



5585 AVENUE D
BOKEELIA, FL 33922

26,572 SQFT DEVELOPMENT IN FORT MYERS



**COMPASS
COMMERCIAL**

5585 AVENUE D



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The Porosoff Group

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PROPERTY OVERVIEW

Introducing a prime commercial development opportunity on Pine Island — 5585 Avenue D, Bokeelia, FL 33922. This 0.6052-acre (26,363 SF) parcel offers C-1 zoning and a VAC COMM (1000) land-use designation, making it suitable for a wide array of commercial uses including retail, medical, office, service businesses, and more.

The property sits along Avenue D, which benefits approximately 9,300 vehicles per day, ensuring strong visibility and easy access for future customers. This traffic volume is rare for local island roads and provides a solid foundation for commercial viability.

Only 1.5–2 miles away is the Publix Super Market at Calusa Cay, the retail anchor for the Pine Island community. The center includes additional national and regional tenants, reinforcing the strength of the corridor and signaling healthy consumer demand. Nearby operators include Publix, CVS, Dollar General, Subway, and other established chains that support daily island traffic.

As Pine Island and Bokeelia continue to grow, demand for new commercial services is rapidly increasing. Whether for an investor seeking a strategic land hold or a developer looking to build a new retail or medical project, this parcel offers exceptional potential in one of Southwest Florida's most unique and evolving markets



1
PARCEL



10015576
FOLIO#



26,572/0.61
LOT SIZE (SF/AC)

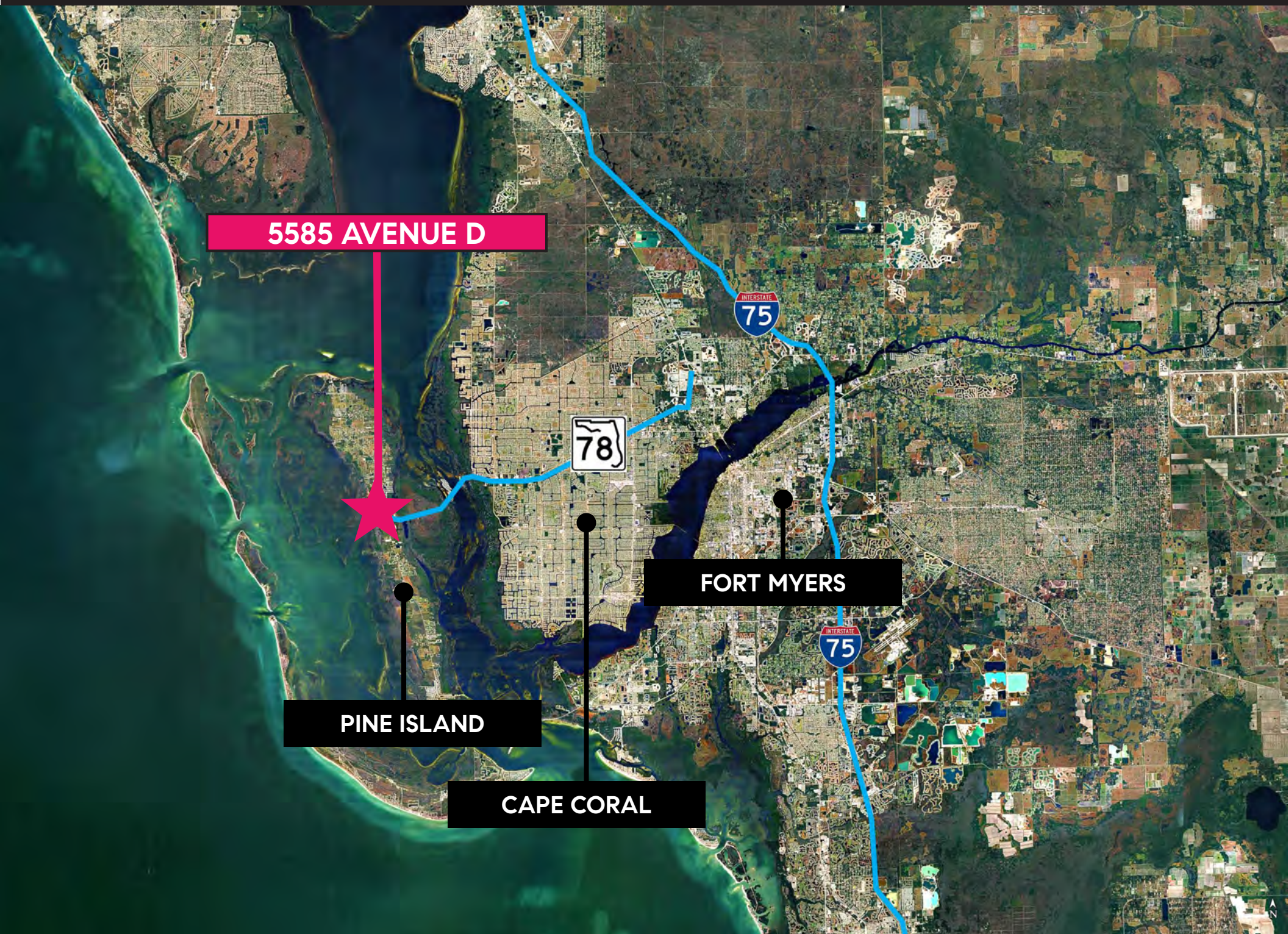


**28-44-22-02-
0000D.0010**
STRAP



300,000
ASKING PRICE

- Prime Commercial Parcel: 0.6052 acres (26,363 SF) in the heart of Bokeelia on Pine Island.
- C-1 Zoning / VAC COMM (1000): Allows a wide range of retail, medical, office, and service-based commercial uses.
- Strong Traffic Exposure: Avenue D sees approximately 9,300 vehicles per day (AADT), providing consistent visibility for future tenants.
- Strategic Location Near Major Retail: The site is located just 1.5–2 miles from the Publix-anchored Calusa Cay Shopping Center.
- Nearby National/Regional Tenants: Close to Publix, CVS, Dollar General, Subway, and other national/regional operators serving the Pine Island community.
- Growing Local Demand: Pine Island continues to see residential expansion, creating demand for neighborhood services and daily-use commercial space.
- Flexible Development Potential: Ideal for build-to-suit projects such as medical office, QSR, convenience retail, professional offices, or neighborhood services.
- Owner-User or Investor Opportunity: Rare chance to secure commercial-zoned land at an accessible price point in a constrained island market.







THE OFFERING

Property

Address 5585 Avenue D, Bokeelia, FL 33922

Folio # 10015576

Zoning 1000 Commercial, Vacant

ASKING PRICE **\$300,000**

Lot Size (SF) 26,363

Lot Size (Acre) 0.61

Typers of Ownership Fee Simple



AADT: 9,300

STRINGFELLOW RD

AVENUE D







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