

An aerial photograph of Fort Myers Beach, Florida, showing a mix of residential and commercial buildings. A white diagonal line labeled 'ESTERO BLVD' runs across the middle. A specific property at 155 Bay Road is highlighted with an orange outline and a red location pin. The background shows a sandy beach and the ocean.

FOUNDRY
COMMERCIAL

ESTERO BLVD

FORT MYERS BEACH REDEVELOPMENT OPPORTUNITY FOR SALE

155 BAY ROAD, FORT MYERS BEACH, FL 33931

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0.90± AC FOR SALE IN FORT MYERS BEACH, FLORIDA - FOR MORE INFO, PLEASE CONTACT: **407.540.7737**



PROPERTY OVERVIEW

The subject property consists of two parcels with a former church facility located in Fort Myers Beach, FL. The parcels make up approximately 0.90 acres of land located on Bay Road, with additional frontage on Oak Street and School Street. The property sits between a public elementary school and public library. The existing buildings, totaling 9,635± SF, have significant damage from Hurricane Ian in 2022.

The current zoning designation is Institutional, allowing for churches, schools, daycares and government buildings. Duplex residential use is also allowed.

PROPERTY SPECIFICATIONS

LOT SIZE	.90± AC For Sale
PARCEL IDS	19-46-24-W3-002K0.0010, 19-46-24-W3-002K0.0040
COUNTY	Lee
ZONING	Institutional
FUTURE LAND USE	Boulevard
USE	Former Church
ASKING PRICE	\$3,950,000

FOR MORE INFORMATION, PLEASE CONTACT:

