

RIVER ROLL OUT!

14270 MCGREGOR BLVD, FORT MYERS, FL

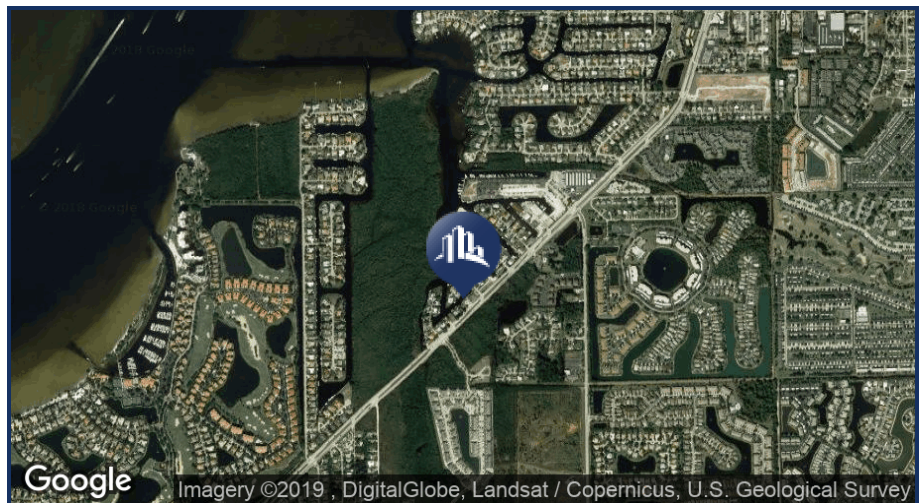


FOR SALE

Sale Price: \$155,700

Property Type: Residential

Lot Size: 1/4 Acre



Features:

- Affluent neighborhood!
- Sailboat Access!
- Dock!
- 80 Feet of Seawall!
- Boaters Dream!
- Minutes to the Caloosahatchee River by boat and then a short jaunt to excellent fishing in the Gulf of Mexico!
- A short drive to Ft Myers Beach and Sanibel Island!

Contact:

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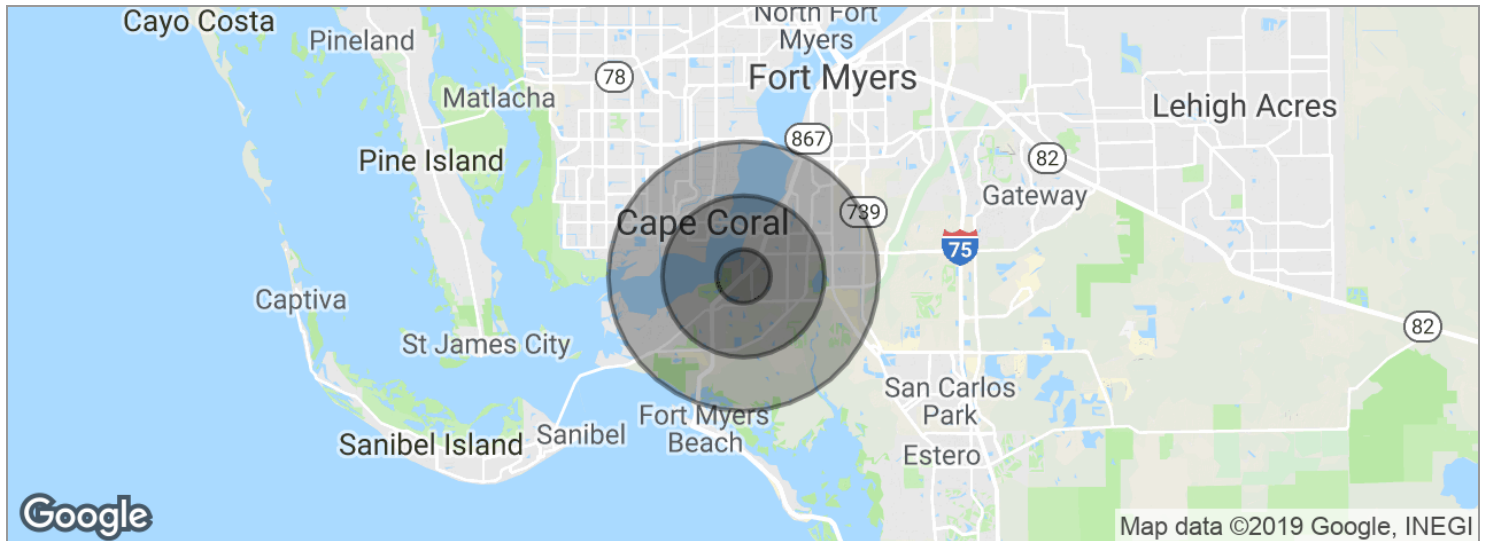
239.265.2628

theresa@ccim.net

FL #BK 3202944

*Each office Independently Owned and Operated

DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,027	46,090	122,617
Median age	55.7	55.0	51.9
Median age (male)	54.1	53.5	50.3
Median age (Female)	57.4	55.6	53.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,413	22,787	57,566
# of persons per HH	2.1	2.0	2.1
Average HH income	\$110,024	\$74,951	\$71,859
Average house value	\$305,536	\$243,327	\$253,334

* Demographic data derived from 2010 US Census