

Direct Exposure - Downtown Ft. Myers

3696 DR MARTIN LUTHER KING JR BLVD, FORT MYERS, FL 33916

FOR SALE

\$1,092,000

Special Purpose Property

CALL THERESA TODAY!

- Corner Lot with 4,200/SF Freestanding Building!
- 160 Feet of Frontage on MLK Blvd!
- Average Daily Traffic 51,000 Cars
- Ingress/Egress from MLK and Barker Blvd!
- Former Daycare! or Redevelopment Opportunity!
- 0.7 Acres - Fenced! Outdoor Space!
- Commercial Intensive Zoning!
- 5 Minutes To Downtown Ft Myers!
- 3 Minutes To I-75 N and S Bound!
- !Habla Espanol!



©2026 Airbus, Maxar Technologies, Vexcel Imaging US, Inc.



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.

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.

www.SperryCGA.com

Direct Exposure - Downtown Ft. Myers

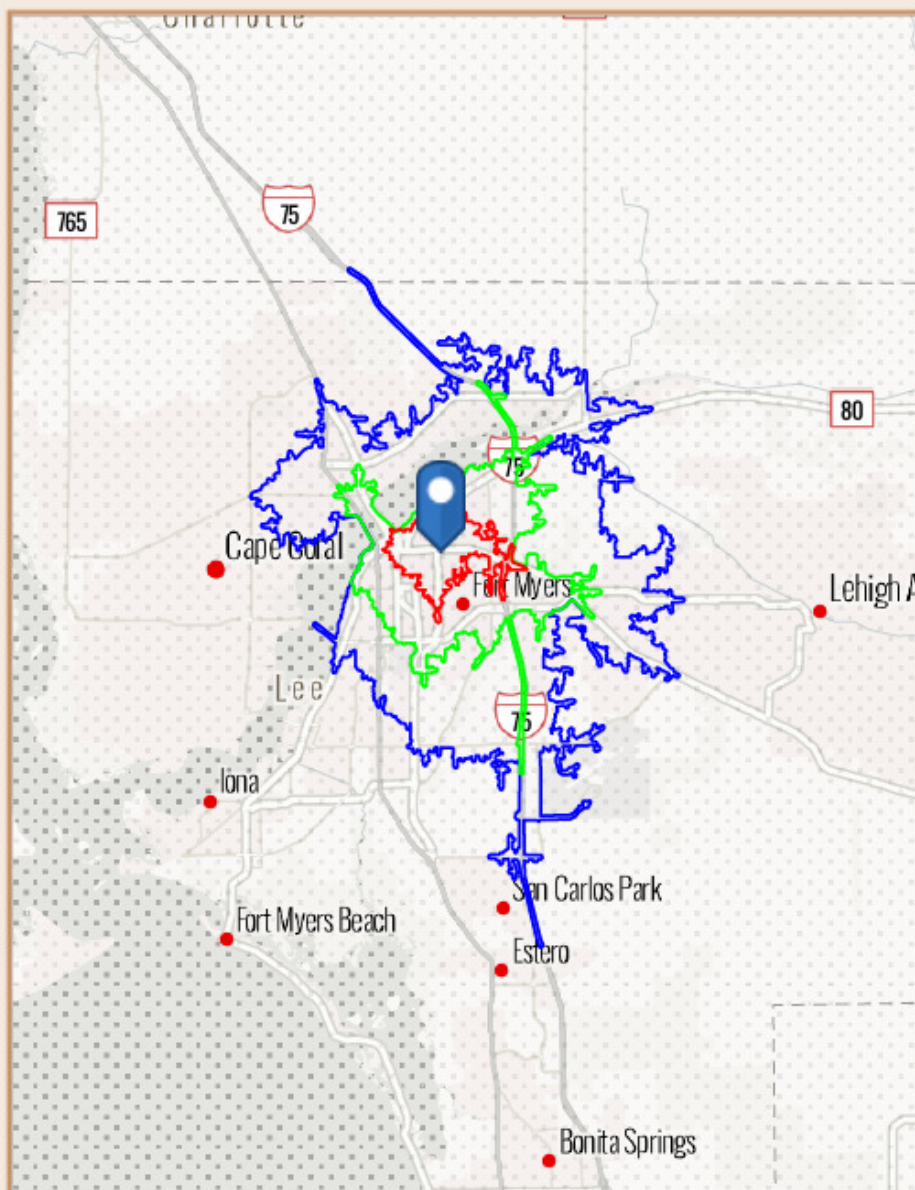
FOR LEASE

3696 DR MARTIN LUTHER KING JR BLVD, FORT MYERS, FL 33916 Special Purpose Property

BENCHMARK DEMOGRAPHICS

*3696 Dr Martin Luther King Blvd, Fort Myers,
Florida, 33916*

Drive time of 5 mins, 10 mins, & 15 mins



Theresa Blauch-Mitchell, CCIM

1922 VICTORIA AVE STE C FT MYERS, FL 33901

239.265.2628

theresa@ccim.net

FL #BK3202944



www.SperryCGA.com

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.

