

# Publix & Walmart Sandwich!

# FOR SALE

9101 COLLEGE PARKWAY, FORT MYERS, FL 33919

\$970,000



## TRAFFIC COUNTS - 54K

- C1-A Zoning - .91 Acre
- Utility Ready - 100ft of Frontage
- Vital Thoroughfare Connecting Downtown Cape Coral to Central Ft Myers
- Walmart Outparcel
- Publix located Across the Street
- Nearby Retailers Include
- Chili's
- Chase & Iberia Bank
- Family Dollar
- Anytime Fitness



### Demographic and Income Comparison Profile

9101 College Pkwy, Fort Myers, Florida, 33919  
Drive Time: 5, 10, 15 minute radii

Prepared by Esri  
Latitude: 26.55589  
Longitude: -81.90542

2022 Households by Income	5 minutes		10 minutes		15 minutes	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	539	5.5%	3,317	7.1%	7,351	7.2%
\$15,000 - \$24,999	855	8.7%	3,666	7.9%	7,757	7.6%
\$25,000 - \$34,999	841	8.5%	4,078	8.8%	8,450	8.3%
\$35,000 - \$49,999	1,265	12.8%	5,868	12.6%	12,446	12.2%
\$50,000 - \$74,999	2,068	21.0%	10,016	21.6%	21,272	20.8%
\$75,000 - \$99,999	1,667	16.9%	6,780	14.6%	14,855	14.5%
\$100,000 - \$149,999	1,464	14.8%	6,623	14.3%	15,072	14.7%
\$150,000 - \$199,999	552	5.6%	2,707	5.8%	6,230	6.1%
\$200,000+	609	6.2%	3,357	7.2%	8,774	8.6%
Median Household Income	\$65,014		\$63,173		\$65,551	
Average Household Income	\$91,261		\$93,265		\$98,442	
Per Capita Income	\$46,518		\$44,515		\$45,557	

2027 Households by Income	5 minutes		10 minutes		15 minutes	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	389	3.9%	2,475	5.2%	5,574	5.2%
\$15,000 - \$24,999	548	5.5%	2,653	5.6%	5,757	5.4%
\$25,000 - \$34,999	648	6.5%	3,193	6.7%	7,107	6.7%
\$35,000 - \$49,999	1,211	12.1%	5,834	12.3%	12,182	11.5%
\$50,000 - \$74,999	2,242	22.3%	9,977	21.1%	20,949	19.7%
\$75,000 - \$99,999	1,693	16.9%	6,862	14.5%	15,726	14.8%
\$100,000 - \$149,999	1,777	17.7%	8,192	17.3%	18,319	17.2%
\$150,000 - \$199,999	806	8.0%	3,947	8.3%	9,172	8.6%
\$200,000+	726	7.2%	4,245	9.0%	11,413	10.7%
Median Household Income	\$74,706		\$73,410		\$76,828	
Average Household Income	\$105,866		\$109,993		\$116,431	
Per Capita Income	\$53,975		\$52,693		\$53,997	



**Theresa Blanch-Mitchell, CCIM**  
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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

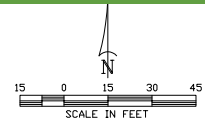
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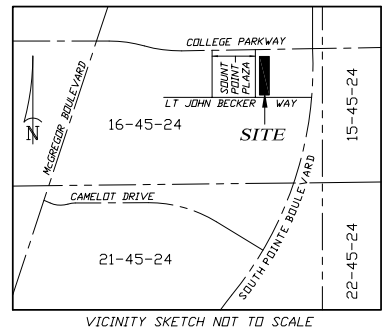
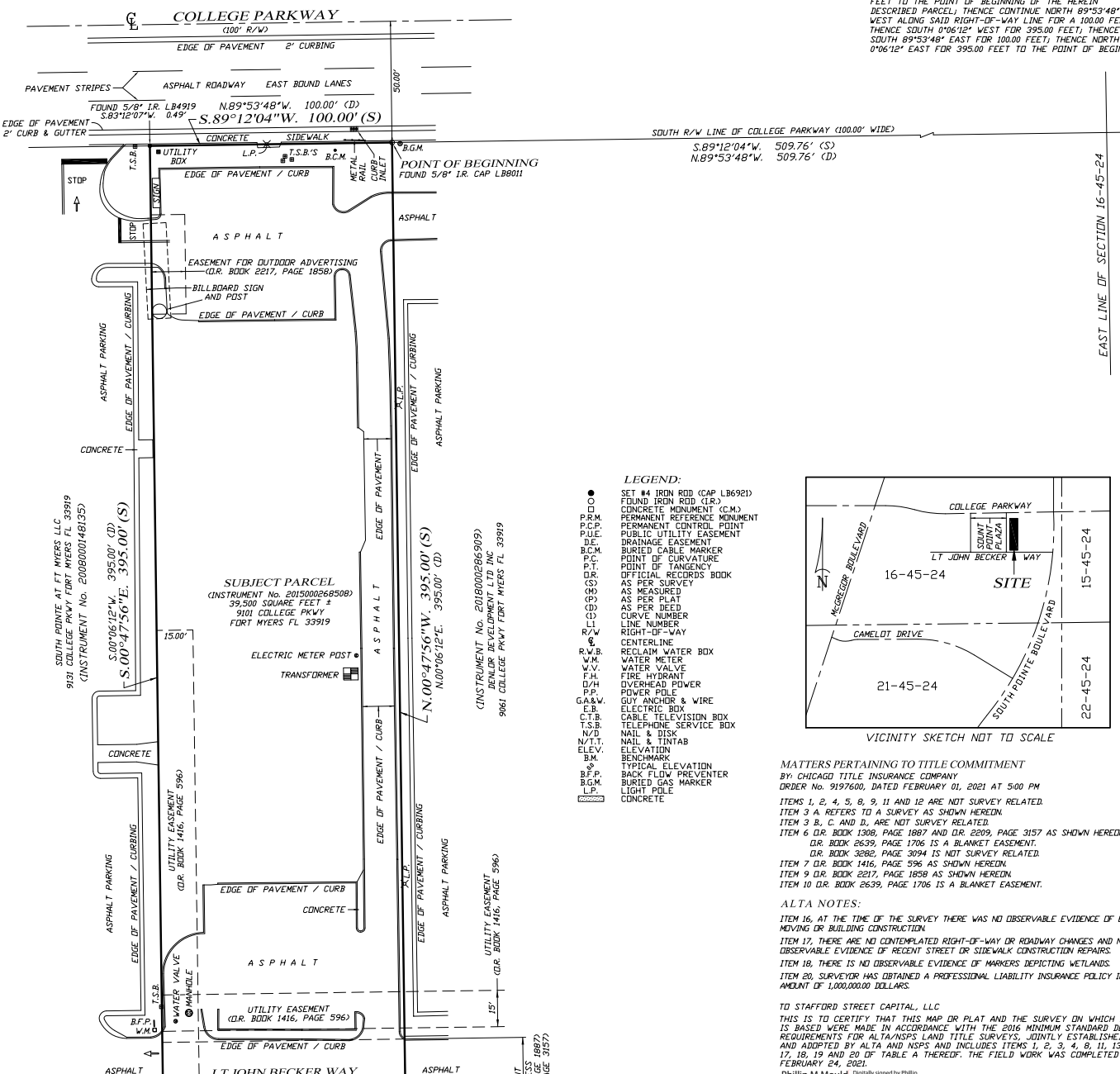
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Land

