

**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
- Across from Super Target-anchored shopping center

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

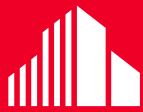


CUSHMAN & WAKEFIELD | COMMERCIAL PROPERTY SOUTHWEST FLORIDA  
5220 Summerlin Commons Blvd, Suite 500  
Fort Myers, FL 33907  
(239) 489-3600  
cpswfl.com

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

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





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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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