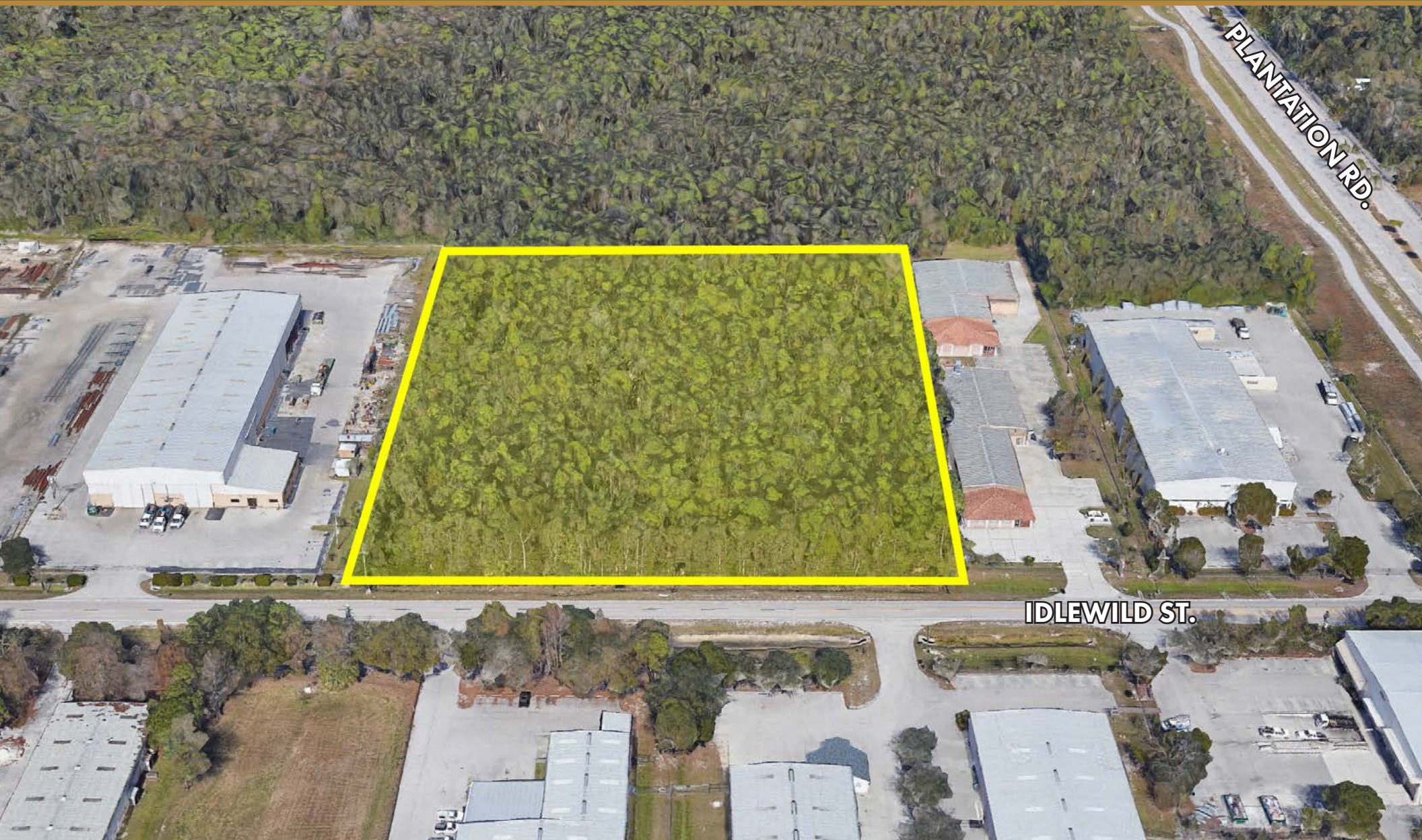


6191 IDLEWILD ST.

5.86± ACRE COMMERCIAL PROPERTY IN FORT MYERS, FL



PLANTATION RD.

