

# IT'S TIME TO LAND ON 41

2706 N TAMiami TRAIL, NORTH FORT MYERS, FL



## FOR SALE

Sale Price: Call For Details

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:

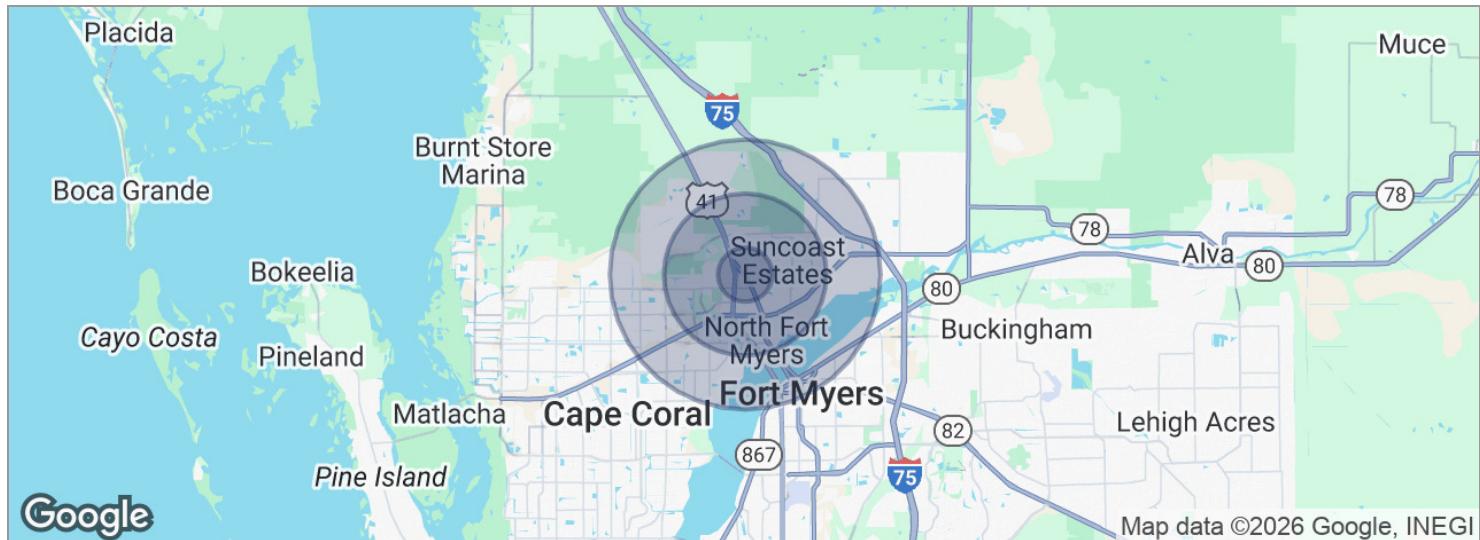
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\*Each office Independently Owned and Operated

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## 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