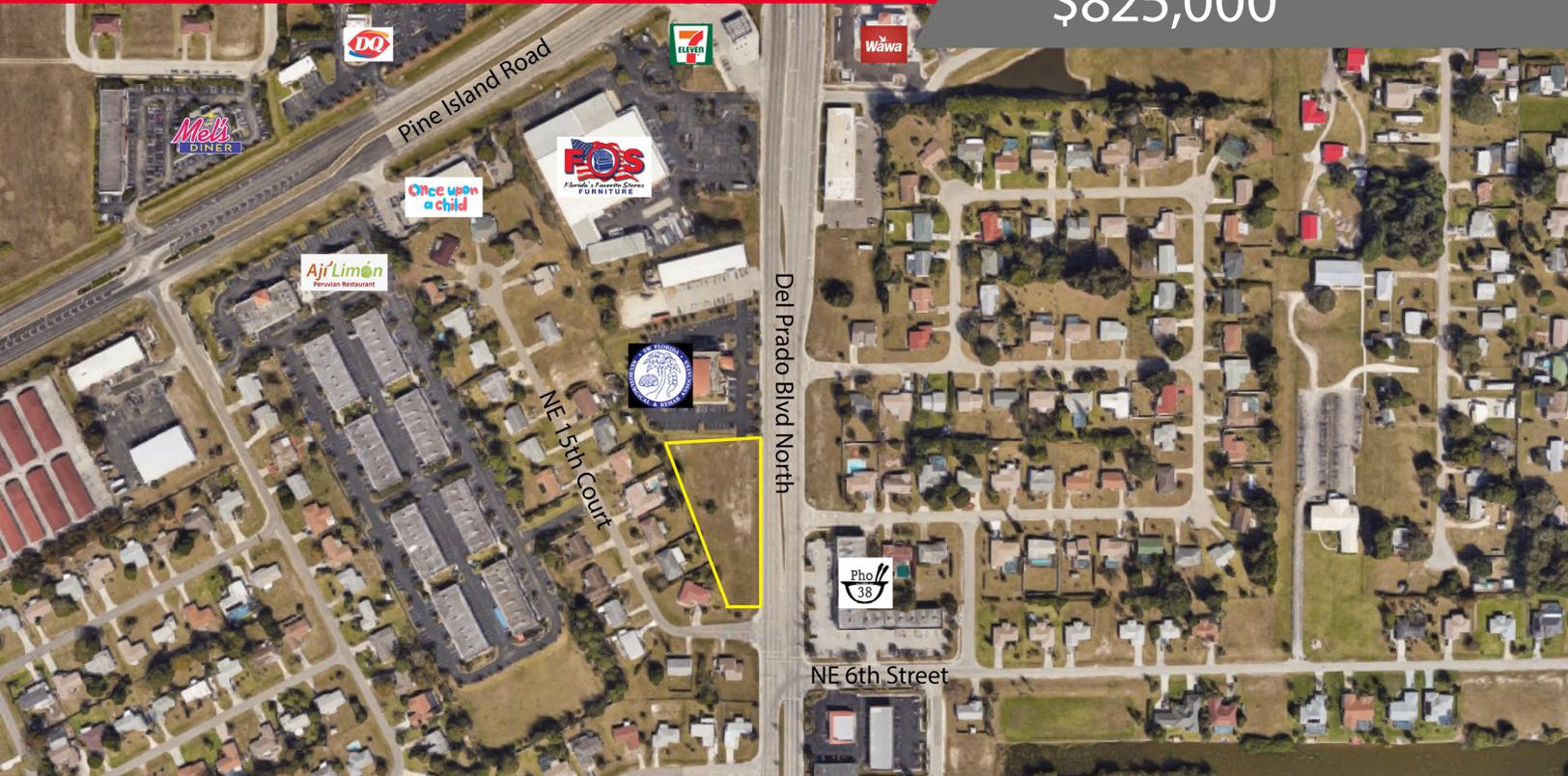


**For Sale  
\$825,000**


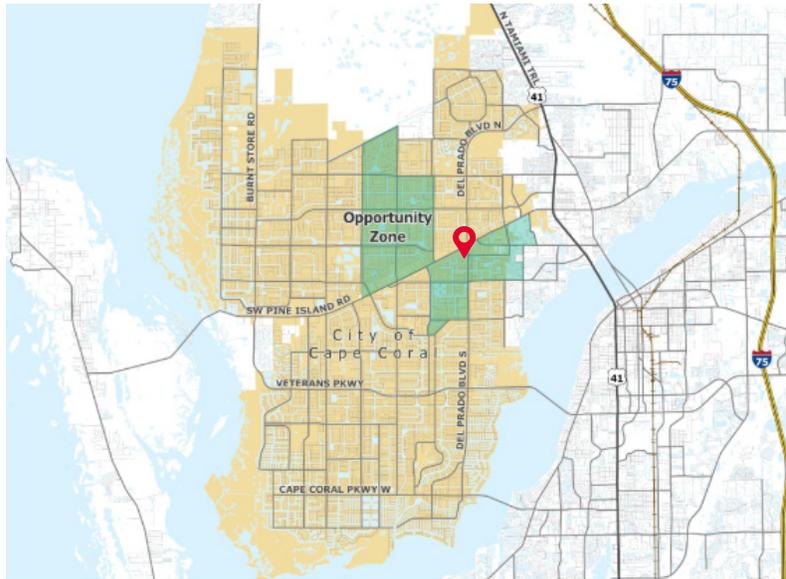
Lot Size	Building Size	Sale Price	Land Price/SF	Zoning
1.26 Acres	N/A	\$825,000	\$15.04	CORR

## PROPERTY HIGHLIGHTS

- Rare opportunity to secure frontage on Del Prado of approx. 385 feet
- Median cut for northbound traffic turning left into the site
- Convenient to restaurants, government offices etc.
- Sought-after CORR zoning
- In opportunity zone

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



**For Sale  
\$825,000**


## Traffic Counts

Collection Street	Cross Street	Traffic Volume	Year	Distance
Del Prado Blvd North	NE 15th Court	30,500	2018	0.10 mi
NE Pine Island Road	Del Prado Blvd	45,000	2018	0.30 mi

## Demographics

	1 Mile	3 Miles	5 Miles
Total Population (2019)	7,743	56,995	140,418
Average Age	39.60	41.10	43.60
Projected 2024 Population	8,648	64,013	157,930
% Projected Population Growth	11.96%	12.31%	12.47%
Total Households	2,881	21,947	57,134
Median Household Income	\$42,947	\$49,059	\$49,367
Median Home Value	\$168,099	\$176,677	\$167,644

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

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