

# Commercial Land

N TAMIAMI TRAIL, NORTH FORT MYERS, FL 33903

# FOR SALE

Call For Details



## CALL TODAY

- 325' of Frontage on US 41
- 3+/- Acres
- 33k Cars Per Day
- C-1 zoning through Lee County allows for mixed use
- Many uses including but not limited to
- Office - Retail - Medical
- MF - ALF
- Car Wash
- Auto/Boat - Hotel/Motel
- Schools - Restaurant/Drive Thru
- Located just S of Herons Glen & Magnolia Landing



**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.

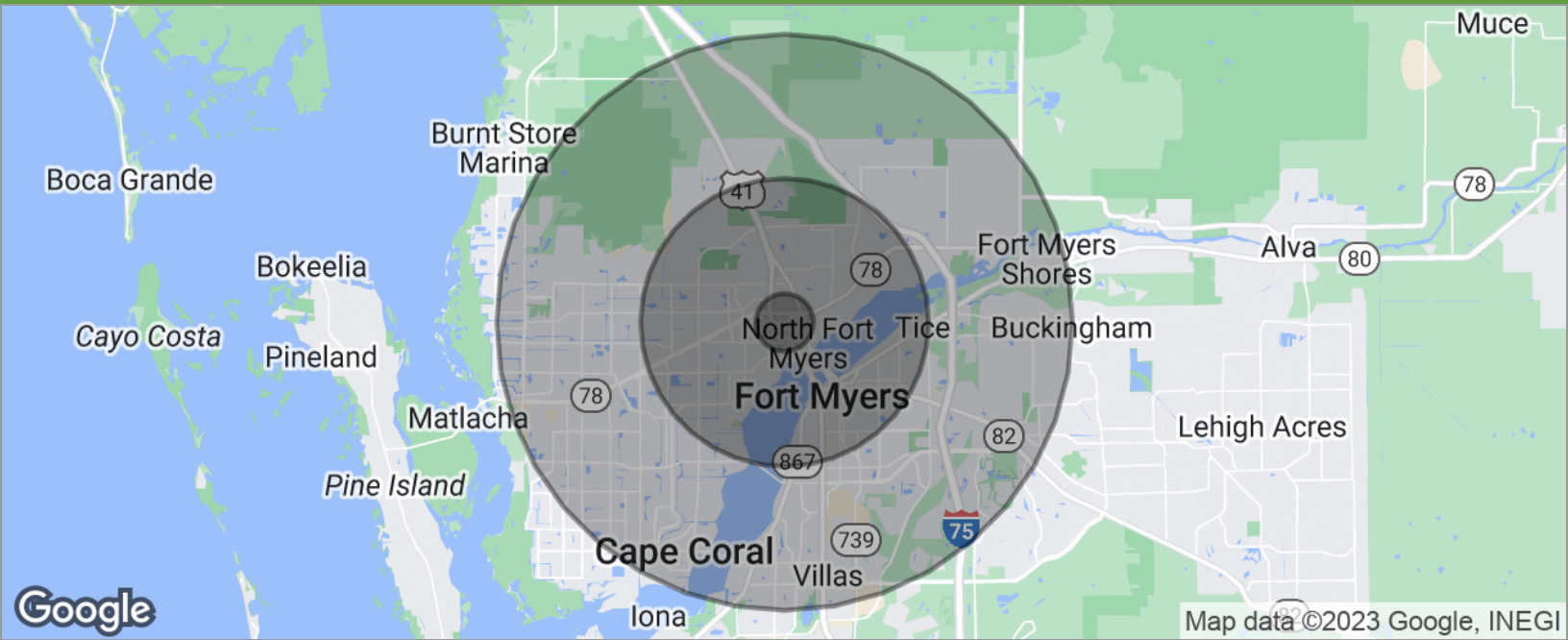
[www.SperryCGA.com](http://www.SperryCGA.com)

# Commercial Land

OO, NORTH FORT MYERS, FL 33903

# FOR SALE

Land



## POPULATION

	1 MILE	5 MILES	10 MILES
Total population	4,716	136,031	379,424
Median age	44.5	45.2	46.6
Median age (Male)	40.3	43.9	45.4
Median age (Female)	48.7	46.3	47.5

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	2,650	65,484	187,582
# of persons per HH	1.8	2.1	2.0
Average HH income	\$38,964	\$48,710	\$57,193
Average house value	\$103,921	\$167,656	\$210,332

\* Demographic data derived from 2020 ACS - US Census



### 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.