

Property Highlights

- Great location near schools, shopping centers and other services
- Easy access to US 41 and downtown Fort Myers across the bridge
- Lot is almost completely cleared
- CT Zoning permits ALF, multi-family, commercial, retail, supermarkets, office, day care centers, home care facilities, hotel/motels, restaurants and more

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

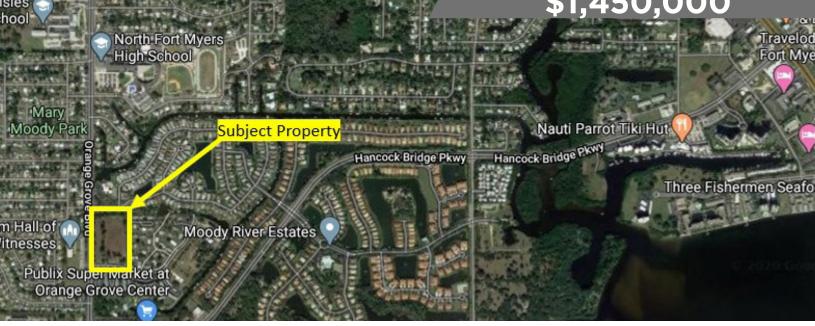
GARY TASMAN CEO & Principal Broker 239-489-3600 gtasman@cpswfl.com

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

COMMERCIAL PROPERTY SOUTHWEST FLORIDA

4820 Orange Grove Blvd North Fort Myers, FL 33903

> **Land For Sale \$1,450,000**



TRAFFIC COUNTS AND DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles				
2019 Total Population	9,247	57,120	155,788				
2024 Population	10,292	64,512	174,717				
Population Growth	11.30%	12.94%	12.15%				
Average Age	43.70	44.20	43.80				
Households							
2019 Households	3,720	24,468	64,278				
Household Growth to 2019-2024	10.19%	12.37%	11.26%				
Median Household Income	\$50,306	\$44,654	\$45,242				
Average Household Size	2.40	2.30	2.30				
Housing							

Collection Street	Cross Street	Traffic Volume	Year	Distance
Hancock Bridge Pky	Iron Way E	21,473 AADT	2018	0.33 Miles
Orange Grove Blvd	Golf CLub Dr N	8,394 AADT	2018	.42 Miles
Hancock Bridge Pky		20,751 AADT	2018	.60 Miles
	SE 24th Ave W			
Orange Grove Blvd	March St S	9,384 AADT	2018	.61 Miles
Hunter Blvd	Hancock Brige Pky S	6,160 AADT	2018	.58 Miles

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