

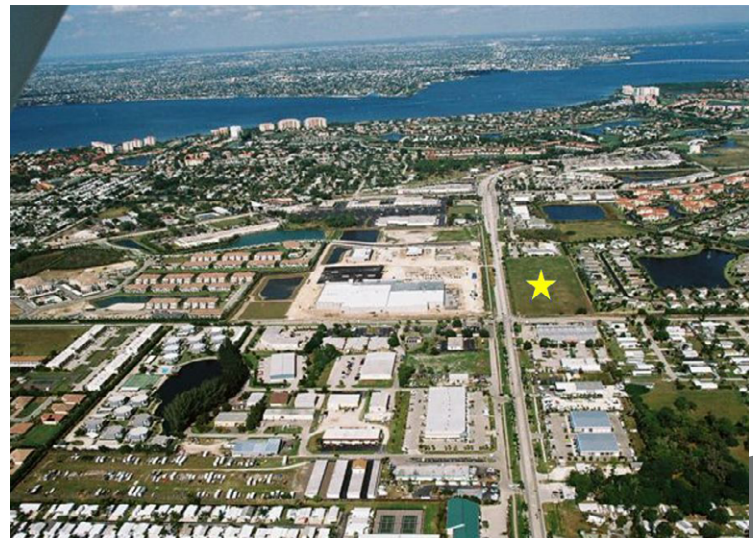
**For Sale
\$3,850,000**


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

PROPERTY HIGHLIGHTS

- 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.



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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

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