

600ft of Frontage on US 41

FOR SALE

18351 & 18401 NORTH TAMIAMI TRAIL, NORTH FORT MYERS, FL 33903

\$2,150,000



6.7 ACRE TRACT

- 6.7 Acres total for sale to include retention and indigenous areas - \$2,100,000
- Tract 1 - 1.15 Acres
- Tract 2 - 1.15 Acres
- Tract 3 - 2.2 Acres
- Over 600ft of frontage on US 41
- Traffic Count - 32k
- All storm water retention is located offsite
- Zoning is CC - Community Commercial through Lee County
- Permitted uses include but are not limited to Auto related, Car Wash, Restaurant, Fast food, Drive Thru, Medical, Storage and many Retail Uses
- Call Today !Habla Espanol!



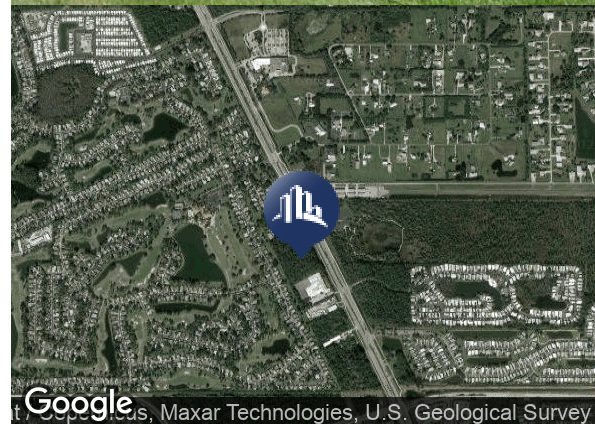
Demographic and Income Comparison Profile

18351 N Tamiami Trl, North Fort Myers, Florida, 33903
Drive Time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 26.73079
Longitude: -81.91084

2022 Households by Income	5 minutes		10 minutes		15 minutes	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	523	7.7%	2,469	8.2%	5,635	8.7%
\$15,000 - \$24,999	598	8.8%	2,971	9.9%	6,349	9.8%
\$25,000 - \$34,999	707	10.4%	3,115	10.4%	5,871	9.0%
\$35,000 - \$49,999	1,232	18.1%	4,655	15.5%	9,558	14.7%
\$50,000 - \$74,999	1,730	25.5%	6,704	22.4%	13,473	20.7%
\$75,000 - \$99,999	846	12.5%	4,214	14.1%	9,580	14.7%
\$100,000 - \$149,999	743	10.9%	3,787	12.6%	9,340	14.4%
\$150,000 - \$199,999	238	3.5%	1,040	3.5%	2,572	4.0%
\$200,000+	177	2.6%	1,000	3.3%	2,651	4.1%
Median Household Income	\$53,178		\$54,623		\$57,128	
Average Household Income	\$71,521		\$74,278		\$78,693	
Per Capita Income	\$35,446		\$33,320		\$33,209	

2027 Households by Income	5 minutes		10 minutes		15 minutes	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	434	5.7%	1,987	6.2%	4,543	6.5%
\$15,000 - \$24,999	461	6.1%	2,553	7.9%	5,159	7.3%
\$25,000 - \$34,999	517	6.8%	2,523	7.9%	5,123	7.3%
\$35,000 - \$49,999	1,203	15.8%	3,916	12.2%	8,676	12.3%
\$50,000 - \$74,999	2,187	28.7%	7,575	23.6%	14,780	21.0%
\$75,000 - \$99,999	993	13.0%	5,271	16.4%	11,265	16.0%
\$100,000 - \$149,999	1,092	14.3%	5,137	16.0%	12,765	18.1%
\$150,000 - \$199,999	428	5.6%	1,699	5.3%	4,244	6.0%
\$200,000+	300	3.9%	1,452	4.5%	3,817	5.4%
Median Household Income	\$60,588		\$64,267		\$67,961	
Average Household Income	\$87,491		\$89,181		\$94,337	
Per Capita Income	\$43,400		\$39,957		\$39,823	



