

0.60± ACRE C3 ZONED LOT ON MARCO ISLAND

FOR SALE

1824 SAN MARCO ROAD, MARCO ISLAND, FL 34145



PRICE: \$1,250,000 @ \$47.83 PSF or \$2,083,333.33/Acre

SIZE: 0.60± Acres (26,136± SF)

DIMENSIONS: 125'± Frontage x 350'±

LOCATION: On the north side of San Marco Road, just east of N Barfield Drive

ZONING: C3 - Commercial (City of Marco Island)

RE TAXES: \$4,696.40 (2022)

PARCEL ID: 56807720003

PRIME MARCO ISLAND LOCATION

Great development opportunity! This C3 zoned lot offers excellent visibility with 125'± frontage on busy San Marco Road across from the Publix anchored Shops of Marco Center, and one lot east of Walgreens. Property has easy access from the rear of the lot with 100'± fronting on the Captain Horr Way alley. Please note burrowing owls on site - contact FWC office for appropriate mitigation procedures.

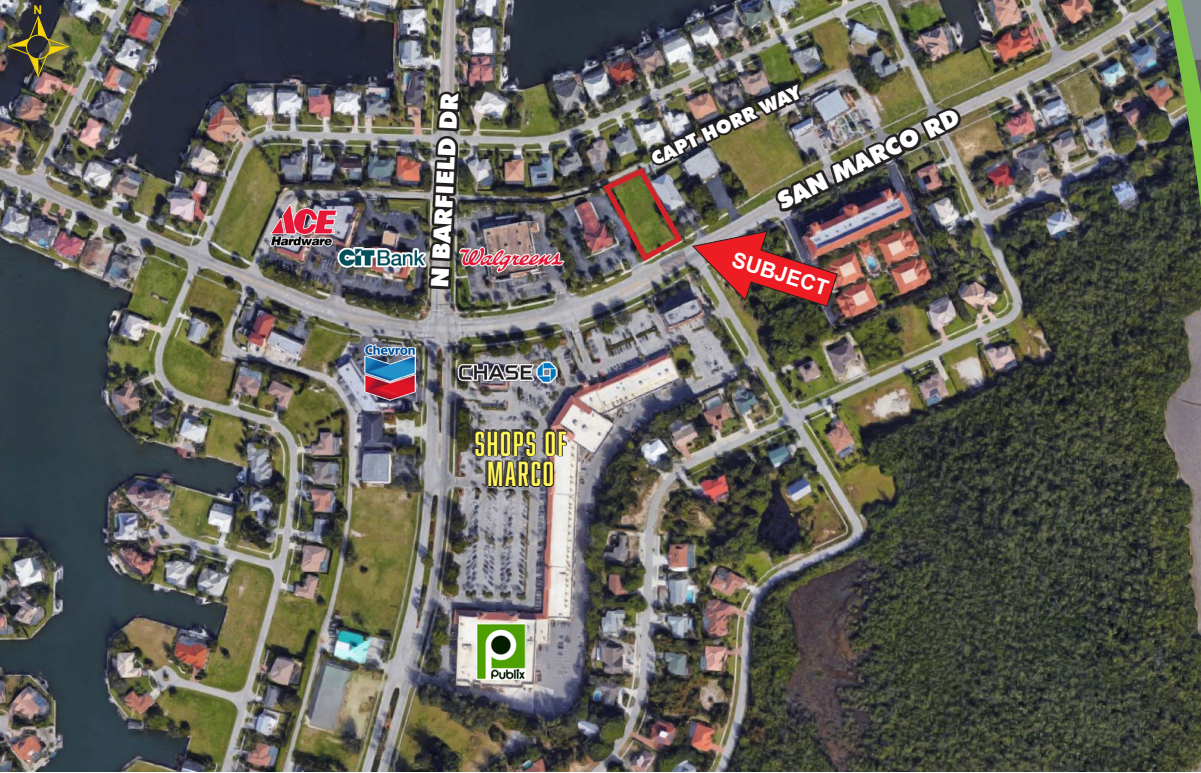
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HIGHLIGHTS

- Prime C3 zoned lot
- 125'± frontage on San Marco Road
- Exceptional visibility for maximum exposure
- Centrally located in the heart of Marco Island
- Adjacent to the Publix anchored, Shops of Marco Center
- Affluent area with an average household income of \$160,000 in a 1-mile radius

FRONT FROM SAN MARCO ROAD



CAPT HORR WAY ALLEY ACCESS



REAR FROM CAPT HORR WAY



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2022 DRIVE-TIME DEMOGRAPHICS	5 MINUTES	10 MINUTES	15 MINUTES
EST. POPULATION	7,054	14,288	18,256
EST. HOUSEHOLDS	3,267	7,212	9,132
EST. MEDIAN HOUSEHOLD INCOME	\$97,971	\$102,607	\$97,210
TRAFFIC COUNTS (2022)		3,900 AADT	

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