IDLEWILD ST.

OFFERING SUMMARY

Address: 6191 Idlewild Street
Fort Myers, FL 33966

County: Lee

Property Size: 5.86± Acres | 255,261 Sq. Ft.

Zoning: IL

Future Land Use: Intensive Development

Permits: JD Letter Available
(i.e. no ACOE permit needed)

Utilities: Water, sewer, electric, cable
available on Idlewild St.

Parcel ID: 06-45-25-00-00007.0000

2019 Taxes: \$5,102.94

Price: \$1,276,308 | \$5.00 PSF

PLEASE DIRECT ALL OFFERS TO:
Alexis North | anorth@lsicompanies.com

OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.





PROPERTY DETAILS

- 5.86± gross acres (1.52± acres of wetlands usable toward open space)
- Located in a high traffic commercial / light industrial business area
- Premium spot for an industrial end-user

APPROVED USES*

- Storage and warehouse
- Administrative offices (related to industrial users)
- Animal clinic / kennel
- Automotive repair and services
- Post office
- Vehicle and equipment dealers
- Printing and publishing
- Broadcast studio, commercial radio and television
- Building material sales
- Computer and data processing center

**A full list of approved uses available upon request*

**Proposed
Apartment Site
(442 Units)**

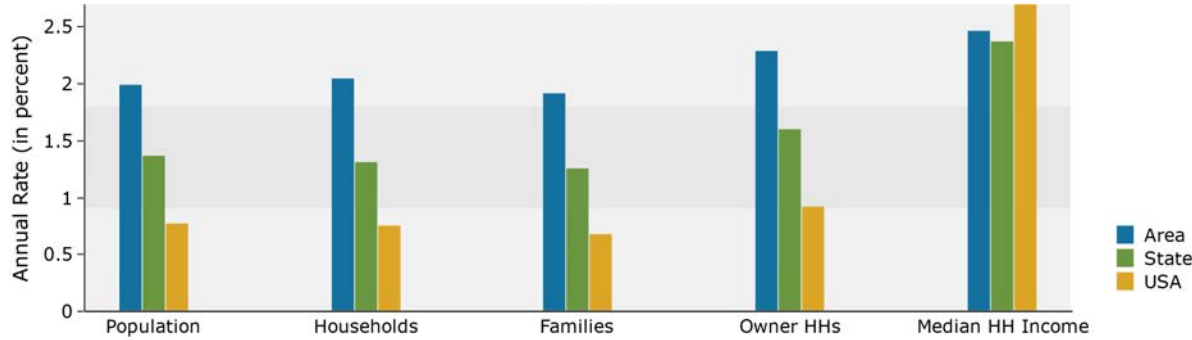
RETAIL MAP



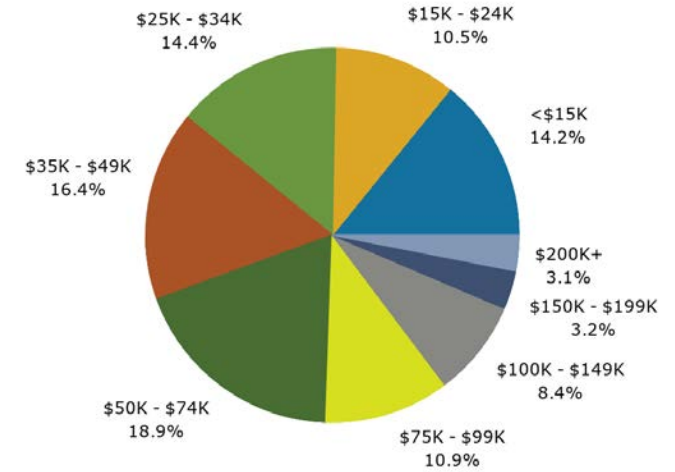
DEMOGRAPHIC AND INCOME PROFILE 10 MIN. DRIVE TIME