Google, Maxar Technologies, U.S. Geological Survey



Theresa Blanch-Mitchell, CCIM
1922 VICTORIA AVE STE A FT MYERS, FL 33901
239.265.2628
theresa@ccim.net
FL #BK3202944

Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

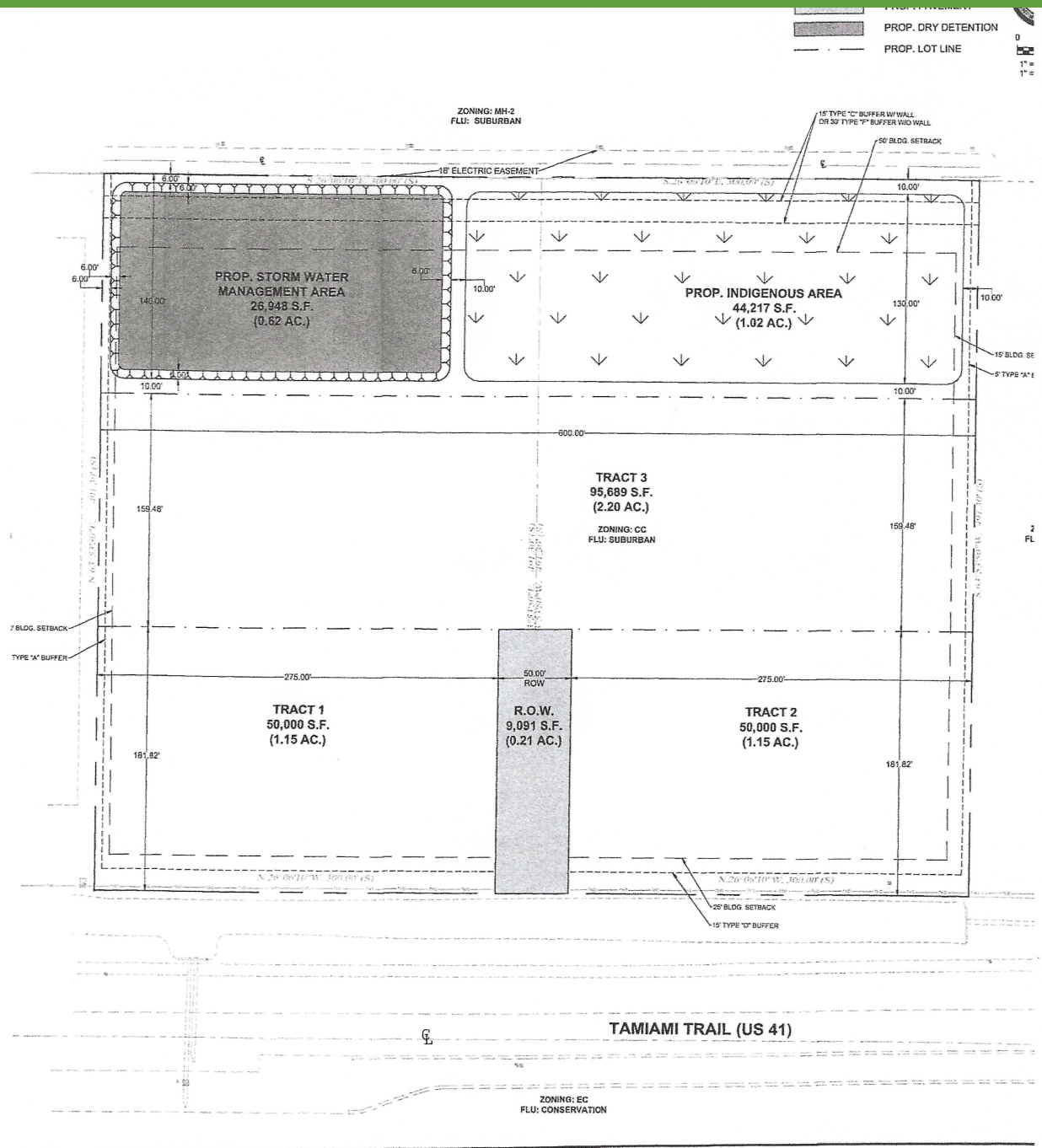
www.SperryCGA.com

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Land



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