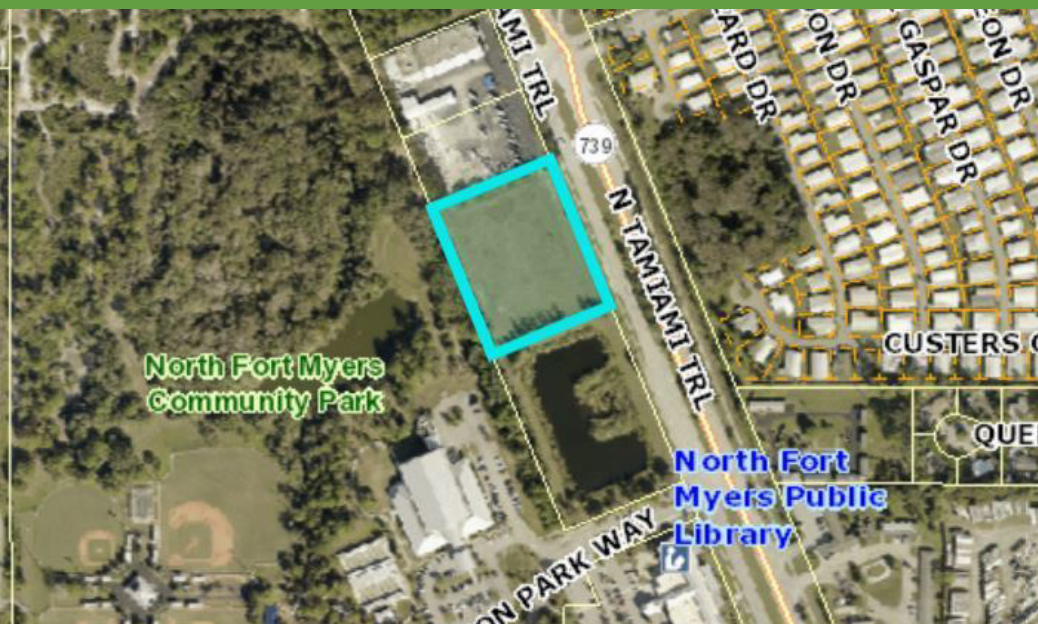


375ft of Frontage on Business 41

2189 N TAMIAMI TRAIL, NORTH FORT MYERS, FL 33903

FOR SALE

\$795,000



PROPERTY FEATURES

- 375ft of Frontage on Business 41
- 2.55+/- Acres
- Traffic Count - 21.5k
- C1-A Zoning through Lee County
- Many permitted uses to include but not limited to
 - Retail
 - Medical
 - Office
 - Restaurant - Drive Thru
- Call Today !Habla Espanol!



Demographic and Income Comparison Profile

2189 N Tamiami Trl, North Fort Myers, Florida, 33903
Drive Time: 5, 10, 15 minute radii

Prepared by Esri

Latitude: 26.69001

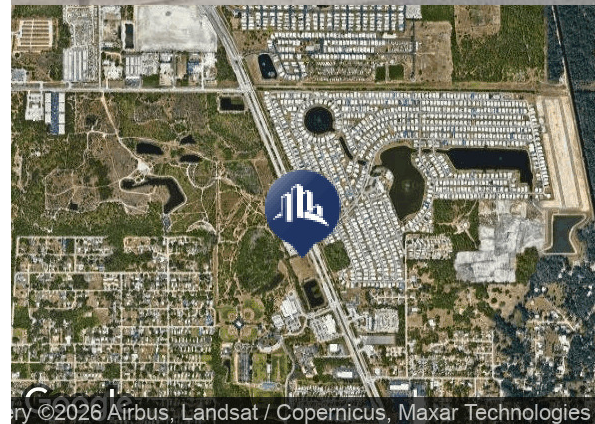
Longitude: -81.88765

2022 Households by Income	5 minutes		10 minutes		15 minutes	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	735	11.2%	3,579	9.8%	7,314	9.3%
\$15,000 - \$24,999	1,038	15.8%	4,087	11.2%	7,473	9.5%
\$25,000 - \$34,999	911	13.9%	3,698	10.2%	7,627	9.7%
\$35,000 - \$49,999	1,101	16.8%	5,358	14.7%	11,812	15.1%
\$50,000 - \$74,999	1,324	20.2%	7,845	21.5%	16,269	20.8%
\$75,000 - \$99,999	669	10.2%	4,786	13.1%	11,020	14.1%
\$100,000 - \$149,999	566	8.6%	4,433	12.2%	10,846	13.9%
\$150,000 - \$199,999	114	1.7%	1,343	3.7%	2,903	3.7%
\$200,000+	93	1.4%	1,288	3.5%	3,044	3.9%

Median Household Income	\$41,765	\$53,232	\$55,501
Average Household Income	\$57,898	\$73,641	\$76,663
Per Capita Income	\$29,860	\$33,380	\$31,425