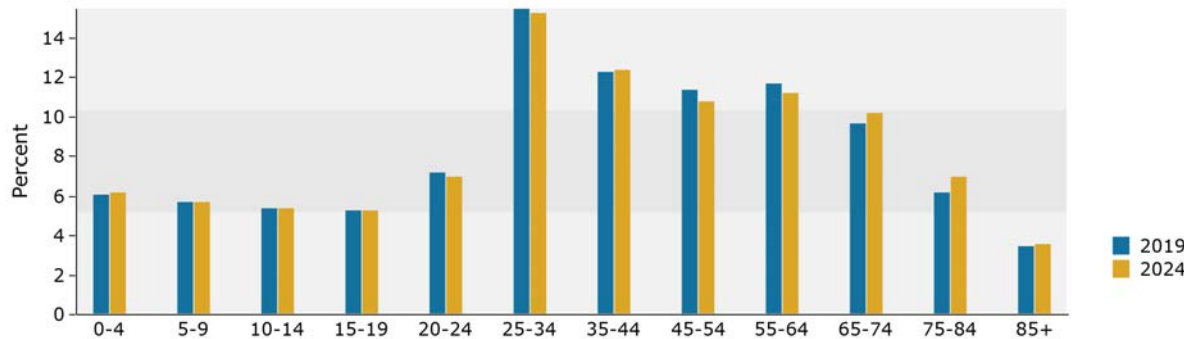
Trends 2019-2024



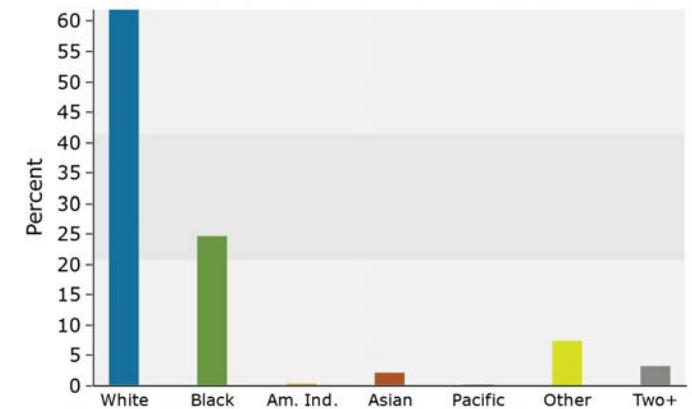
2019 Household Income



Population by Age

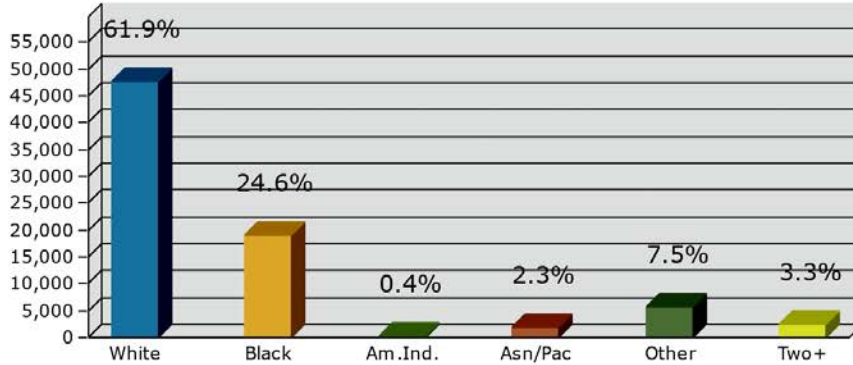


