

**4.85 Acres Available Immediately**


## PROPERTY HIGHLIGHTS

- Close proximity to I-75, Cape Coral and Downtown Ft. Myers
- Excellent Exposure and Access
- Strong demand generator in immediate trade area

## PROPERTY FEATURES

ASKING SALE PRICE	\$1,000,000 (\$4.73 PSF)
LAND SIZE	4.85 ± acres
ZONING	CPD (Lee County)
STRAP #	35-43-24-01-00006.0020 35-43-24-01-00004.0060

## DEMOGRAPHICS (2015-2020)

	5 MINS	10 MINS	15 MINS
ESTIMATED POPULATION	14,744	65,603	160,199
AVG. HOUSEHOLD INCOME	\$42,109	\$46,168	\$50,439
TOTAL HOUSEHOLDS	7,490	29,292	64,851
TOTAL NUMBER OF BUSINESSES	911	4,731	10,258
TOTAL NUMBER OF EMPLOYEES	5,451	36,616	87,691

## TRAFFIC COUNT (2014)

Bayshore Drive, E of U.S. 41  
32,500 AADT

For more information, please contact:

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