

**For Sale**

# Land | Fully Permitted for Office Building

4568 Tilton Court, Fort Myers, Florida 33907



**ZONING:** B-1/ Medical/professional Office

**STRAP #:** 02-45-24-P2-00066.0030

**PERMITTED BUILDING**

**SIZE:** 23,305 Sq. Ft.

**LAND SIZE:** 1.25 Acres

**SALE PRICE:** \$700,000.00

**COMMENTS:**

- Impact Fees Paid
- Fully permitted building ready for vertical construction
- Excellent location in central Lee County – in main east-west Colonial Blvd. corridor with access from DeLeon St. as well as Tilton Ct.
- Building plans includes secure garage and storage space for owners and users

For more information please contact:

**GARY TASMAN**  
(239) 489-3600  
gtasman@cpswfl.com

**SHAWN STONEBURNER**  
(239) 489-3600  
sstoneburner@cpswfl.com

**DRIVE TIME DEMOGRAPHICS**

	5 Minutes	10 Minutes	15 Minutes
Total Households	13,655	39,078	99,925
Average Household Income	\$51,920.00	\$52,584.00	\$56,345.00
Household Income with \$75± K	2,343	7,306	21,200
Avg. Household Effective Buying Income	\$44,278.00	\$44,637.00	\$47,600.00

**COMMERCIAL PROPERTY**  
SOUTHWEST FLORIDA, LLC

An independently owned and operated member of the  
**CUSHMAN & WAKEFIELD**  
ALLIANCE

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

**For Sale**

# Land | Fully Permitted for Office Building

4568 Tilton Court, Fort Myers, Florida 33907



No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.

**COMMERCIAL  
PROPERTY**  
SOUTHWEST FLORIDA, LLC

An independently owned and  
operated member of the  
**CUSHMAN &  
WAKEFIELD**  
ALLIANCE

13241 University Drive, Suite 101, Fort Myers, Florida 33907