





RARCO
INVESTMENT PROPERTIES

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)



Burnt Store Multi Use Self Storage Project Information

Contact: Steven Weisberg 239-939-0033

Date: 2023

Growth Rate: 15% for last three years

PROPERTY DESCRIPTION:

Address: 4933 Burnt Store Rd N.

Size in Acres: 15+

Frontage: 500+

Average Depth: 1250

Natural Elevation: 10.5' to 12.5'

Flood Zone: X Out of the Flood Plain

Map Number: 12071C0070G

LISTING DATA:

Offering Price: \$4,900,000

YOUR PERSONAL NOTES:

LAND USE INFORMATION:

Zoning: Commercial Mixed Use

Ordinance #: DCI 2022-00039

Land Use Category: Central Urban

TAX INFORMATION:

STRAP Number: 05-43-23-00-00003.0000

UTILITIES:

Water: Yes

Line Size: 16"

Capacity: Yes

Sanitary Sewer: Yes

Line Size: 10"FM

Capacity: Yes

Franchise Dist.: Charlotte County

Power Company: LCEC

Fire District: Burnt Store Area Fire Protection

Drainage District: SFWMD

Comments:

PRIMARY ACCESS: Burnt Store Road

Primary Access: 2

Right of Way:

Road Ownership: Lee County

Class: Arterial

Service Level: B

Traffic Count: 13400

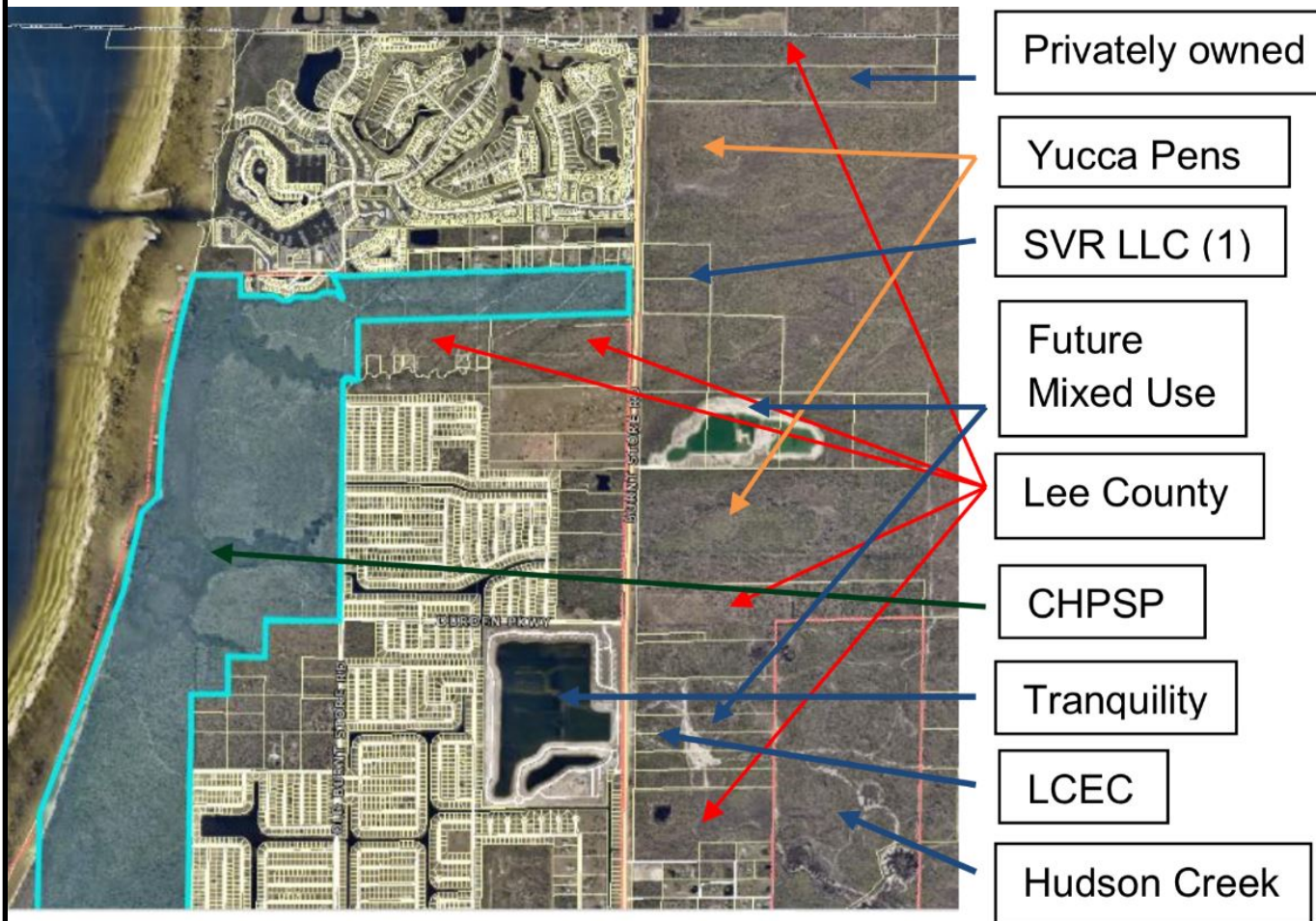
Information Last Updated 06/27/2025

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.



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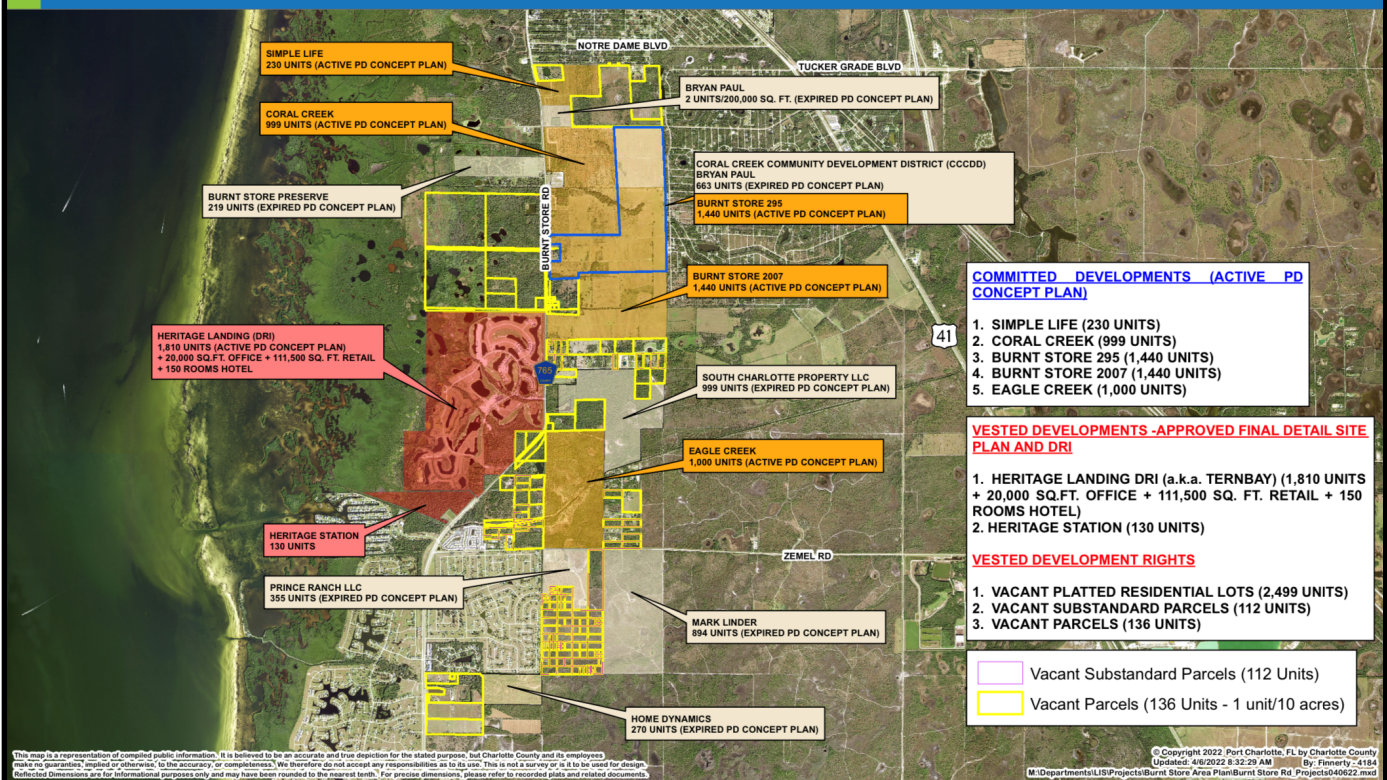
Map 2 – Charlotte Harbor Preserve S.P. and Other nearby Parcels



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CHARLOTTE COUNTY

PLANNED DEVELOPMENTS (PDs) WITHIN THE BURNT STORE AREA PLAN



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Developments North of The Site

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Hudson Creek Under Construction

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