CUSHMAN & WAKEFIELD | COMMERCIAL PROPERTY SOUTHWEST FLORIDA

4820 Orange Grove Blvd
North Fort Myers, FL 33903

Land For Sale
$1,090,000



Property Highlights

- Great location near schools,shopping centers and other services
- Easy access to US 41 and downtown Fort Myers across the bridge
- Lot is almost completely cleared
- CT Zoning permits ALF, multi-family, commercial, retail, supermarkets, office, day care centers, home care facilities, hotel/motels, restaurants and more

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TRAFFIC COUNTS AND DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
2019 Total Population	9,247	57,120	155,788
2024 Population	10,292	64,512	174,717
Population Growth	11.30%	12.94%	12.15%
Average Age	43.70	44.20	43.80
Households			
2019 Households	3,720	24,468	64,278
Household Growth to 2019-2024	10.19%	12.37%	11.26%
Median Household Income	$50,306	$44,654	$45,242
Average Household Size	2.40	2.30	2.30
Housing			
Median Home Value	$219,268	$174,643	$160,764

Collection Street	Cross Street	Traffic Volume	Year	Distance
Hancock Bridge Pky	Iron Way E	21,473 AADT	2018	0.33 Miles
Orange Grove Blvd	Golf CLub Dr N	8,394 AADT	2018	.42 Miles
Hancock Bridge Pky	SE 24th Ave W	20,751 AADT	2018	.60 Miles
Orange Grove Blvd	March St S	9,384 AADT	2018	.61 Miles
Hunter Blvd	Hancock Brige Pky S	6,160 AADT	2018	.58 Miles

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