



**CUSHMAN &
WAKEFIELD**

**COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA**

**17025 Cam Court
Fort Myers, FL 33967**

**For Sale
\$2,000,000**

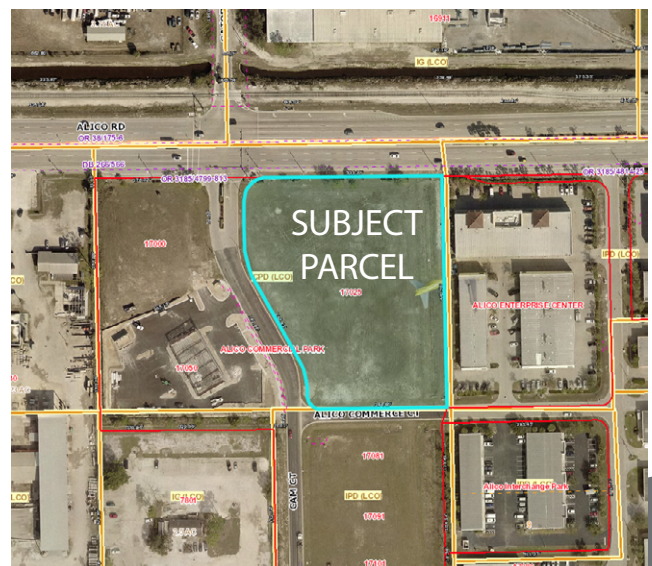


Lot Size	Building Size	Sale Price	Land Price/SF	Zoning
3.38 Acres	N/A	\$2,000,000	\$13.60	CPD

PROPERTY HIGHLIGHTS

- Traffic (AADT) over 48,000
- 3.37 acres with over 320 feet of Alico Road frontage
- Signalized corner at the entrance to a large business park
- Easy access to US-41 (Tamiami Trail) and I-75
- CPD zoning in place

Lot size is approximate and the price is based on the property, not the sq/ft price.



GARY TASMAN
CEO & Principal Broker
239-489-3600
gtasman@cpswfl.com

LANE BOY
Director
239-489-3600
lboy@cpswfl.com

CUSHMAN & WAKEFIELD | COMMERCIAL PROPERTY SOUTHWEST FLORIDA
5220 Summerlin Commons Blvd, Suite 500
Fort Myers, FL 33907
(239) 489-3600
cpswfl.com



**CUSHMAN &
WAKEFIELD**

**COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA**

**17025 Cam Court
Fort Myers, FL 33967**

**For Sale
\$2,000,000**



Traffic Counts

Collection Street	Cross Street	Traffic Volume	Year	Distance
Alico Road	Cam Court	48,114	2018	0.20 mi
US-41	Alico Road	52,000	2018	1.70 mi

Demographics

	1 Mile	3 Miles	5 Miles
Total Population	4,302	40,063	88,195
Average Age	39.70	44.70	46.90
Projected 2024 Population	4,717	44,660	99,320
% Projected Population Growth	9.65%	11.47%	12.61%
Total Households	1,580	16,226	37,289
Median Household Income	\$51,706	\$65,730	\$66,782
Median Home Value	\$162,480	\$231,368	\$252,959

GARY TASMAN
CEO & Principal Broker
239-489-3600
gtasman@cpswfl.com

LANE BOY
Director
239-489-3600
lboy@cpswfl.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
Cushman & Wakefield Copyright 2019. No warranty or representation, express or implied, is made to the accuracy or completeness 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 special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.