2019 Population by Race



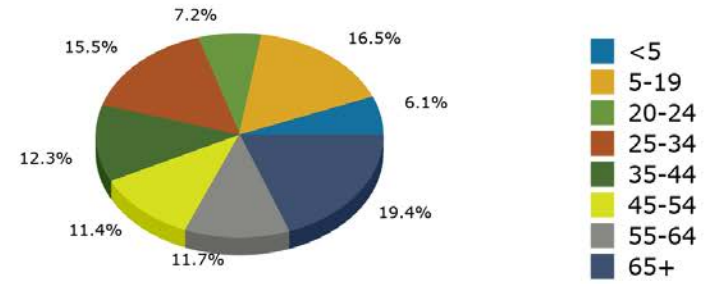
GRAPHIC PROFILE 10 MIN. DRIVE TIME

2019 Population by Race

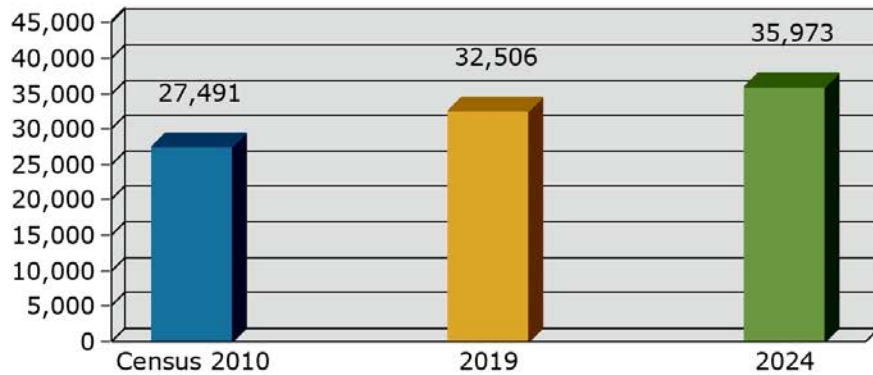


2019 Percent Hispanic Origin: 21.6%