Direct Exposure - Downtown Ft. Myers **FOR LEASE**

3696 DR MARTIN LUTHER KING JR BLVD, FORT MYERS, FL 33916 Special Purpose Property

AGE SEGMENTS	DRIVE TIME			GEOGRAPHY			
	5 mins	10 mins	15 mins	Counties	CBSAs	States	
				Lee County	Cape Coral-Fort Myers, FL	Florida	USA
0 - 4	7.31%	5.89%	5.13%	4.36%	4.36%	4.68%	5.39%
5 - 9	6.70%	5.72%	5.16%	4.57%	4.57%	4.97%	5.68%
10 - 14	7.86%	5.77%	5.28%	4.84%	4.84%	5.32%	5.93%
15 - 19	7.97%	6.17%	5.52%	5.22%	5.22%	5.81%	6.43%
20 - 29	13.3%	15.3%	12.7%	10.8%	10.8%	12.2%	13.4%
30 - 39	12.2%	14.6%	12.4%	10.8%	10.8%	12.5%	13.6%
40 - 54	16.7%	17.6%	16.7%	15.8%	15.8%	18.1%	18.5%
55 - 64	11.0%	10.8%	12.2%	13.2%	13.2%	13.0%	12.0%
65 - 74	9.5%	10.0%	13.1%	15.3%	15.3%	12.4%	10.8%
75 - 84	5.4%	5.9%	9.1%	11.7%	11.7%	8.2%	6.2%
85 +	2.1%	2.4%	2.8%	3.5%	3.5%	2.7%	2.0%
HOUSEHOLD INCOME							
<\$15,000	19.5%	11.0%	8.8%	6.5%	6.5%	7.7%	8.0%
\$15,000 - \$29,999	18.2%	11.6%	9.6%	7.4%	7.4%	8.4%	8.3%
\$30,000 - \$44,999	18.2%	14.0%	12.0%	10.0%	10.0%	10.1%	9.4%
\$45,000 - \$59,999	13.5%	11.6%	9.6%	9.0%	9.0%	9.6%	9.2%
\$60,000 - \$74,999	11.4%	8.9%	9.3%	9.4%	9.4%	9.5%	8.9%
\$75,000 - \$99,999	8.7%	12.8%	12.4%	12.7%	12.7%	12.8%	12.4%
\$100,000 - \$124,999	3.4%	10.1%	11.2%	12.5%	12.5%	11.2%	10.5%
\$125,000 - \$149,999	1.9%	5.8%	6.9%	8.3%	8.3%	7.6%	7.6%
\$150,000 - \$199,999	2.2%	6.8%	8.9%	10.8%	10.8%	9.6%	10.3%
\$200,000 - \$249,999	1.1%	2.8%	4.3%	5.0%	5.0%	5.2%	5.9%
\$250,000 - \$299,999	0.5%	1.3%	2.1%	2.9%	2.9%	2.7%	3.1%
\$300,000 - \$399,999	0.5%	1.3%	1.9%	2.1%	2.1%	2.1%	2.9%
\$400,000 - \$499,999	0.2%	0.6%	0.9%	0.9%	0.9%	0.9%	1.3%
\$500,000 +	0.6%	1.2%	1.9%	2.6%	2.6%	2.5%	2.3%
KEY FACTS							
Population	13,156	82,269	195,493	884,805	884,805	23,597,813	343,528,394
Daytime Population	18,800	100,820	220,472	866,051	866,051	23,413,280	341,846,552
Employees	5,057	35,904	84,980	375,638	375,638	11,049,242	168,700,572
Households	4,977	33,913	82,665	378,437	378,437	9,529,651	134,397,562
Average HH Size	2.60	2.31	2.31	2.30	2.30	2.43	2.49
Median Age	35.8	37.6	43.2	49.0	49.0	43.6	39.6
HOUSING FACTS							
Median Home Value	166,699	305,920	379,869	437,788	437,788	421,319	376,272
Owner Occupied %	45.9%	35.3%	55.7%	72.5%	72.5%	66.6%	64.0%
Renter Occupied %	54.1%	64.7%	44.3%	27.5%	27.5%	33.4%	36.0%
Total Housing Units	5,628	40,514	100,734	485,165	485,165	10,955,223	149,274,959
INCOME FACTS							
Median HH Income	\$40,658	\$62,508	\$76,069	\$88,585	\$88,585	\$82,707	\$85,893
Per Capita Income	\$20,514	\$36,512	\$45,522	\$52,554	\$52,554	\$47,873	\$48,241
Median Net Worth	\$33,144	\$62,276	\$181,715	\$369,735	\$369,735	\$292,996	\$276,821

Theresa Blauch-Mitchell, CCIM

1922 VICTORIA AVE STE C FT MYERS, FL 33901

239.265.2628

theresa@ccim.net

FL #BK3202944

