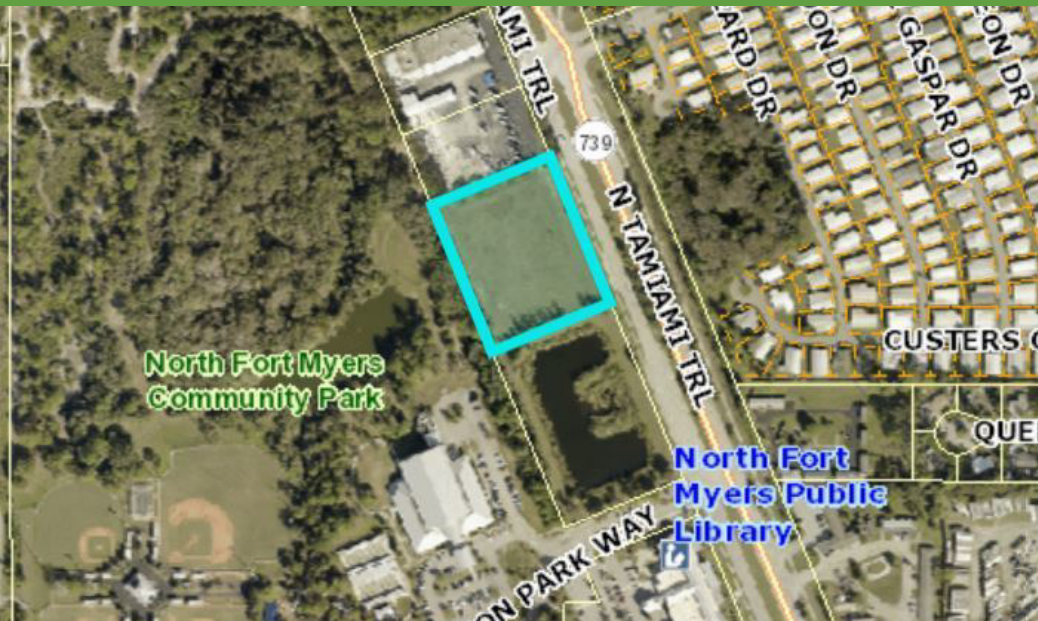


375ft of Frontage on Business 41

2189 N TAMIAMI TRAIL, NORTH FORT MYERS, FL 33903

FOR SALE

\$775,000



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

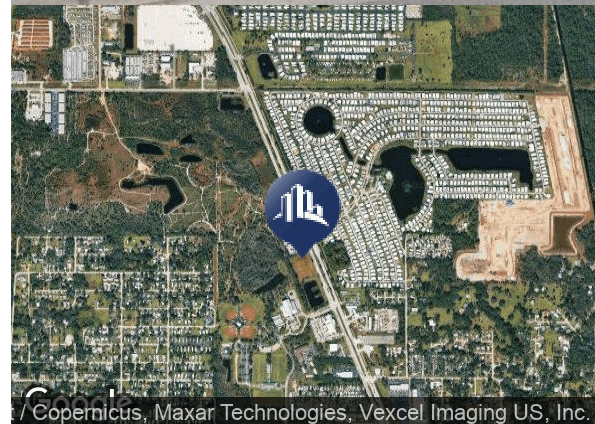
Latitude: 26.69061

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	



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Theresa Blanch-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.

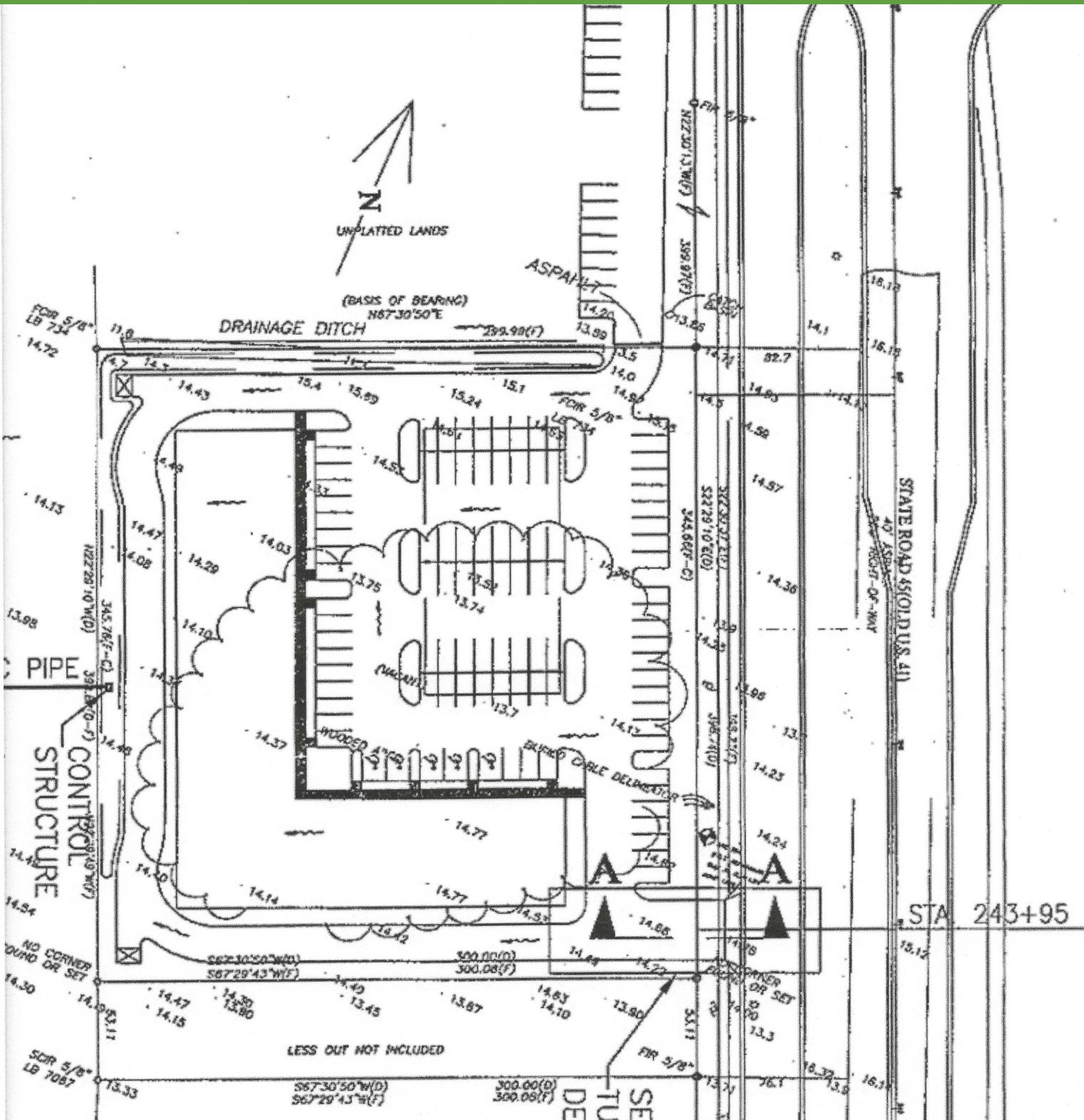
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

375ft of Frontage on Business 41

FOR SALE

2189 N TAMiami TRAIL, NORTH FORT MYERS, FL 33903

Land



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