2027 Households by Income	5 minutes		10 minutes		15 minutes	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	611	9.2%	2,910	7.6%	5,891	7.0%
\$15,000 - \$24,999	999	15.0%	3,344	8.7%	6,091	7.3%
\$25,000 - \$34,999	750	11.3%	3,116	8.1%	6,643	7.9%
\$35,000 - \$49,999	791	11.9%	4,912	12.8%	10,871	13.0%
\$50,000 - \$74,999	1,372	20.6%	8,534	22.2%	17,651	21.1%
\$75,000 - \$99,999	1,038	15.6%	5,605	14.6%	12,931	15.5%
\$100,000 - \$149,999	749	11.3%	5,915	15.4%	14,610	17.5%
\$150,000 - \$199,999	199	3.0%	2,175	5.7%	4,671	5.6%
\$200,000+	135	2.0%	1,857	4.8%	4,301	5.1%

Median Household Income	\$52,082	\$61,741	\$65,216
Average Household Income	\$70,084	\$88,782	\$91,548
Per Capita Income	\$36,378	\$40,494	\$37,578



Theresa Blauch-Mitchell, CCIM

1922 VICTORIA AVE STE C FT MYERS, FL 33901

239.265.2628

theresa@ccim.net

FL #BK3202944

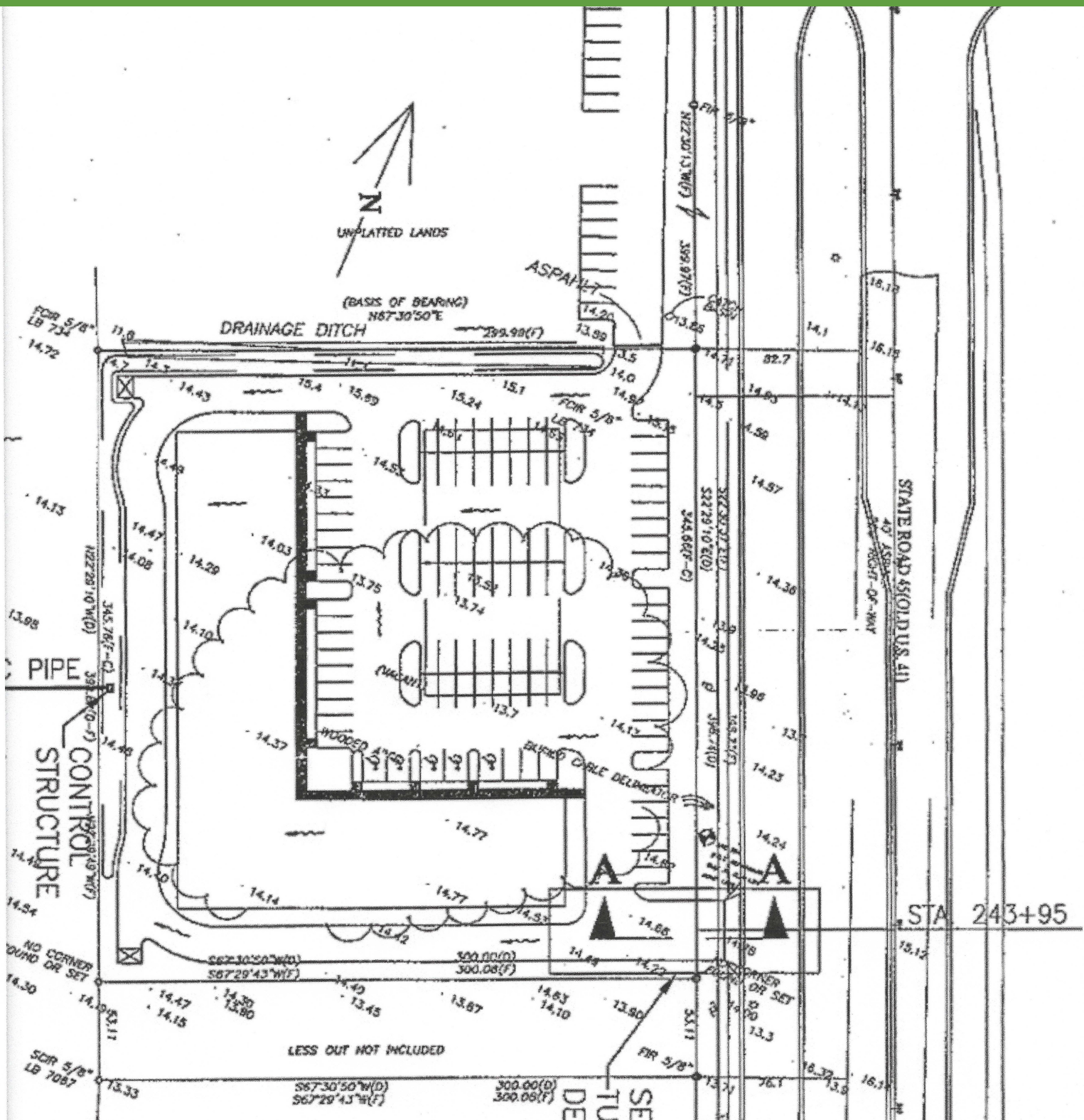
Each office independently owned and operated.

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FOR SALE

2189 N TAMiami TRAIL, NORTH FORT MYERS, FL 33903

Land



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