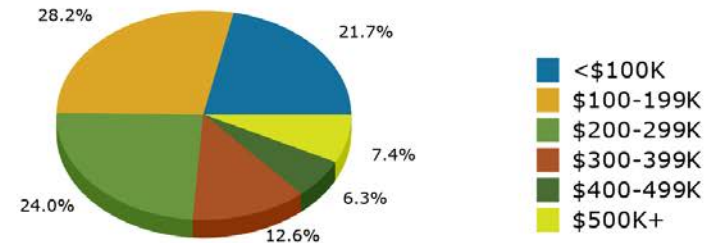
2019 Population by Age



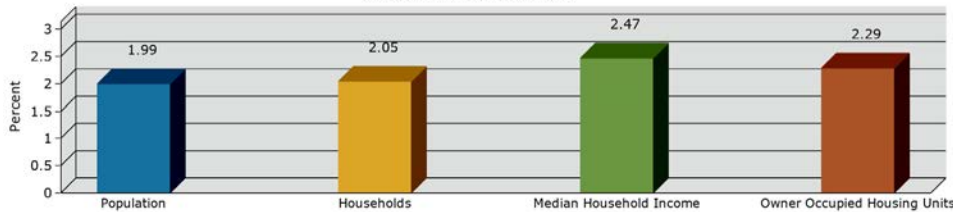
Households



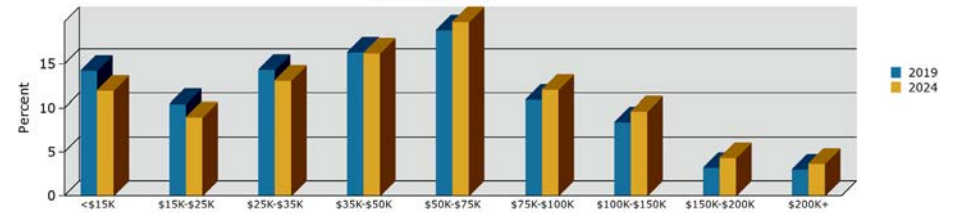
2019 Home Value



