

# 600ft of Frontage on US 41

**FOR SALE**  
**\$2,100,00.00**

18351 & 18401 NORTH TAMIAMI TRAIL, NORTH FORT MYERS, FL 33903



## 6.7 ACRE TRACT

- 6.7 Acres total for sale
- Conceptual Drawings include:
  - Tract 1 - 1.15 Acres
  - Tract 2 - 1.15 Acres
  - Tract 3 - 2.2 Acres
  - Shared Retention and Indigenous Area - 2.2 Acres
- Over 600ft of frontage on US 41
- Traffic Count - 32k
- See Conceptual Drawing Included
- Zoning is CC - Community Commercial
- Permitted uses include but are not limited to Auto related, Car Wash, Restaurant, Fast food, Drive Thru, Medical, Storage and many Retail Uses



### Demographic and Income Comparison Profile

18351 N Tamiami Trl, North Fort Myers, Florida, 33903  
Drive Time: 5, 10, 15 minute radii

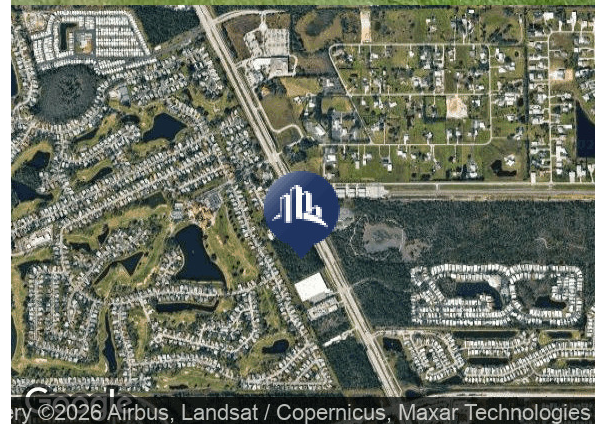
Prepared by Esri  
Latitude: 26.73079  
Longitude: -81.91084

2022 Households by Income	5 minutes		10 minutes		15 minutes	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	523	7.7%	2,469	8.2%	5,635	8.7%
\$15,000 - \$24,999	598	8.8%	2,971	9.9%	6,349	9.8%
\$25,000 - \$34,999	707	10.4%	3,115	10.4%	5,871	9.0%
\$35,000 - \$49,999	1,232	18.1%	4,655	15.5%	9,558	14.7%
\$50,000 - \$74,999	1,730	25.5%	6,704	22.4%	13,473	20.7%
\$75,000 - \$99,999	846	12.5%	4,214	14.1%	9,580	14.7%
\$100,000 - \$149,999	743	10.9%	3,787	12.6%	9,340	14.4%
\$150,000 - \$199,999	238	3.5%	1,040	3.5%	2,572	4.0%
\$200,000+	177	2.6%	1,000	3.3%	2,651	4.1%

Median Household Income	\$53,178		\$54,623		\$57,128	
Average Household Income	\$71,521		\$74,278		\$78,693	
Per Capita Income	\$35,446		\$33,320		\$33,209	

2027 Households by Income	5 minutes		10 minutes		15 minutes	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	434	5.7%	1,987	6.2%	4,543	6.5%
\$15,000 - \$24,999	461	6.1%	2,553	7.9%	5,159	7.3%
\$25,000 - \$34,999	517	6.8%	2,523	7.9%	5,123	7.3%
\$35,000 - \$49,999	1,203	15.8%	3,916	12.2%	8,676	12.3%
\$50,000 - \$74,999	2,187	28.7%	7,575	23.6%	14,780	21.0%
\$75,000 - \$99,999	993	13.0%	5,271	16.4%	11,265	16.0%
\$100,000 - \$149,999	1,092	14.3%	5,137	16.0%	12,765	18.1%
\$150,000 - \$199,999	428	5.6%	1,699	5.3%	4,244	6.0%
\$200,000+	300	3.9%	1,452	4.5%	3,817	5.4%

Median Household Income	\$60,588		\$64,267		\$67,961	
Average Household Income	\$87,491		\$89,181		\$94,337	
Per Capita Income	\$43,400		\$39,957		\$39,823	



**Theresa Blauch-Mitchell, CCIM**  
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Each office independently owned and operated.

