

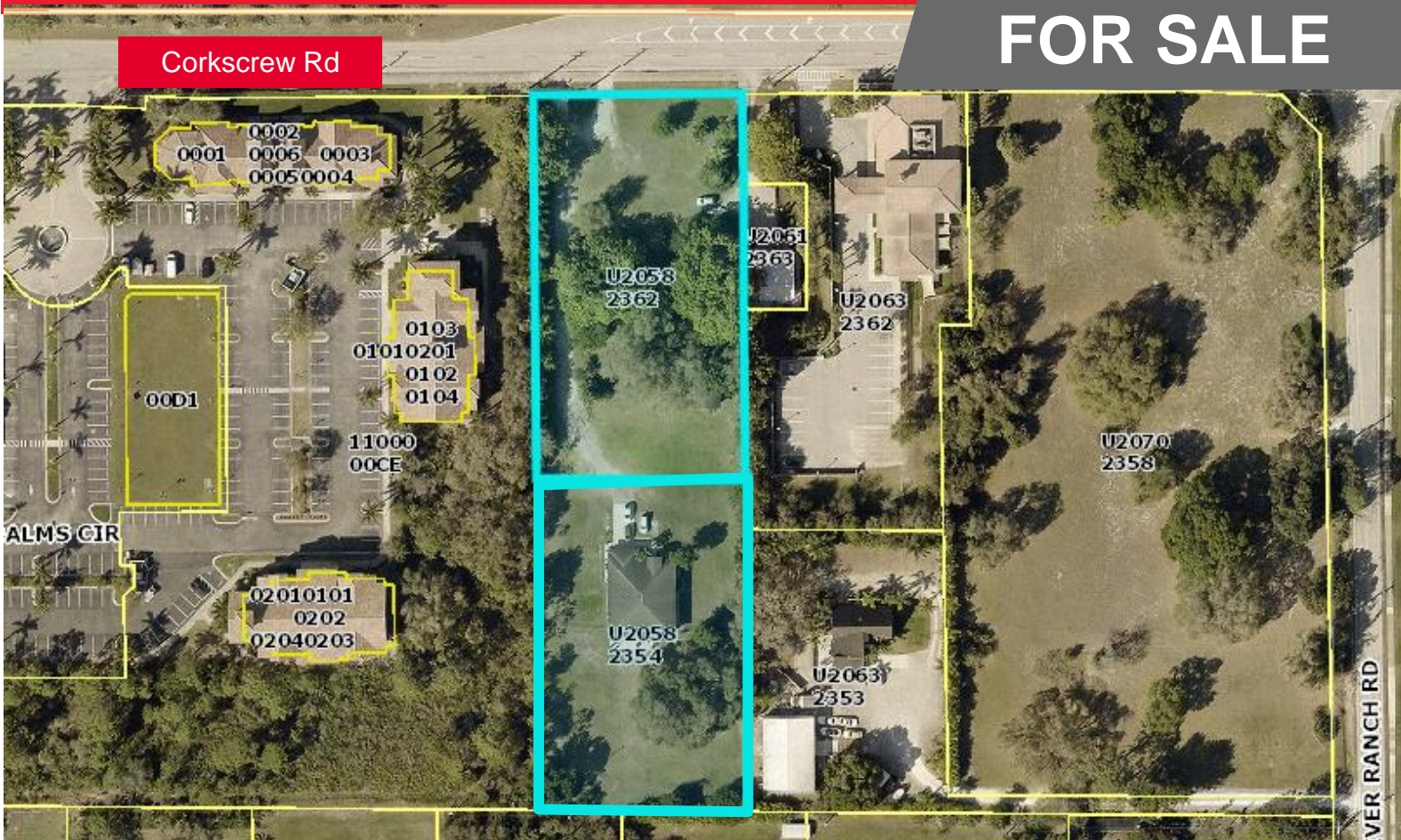


**CUSHMAN &
WAKEFIELD**

**COMMERCIAL PROPERTY
Southwest Florida**

**9490-9500 Corkscrew Rd.
Estero, FL 33928**

FOR SALE



Property Highlights

- Two (2) Parcels of Land with approximately 173' of frontage on Corkscrew Rd.
- Close proximity to SWFL airport, Hertz Arena, and many retailers
- Ideally centered between Ft. Myers and Naples
- The Urban Commercial Use is flexible and allows for a variety of uses
- Growing population and traffic counts