9. BENCHMARK DERIVED FROM GPS RTK NETWORK FROM 0103, ELEVATION 35.73 NAVD88.  
 10. ELEVATIONS ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).  
 FLOOD ZONE: 1% 0.2% ANNUAL CHANCE FLOOD HAZARD  
 ELEVATION N/A COMMUNITY No. 125124 PANEL No. 0417  
 SUFFIX --- F REVISION DATE: 8/28/08  
 MAP NUMBER: 12071C0417F



**DESCRIPTION: (PER TITLE COMMITMENT)**  
 A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF LEE, BEING A PART OF SECTION 16, TOWNSHIP 45 SOUTH, RANGE 24 EAST, AND FURTHER BOUNDED AND DESCRIBED AS FOLLOWS:  
 STARTING AT THE INTERSECTION OF THE SOUTH LINE OF COLLEGE PARKWAY (100.00 FEET WIDE) AND THE EAST LINE OF SAID SECTION 16; THENCE NORTH 89°53'48" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 509.76 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE NORTH 89°53'48" WEST ALONG SAID RIGHT-OF-WAY LINE FOR A 100.00 FEET; THENCE SOUTH 0°06'12" WEST FOR 395.00 FEET; THENCE SOUTH 89°53'48" EAST FOR 100.00 FEET; THENCE NORTH 0°06'12" EAST FOR 395.00 FEET TO THE POINT OF BEGINNING.



**MATTERS PERTAINING TO TITLE COMMITMENT**  
 BY CHICAGO TITLE INSURANCE COMPANY  
 ORDER No. 9197600, DATED FEBRUARY 01, 2021 AT 5:00 PM

ITEMS 1, 2, 4, 5, 8, 9, 11 AND 12 ARE NOT SURVEY RELATED  
 ITEM 3 A REFERS TO A SURVEY AS SHOWN HEREIN.  
 ITEM 2 B, C, AND D, ARE NOT SURVEY RELATED.  
 ITEM 6 D.R. BOOK 1308, PAGE 1887 AND D.R. 2209, PAGE 3157 AS SHOWN HEREIN.  
 D.R. BOOK 2639, PAGE 1706 IS A BLANKET EASEMENT.  
 D.R. BOOK 3282, PAGE 3094 IS NOT SURVEY RELATED.  
 ITEM 7 D.R. BOOK 1416, PAGE 596 AS SHOWN HEREIN.  
 ITEM 9 D.R. BOOK 2217, PAGE 1858 AS SHOWN HEREIN.  
 ITEM 10 D.R. BOOK 2639, PAGE 1706 IS A BLANKET EASEMENT.

**ALTA NOTES:**  
 ITEM 16, AT THE TIME OF THE SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING OR BUILDING CONSTRUCTION.  
 ITEM 17, THERE ARE NO CONTEMPLATED RIGHT-OF-WAY OR ROADWAY CHANGES AND NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS.  
 ITEM 18, THERE IS NO OBSERVABLE EVIDENCE OF MARKERS DEPICTING WETLANDS.  
 ITEM 20, SURVEYOR HAS OBTAINED A PROFESSIONAL LIABILITY INSURANCE POLICY IN THE AMOUNT OF 1,000,000.00 DOLLARS.

TO STAFFORD STREET CAPITAL, LLC  
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 8, 11, 13, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 24, 2021.  
 D:\110118-14-Memo-14-1.dwg (Digitally signed by Philip



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