

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.



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

LANE BOY Director 239-489-3600 Iboy@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.