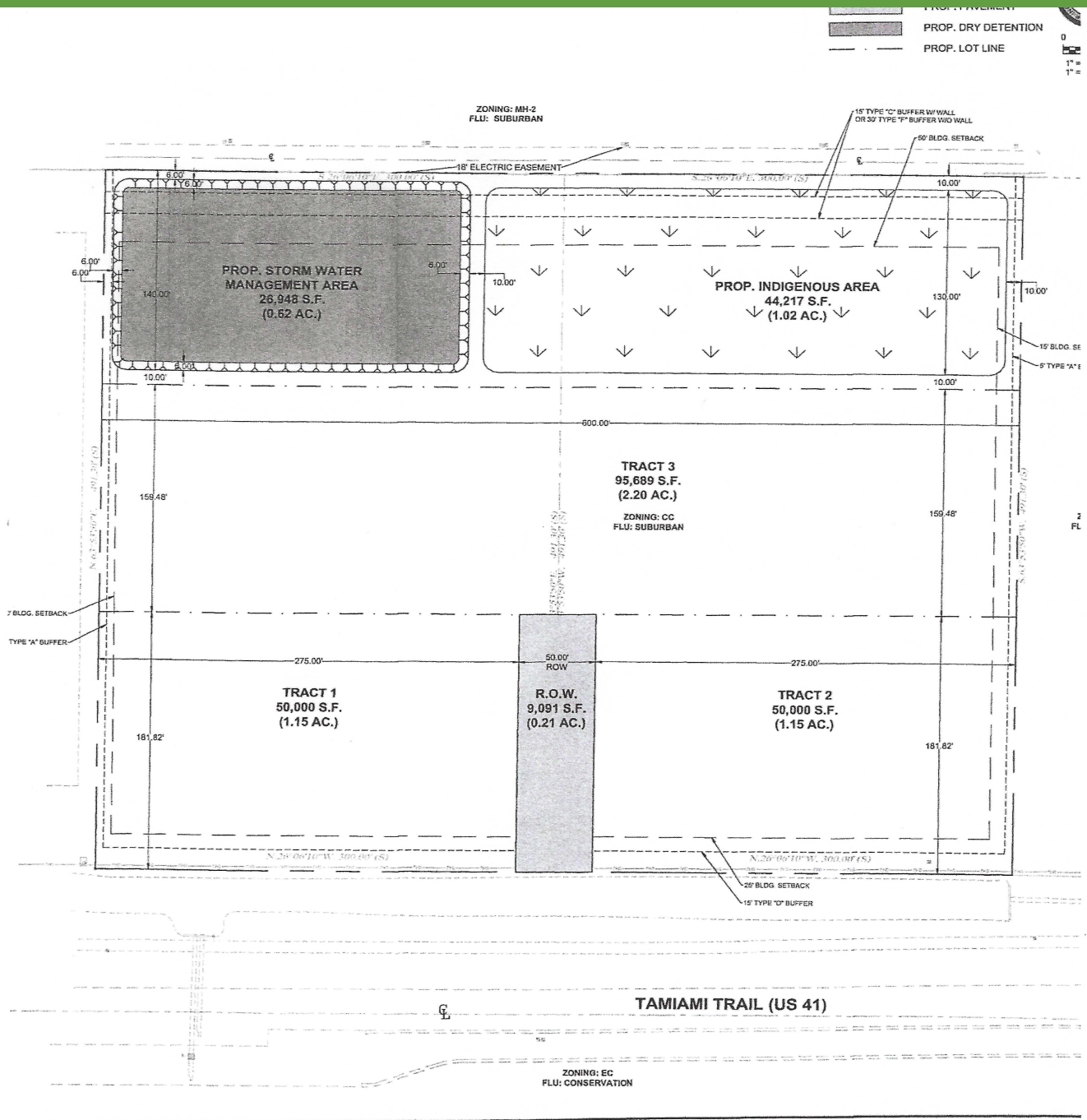
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Land



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