



**CUSHMAN &
WAKEFIELD**

**COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA**

San Carlos & Kelly Road
Fort Myers, FL 33908

**For Sale
\$3,850,000**



| Lot Size | Building Size | Sale Price | Land Price/SF | Zoning |
|------------|---------------|-------------|---------------|--------|
| 6.09 Acres | N/A | \$3,850,000 | \$14.51 | MPD |

- 6.1 acres at signalized intersection in dynamic retail precinct of S. Fort Myers
- MPD zoning permits a wide range of uses
- Across from Super Target-anchored shopping center

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**

San Carlos & Kelly Road
Fort Myers, FL 33908

**For Sale
\$3,850,000**



Traffic Counts

| Collection Street | Cross Street | Traffic Volume | Year | Distance |
|-------------------|-----------------|----------------|------|----------|
| San Carlos Blvd | Kelly Road | 16,000 AADT | 2018 | Frontage |
| Old McGregor Blvd | San Carlos Blvd | 16,399 AADT | 2018 | 0.70 mi |

Demographics

| | 1 Mile | 3 Miles | 5 Miles |
|-------------------------------|-----------|-----------|-----------|
| Total Population | 8,004 | 49,105 | 112,858 |
| Average Age | 55.70 | 54.50 | 53.10 |
| Projected 2024 Population | 9,139 | 55,610 | 127,498 |
| % Projected Population Growth | 14.18% | 13.25% | 12.97% |
| Total Households | 4,128 | 23,566 | 55,548 |
| Median Household Income | \$47,839 | \$58,067 | \$54,942 |
| Median Home Value | \$243,690 | \$259,935 | \$253,304 |

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.