JOEY BLAKLEY | **407.540.7737**
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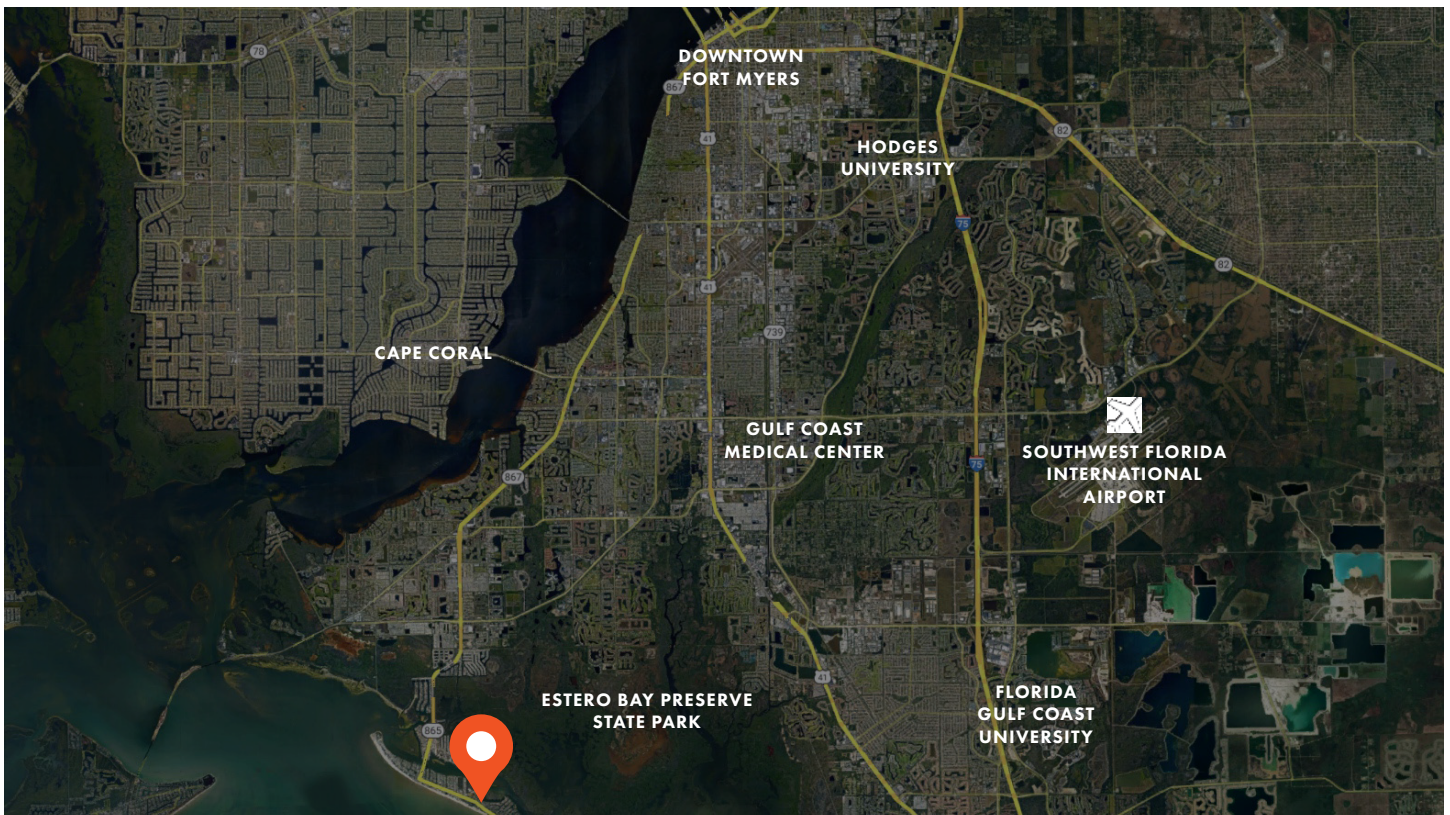
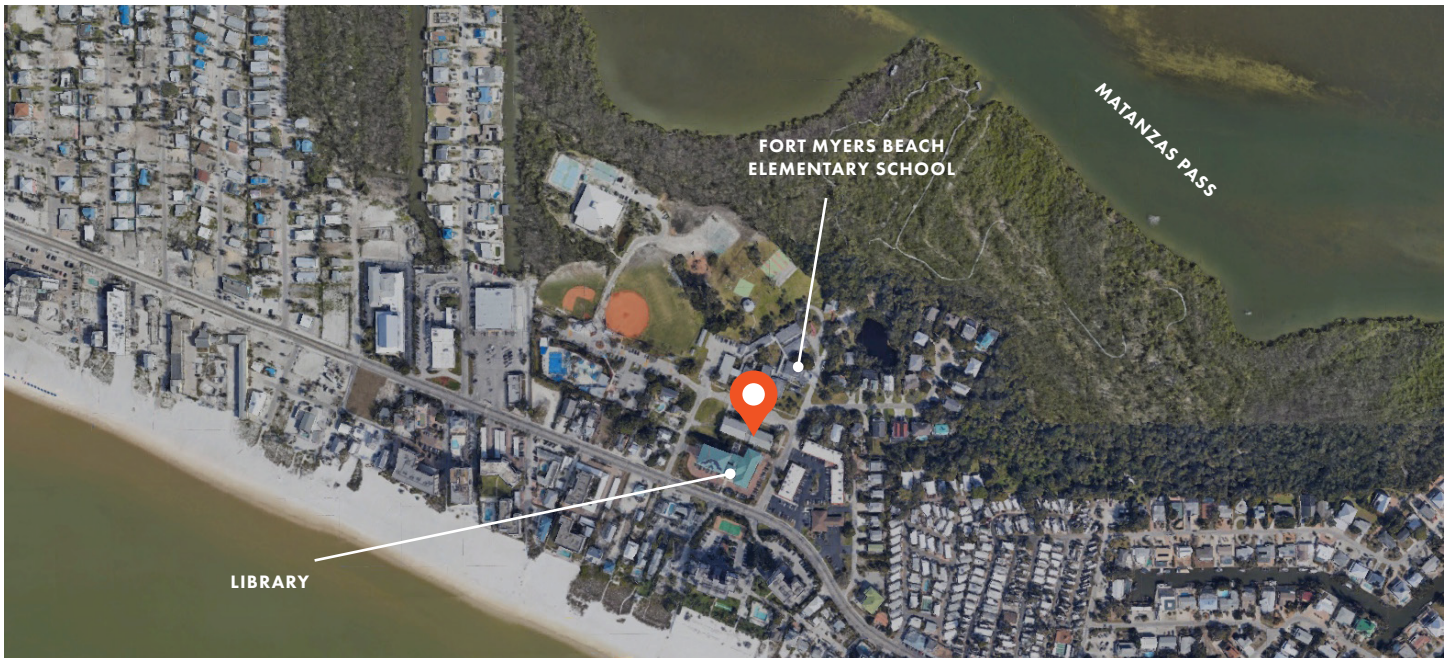
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Although all information furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.

