



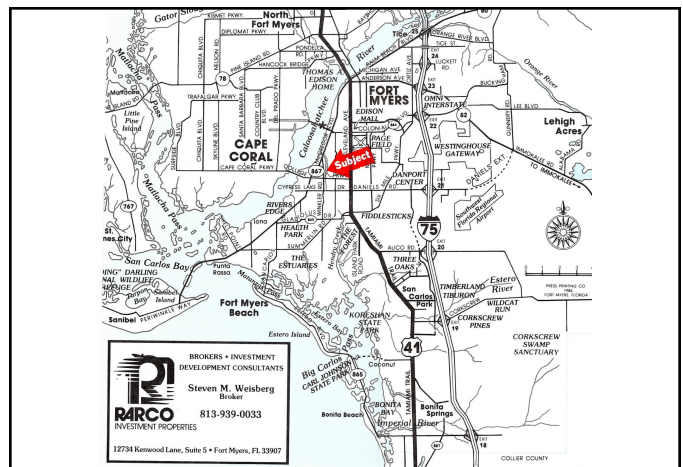
Developers • Brokers • Investment Consultants
Web Site: www.rarco.com • Email: rarco@msn.com
6208 Whiskey Creek Drive • Fort Myers, FL 33919 • 239-939-0033 (Phone)



College Parkway Corridor Existing Restaurant On 2.49 Acres Just Off Corner College and Winkler Winkler Restaurant



Locate off College Parkway in the central part of Fort Myers, the site sits less than one half mile from Florida South Western State College. The new Finemark Bank is under construction to the immediate south and the Cape Coral bridge is only one mile west. This site would make a great fine dining restaurant or easily converted to a doctors office.



Information Last Updated 01/28/2025

The information herein is believed to be true and correct but is not warranted by the Broker.
This offering is subject to prior sale, price change or withdrawal without notice.



RARCO
INVESTMENT PROPERTIES

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Winkler Restaurant Project Information

OWNERSHIP: Winkler-B, LLC

Address: 5990 Winkler Road

City: Fort Myers

State: FL

ZIP: 33919

Sanitary Sewer: Existing Connection

Capacity: Yes

Franchise Dist.: Lee County

Power Company: FP&L

Fire District: Iona

PROPERTY DESCRIPTION:

Legal: Waverly Place Blk 8 PB 7 PG 24 Pt Lots 1 thru 19

Legal: DESC 200557057

Size in Acres: 2.49

Size in Sq. Ft.: 108,666

Frontage: 194'

Average Depth: 477'

Natural Elevation:

Finish Floor El:

Flood Zone: X A-10 EL-8

Map Number: 0417

PRIMARY ACCESS:

Primary Access: Winkler Road

Number of Lanes: 2

Right of Way: 80

Road Ownership: Lee County

Class: Collector

Service Level: C

Traffic Count: 7200 N 15,000

Date: 2011

SECONDARY ACCESS:

Secondary Access: Colledge Parkway

Number of Lanes: 6

Right of Way: 170

Road Ownership: Lee County

Class: Arterial

Service Level: D

Traffic Count: 37,200

Date: 2018

Direct Access:

Dist. to Median:

Signalized: Yes

Dist. to Inter.: 260'

BUILDING DATA:

Square Footage: 11,180

Parking Spaces:

Year Built: 1978

LAND USE INFORMATION:

Zoning: CPD

Prelim. Dev. Ord.:

Resolution #: Z-98-004 97-09-232.02Z 01.01

Land Use Category: Intensive Development

TAX INFORMATION:

STRAP Number: 15-45-24-02-00008.0010

STRAP Number:

Assessed Value: \$1,050,000

Date Assessed: 2019

Current Yr. Taxes: \$15,451

Spcl. Assessments: None

LISTING DATA:

Offering Price: \$1,100,000

Price Per Acre:

Price Per Front Foot Building:

Price Per Square Foot:

Terms:

Comments:

UTILITIES:

Water: Existing Connection

Dist. to Hydrant: On Site

YOUR PERSONAL NOTES:

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Site Photo