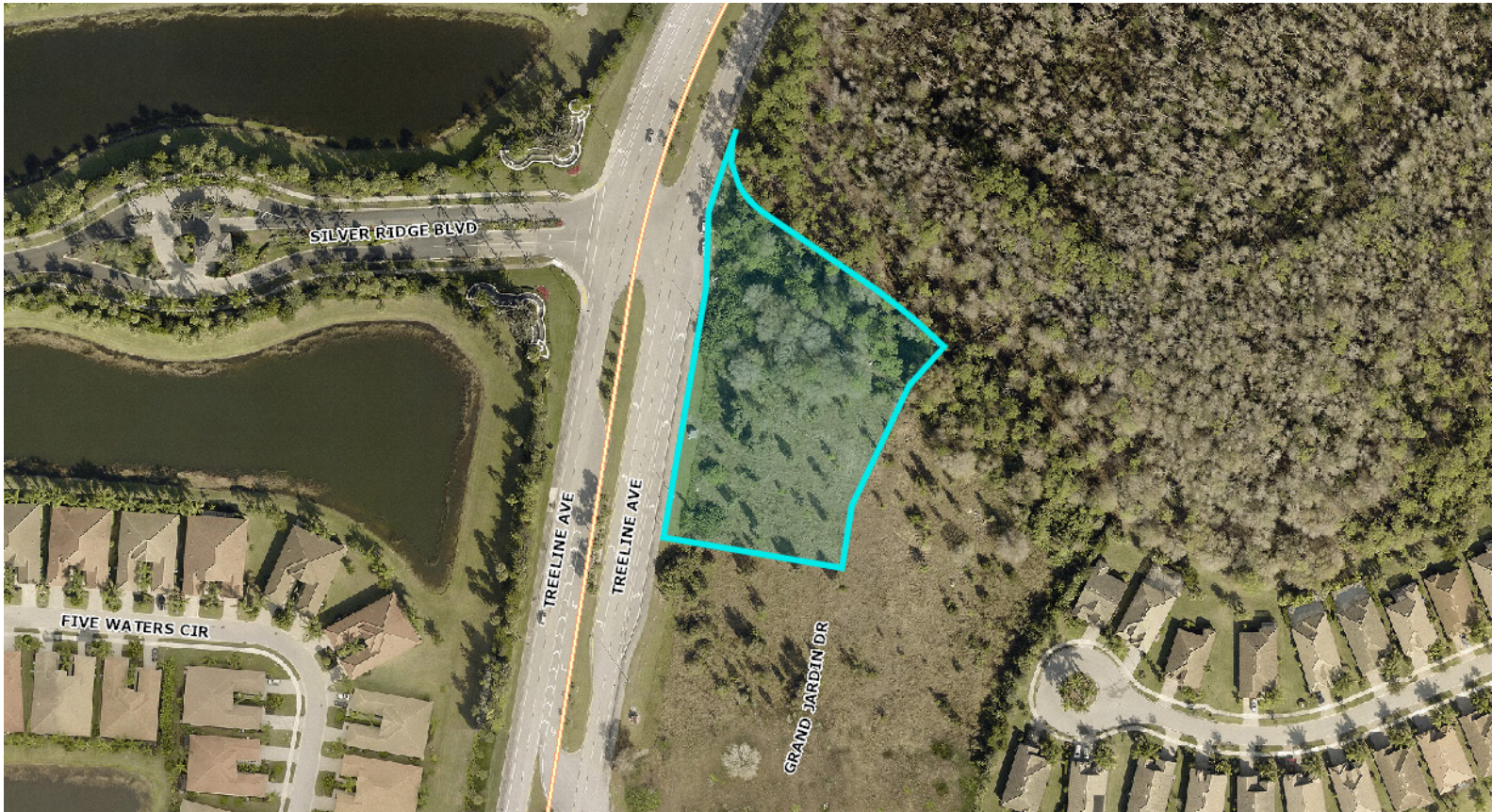


CUSHMAN & WAKEFIELD

COMMERCIAL PROPERTY  
SOUTHWEST FLORIDA

1.92 Acre Vacant Land

Sale Price: \$1,050,000



Cushman & Wakefield | Commercial Property Southwest Florida is pleased to present this 1.92-acre vacant commercial parcel available for sale. The property is located with frontage on Treeline Ave, between Colonial Blvd. and Daniels Pkwy. The parcel is also in proximity to I-75 and the Southwest Florida International Airport. The subject property is encompassed by numerous residential developments, including the Colonial Country Club, Arborwood Preserve, and Pelican Preserve.

## Property Highlights

Address	12013 Treeline Ave. Fort Myers, FL 33913
Sale Price	\$1,050,000
Price PSF	\$12.53
Total Land Size (AC)	1.92 acres
Total Land Size (SF)	83,766 SF
Type	Vacant Commercial Land
Dimensions	Irregular
Zoning	MDP-3
Entitlements	14,800 SF Commercial Building
Submarket	S Fort Myers / San Carlos
Parcel ID Numbers	11-45-25-P3-00003.0020





