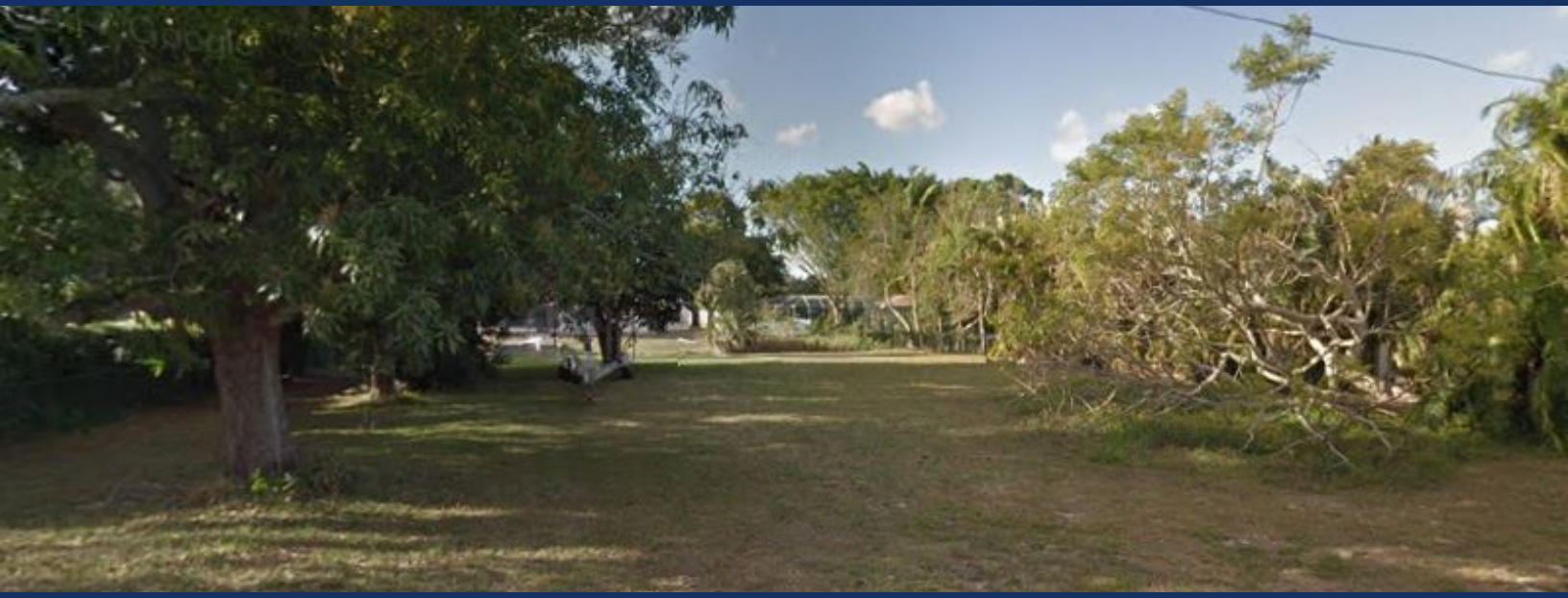


SUNSET! YOU BET!

5838 SILVERY LANE, FORT MYERS, FL



FOR SALE

Sale Price: \$380,500

Property Type: Residential

Gulf Access: Direct

Lot Size: 0.38 Acre

Sea Wall: 100ft

Neighborhood:
Sunset Cove

Features:

- Established, Affluent Neighborhood!
- Parcel located between McGregor Boulevard and the mile-wide Caloosahatchee River!
- No Fixed Bridges!
- Silvery Lane is just off McGregor Boulevard between Winkler Road and College Parkway.
- Close to the historic Edison Estate!
- Close to all of the dining and entertainment venues offered in the Fort Myers River District in Downtown Fort Myers!



Contact:

Theresa Blauch-Mitchell, CCIM

1922 Victoria Ave Ste A Ft Myers, FL 33901

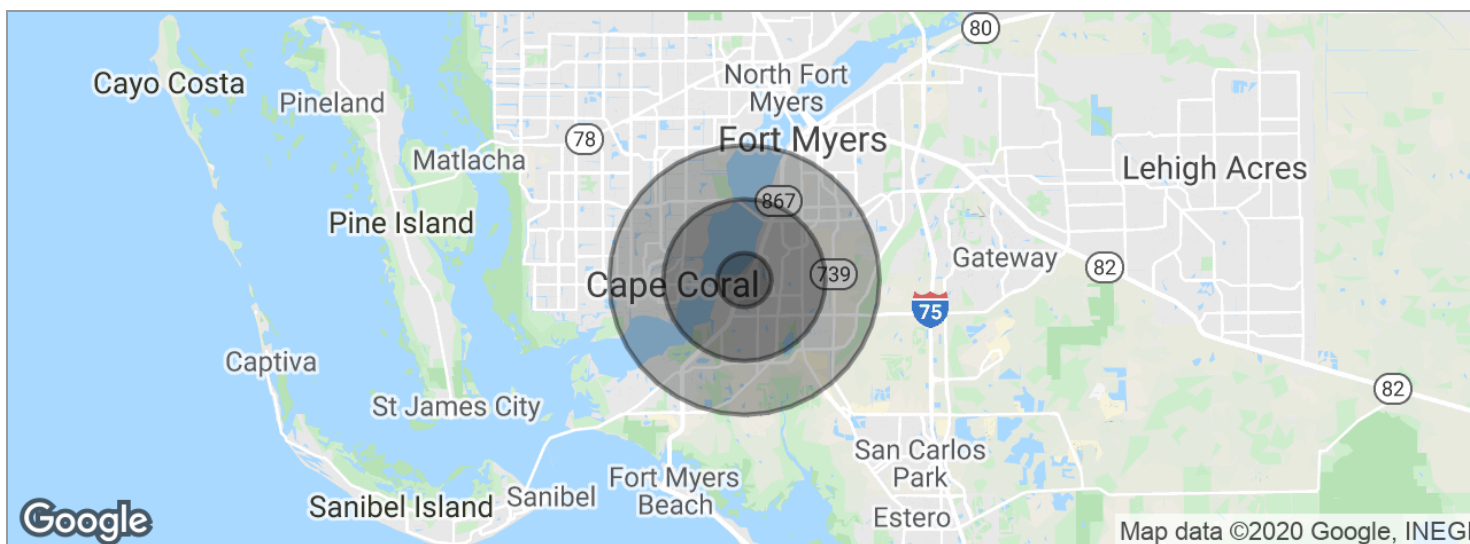
239.265.2628

theresa@ccim.net

FL #BK 3202944

*Each office Independently Owned and Operated

DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,159	59,143	146,087
Median age	48.9	49.9	47.3
Median age (male)	47.1	48.4	45.7
Median age (Female)	49.4	51.0	48.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,982	28,175	65,462
# of persons per HH	2.1	2.1	2.2
Average HH income	\$81,291	\$73,268	\$69,482
Average house value	\$253,145	\$265,236	\$257,640

* Demographic data derived from 2010 US Census