

LEHIGH'S GEM!

11995 SR 82, FORT MYERS, FL



FOR SALE

Sale Price: \$1,850,000

Billboard Income!

Lot Size: 5 Acres



Features:

- Billboard revenue of \$6,000 annually!
- Approximately 900' of frontage on SR-82!
- Approved uses are:
- Storage facility- daycare- office- indoor/outdoor recreation- lodging- medical facility- retail sales and services- restaurant- warehouse and many more!
- Easy access to I-75 via SR 82, SR 80 or Daniels Parkway!
- Superb Demographics!

Contact:

Theresa Blauch-Mitchell, CCIM

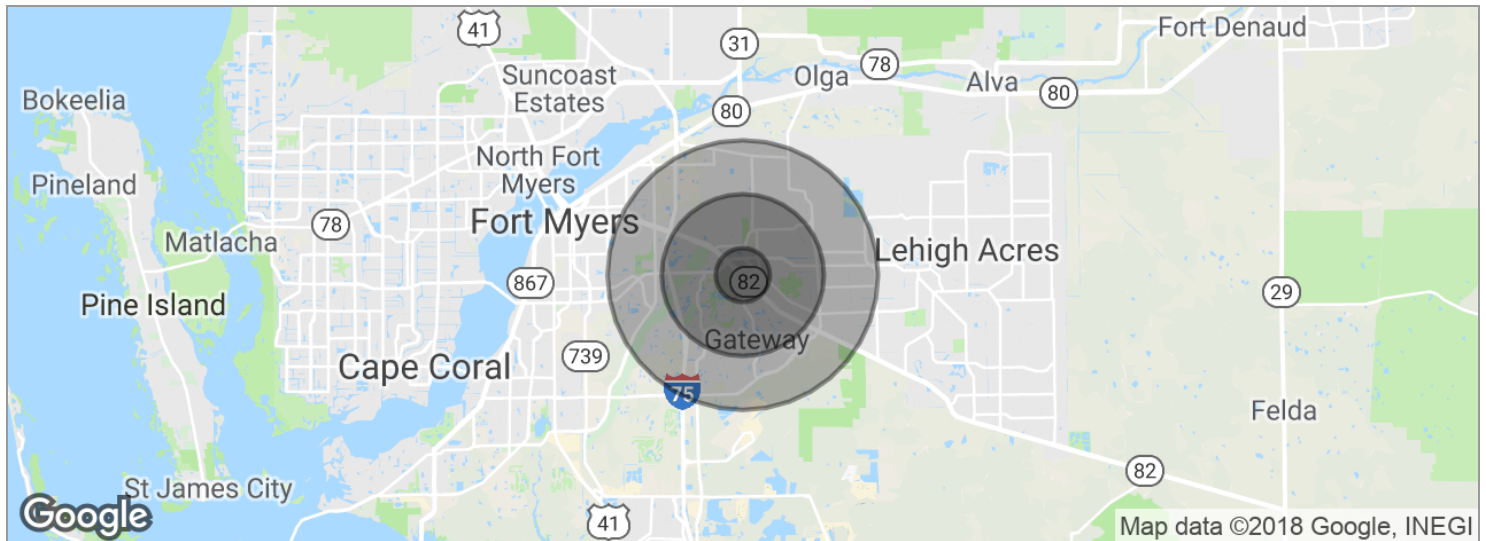
239.265.2628

theresa@ccim.net

FL #BK 3202944

*Each office Independently Owned and Operated

DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,104	27,780	63,893
Median age	36.0	34.2	33.0
Median age (male)	31.8	32.8	32.4
Median age (Female)	37.5	34.4	33.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,000	9,072	21,059
# of persons per HH	3.1	3.1	3.0
Average HH income	\$77,174	\$78,043	\$71,184
Average house value	\$314,939	\$295,491	\$285,761

* Demographic data derived from 2010 US Census