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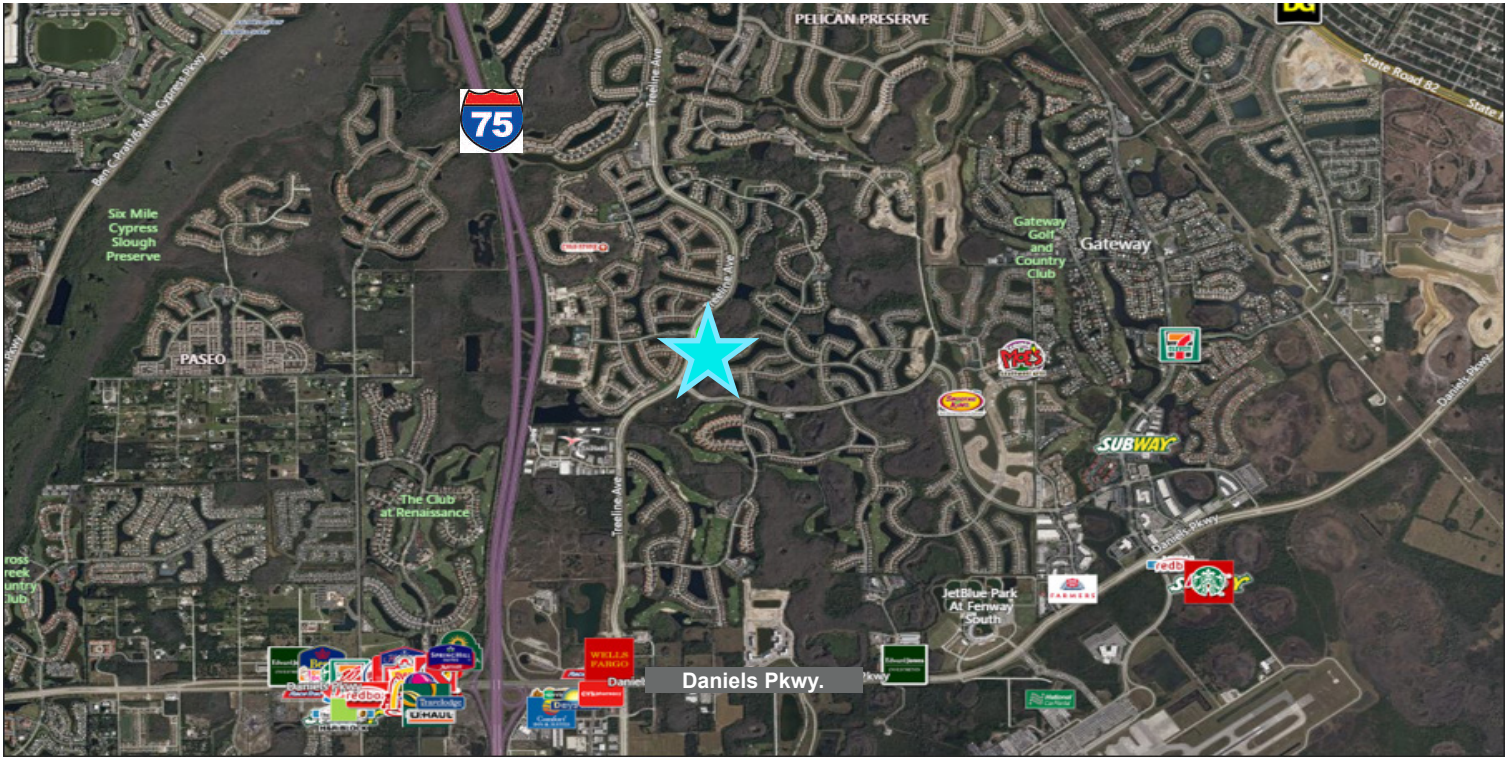
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Aerial / Location Map

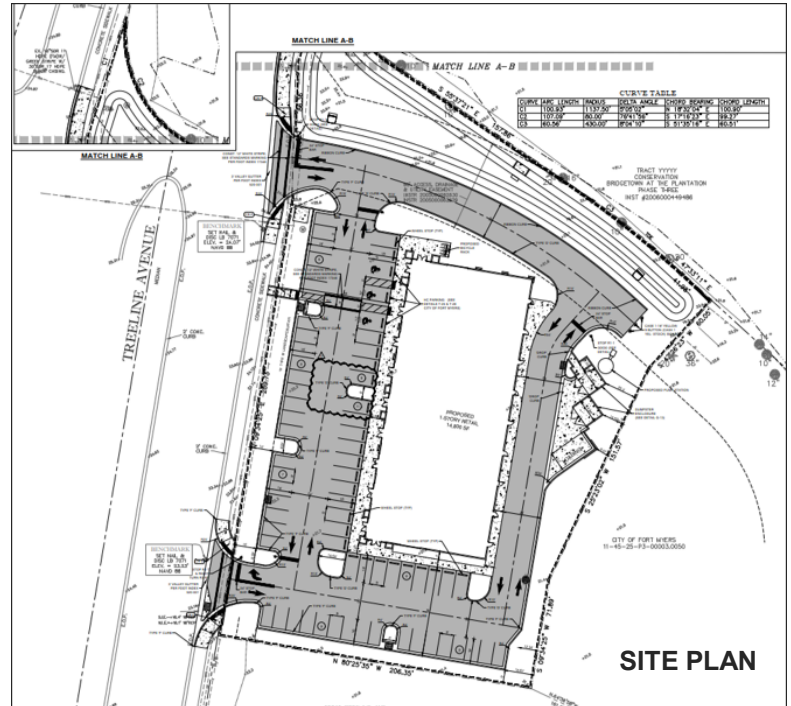


Demographics

	1 Mile	2 Mile	3 Mile
Population	6,265	32,042	86,093
AVG. HH Income	\$86,941	\$93,675	\$72,591
Total Businesses	132	1,342	4,289

Traffic Counts

Treeline Ave.	12,500 AADT
Daniels Pkwy.	39,000 AADT
I-75	87,500 AADT



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