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PROPERTY OUTLINE & AERIAL MAP



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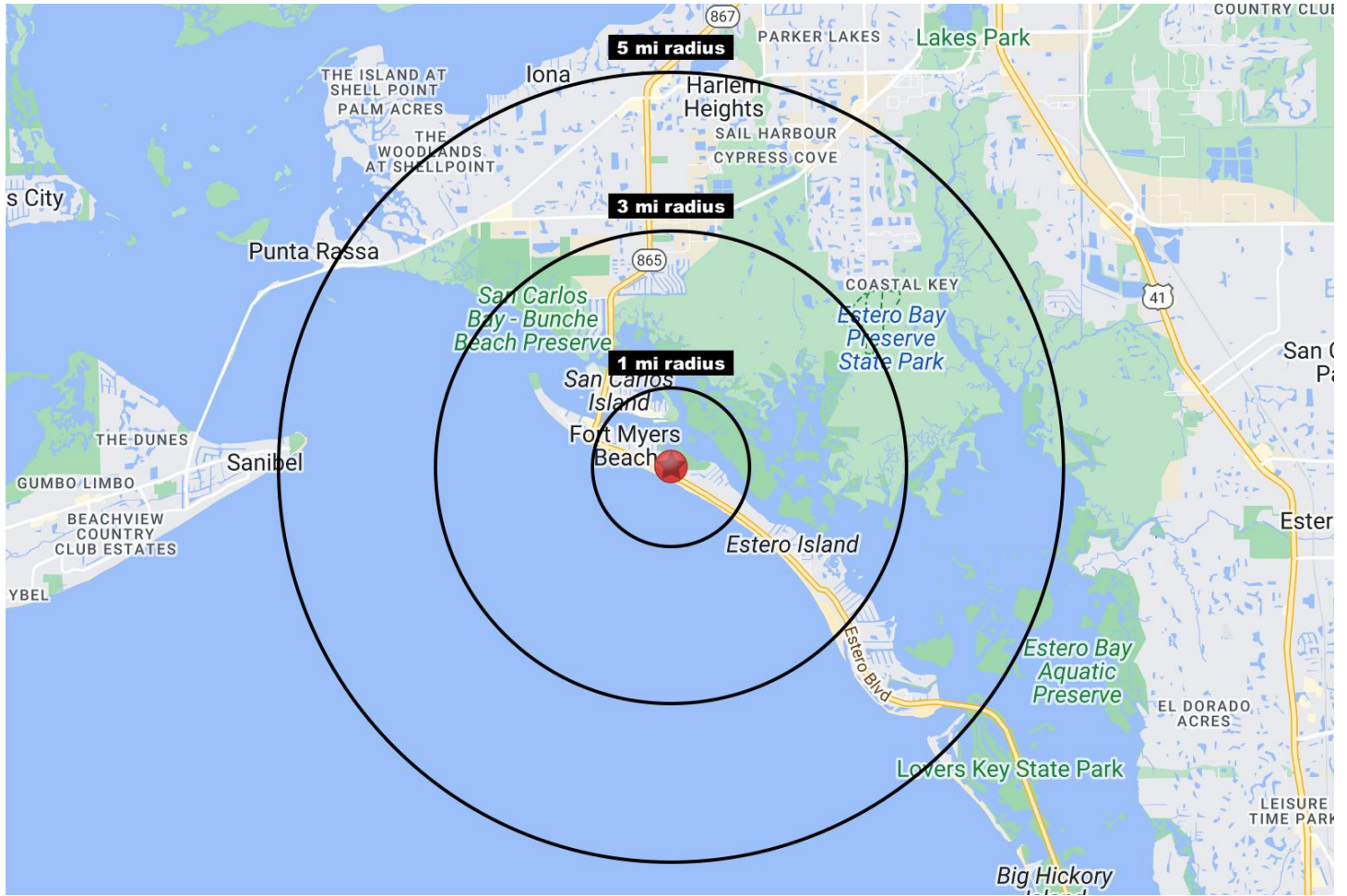
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DEMOGRAPHICS



1 MILE RADIUS

	807 ESTIMATED POPULATION 2023
	58.5 MEDIAN AGE
	\$389,654 MEDIAN HOME VALUE 2023
	1,712 TOTAL EMPLOYEES
	\$132,976 AVG HOUSEHOLD INCOME

3 MILE RADIUS

	2,004 ESTIMATED POPULATION 2023
	63.0 MEDIAN AGE
	\$388,055 MEDIAN HOME VALUE 2023
	3,904 TOTAL EMPLOYEES
	\$118,547 AVG HOUSEHOLD INCOME

5 MILE RADIUS

	28,473 ESTIMATED POPULATION 2023
	61.5 MEDIAN AGE
	\$311,809 MEDIAN HOME VALUE 2023
	14,043 TOTAL EMPLOYEES
	\$94,735 AVG HOUSEHOLD INCOME

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