

IT'S TIME TO LAND ON 41

2706 N TAMiami TRAIL, NORTH FORT MYERS, FL



FOR SALE

Sale Price: \$1,300,000

Three Parcels: 5+/- Acres

No Split

Lee County Zoning

Community Commercial &

Commercial General

Lighted Intersection

Mostly Cleared



Features:

- 500 +/- Feet Of Frontage On Old US 41 - 13,200k VPD
- 370 +/- Feet Of Frontage On Laurel Drive - 3,900k VPD
- Corner Lot!
- MANY Uses Allowed
- Retail - Medical - People & Animals
- Call For Details
- Take Action Today

Contact:

Theresa Blanch-Mitchell, CCIM

1922 Victoria Ave Ste A Ft Myers, FL 33901

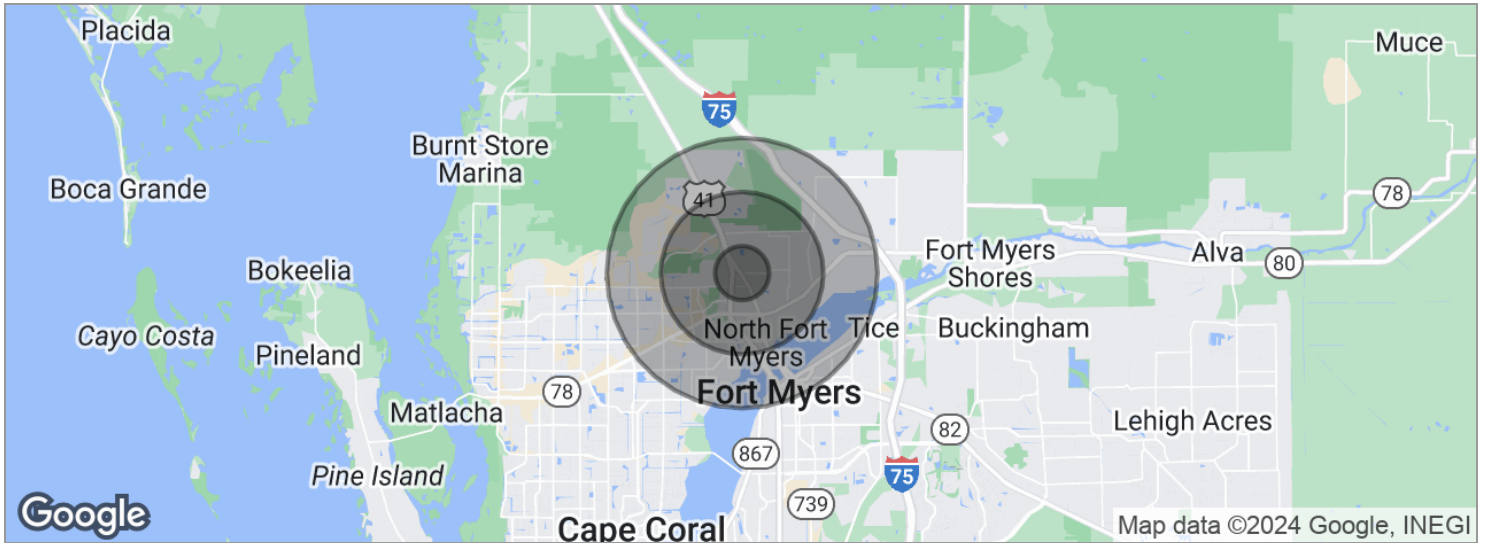
239.265.2628

theresa@ccim.net

FL #BK3202944

*Each office Independently Owned and Operated

DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,035	33,339	76,042
Median age	62.1	55.3	49.9
Median age (male)	60.7	54.3	48.3
Median age (Female)	62.4	55.8	51.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,438	15,423	32,986
# of persons per HH	2.1	2.2	2.3
Average HH income	\$39,661	\$45,973	\$51,486
Average house value	\$72,410	\$132,527	\$174,124

* Demographic data derived from 2020 ACS - US Census