PROPERTY DETAILS

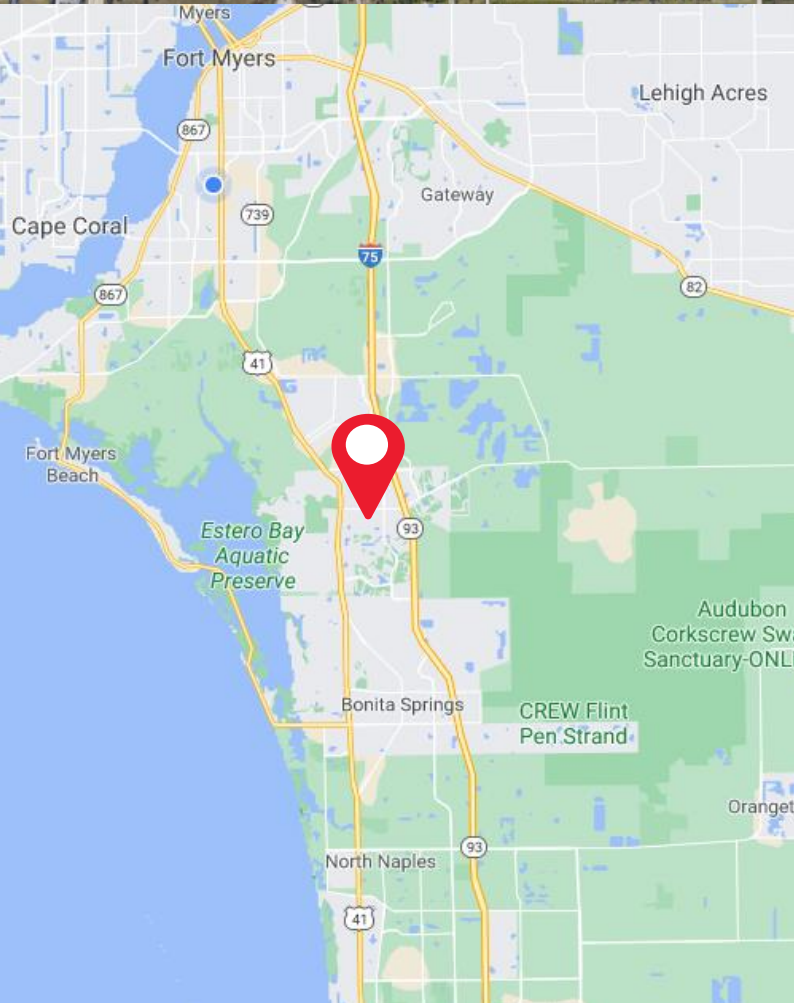
Sale Price	\$1,850,000
Future Land Use	Urban Commercial
Submarket	Estero
Land Area (AC)	2.23 AC
Land Area (SF)	97,138 SF
Parcel #	34-46-25-E2-U2058.2362 34-46-25-E2-U2058.2354

For more information, please contact:

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TRAFFIC COUNTS		Cross Street		Traffic Volume	
Corkscrew Rd.		Corkscrew Commons Dr.		36,613	
Corkscrew Rd.		I-75		10,577	
POPULATION		2 Miles	5 Miles	10 Miles	
2020 Total Population		19,472	86,999	221,086	
2025 Projected Population		22,134	97,151	246,736	
Population Growth 2020-2025		2.7%	2.3%	2.3%	
Average Age		56.5	52.4	56.7	
2020 Total Households		8,716	36,234	97,051	
Median Household Income		\$81,366	\$73,883	\$73,084	