2019-2024 Annual Growth Rate



Household Income

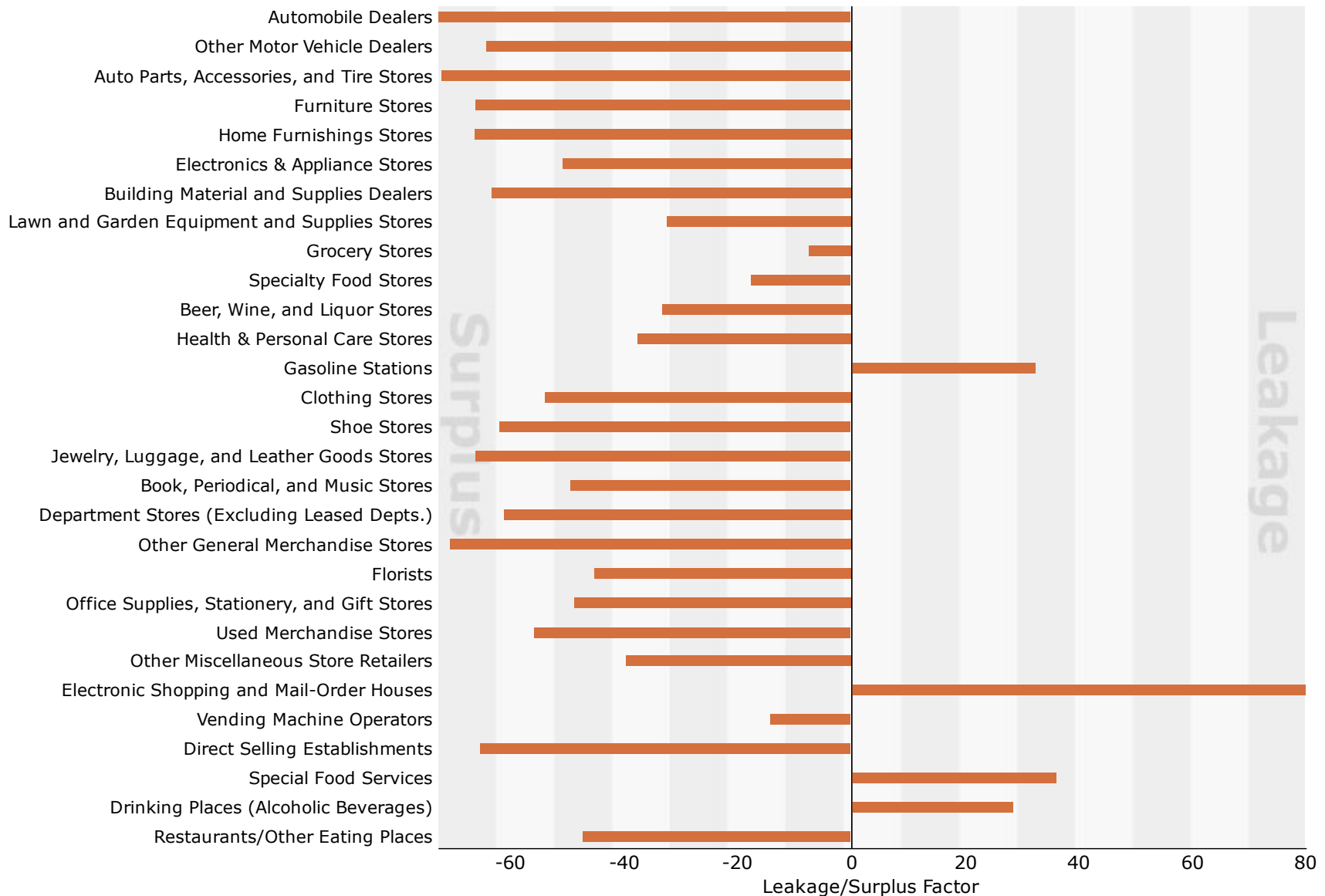


RETAIL MARKETPLACE PROFILE

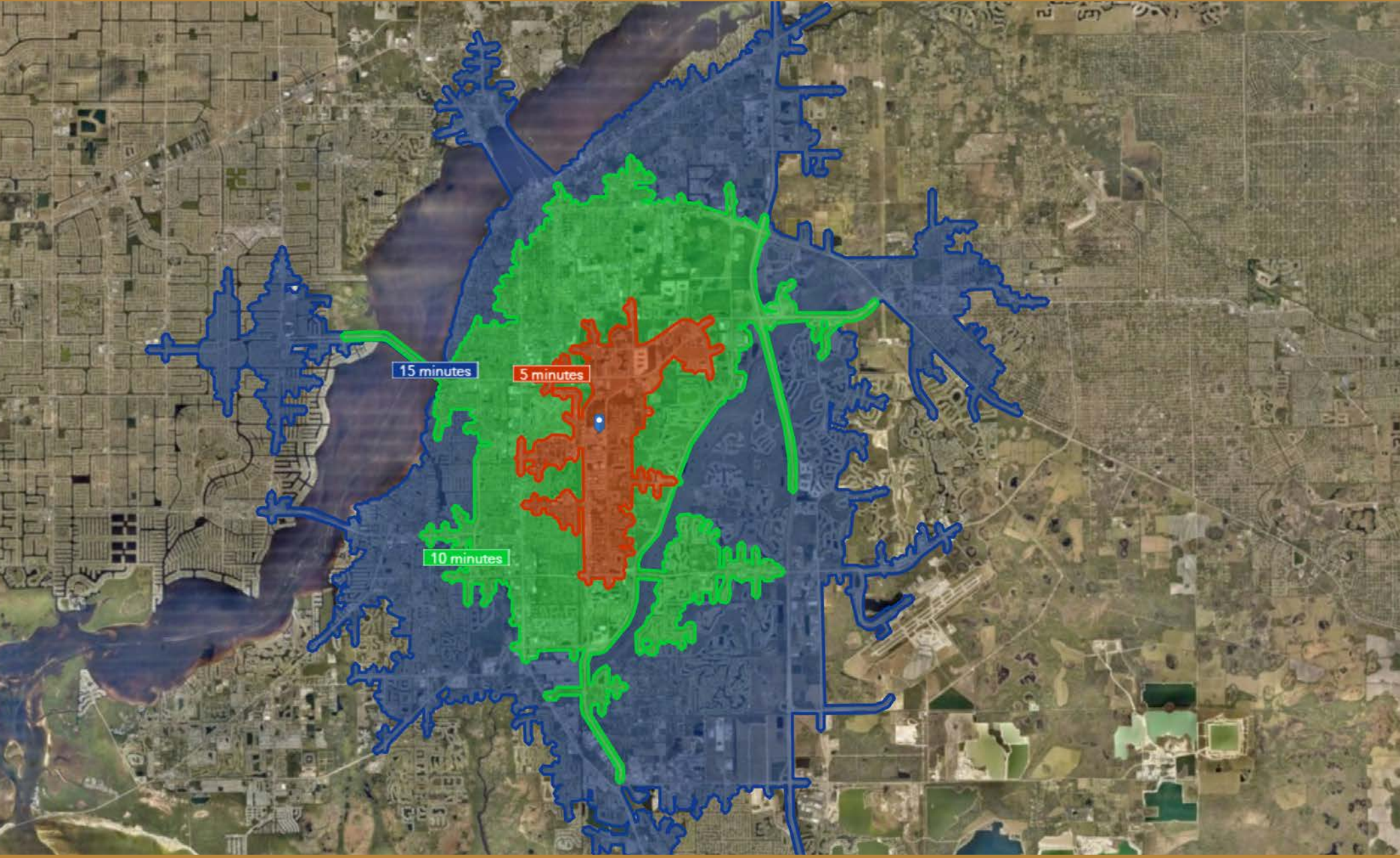
10 MIN. DRIVE TIME



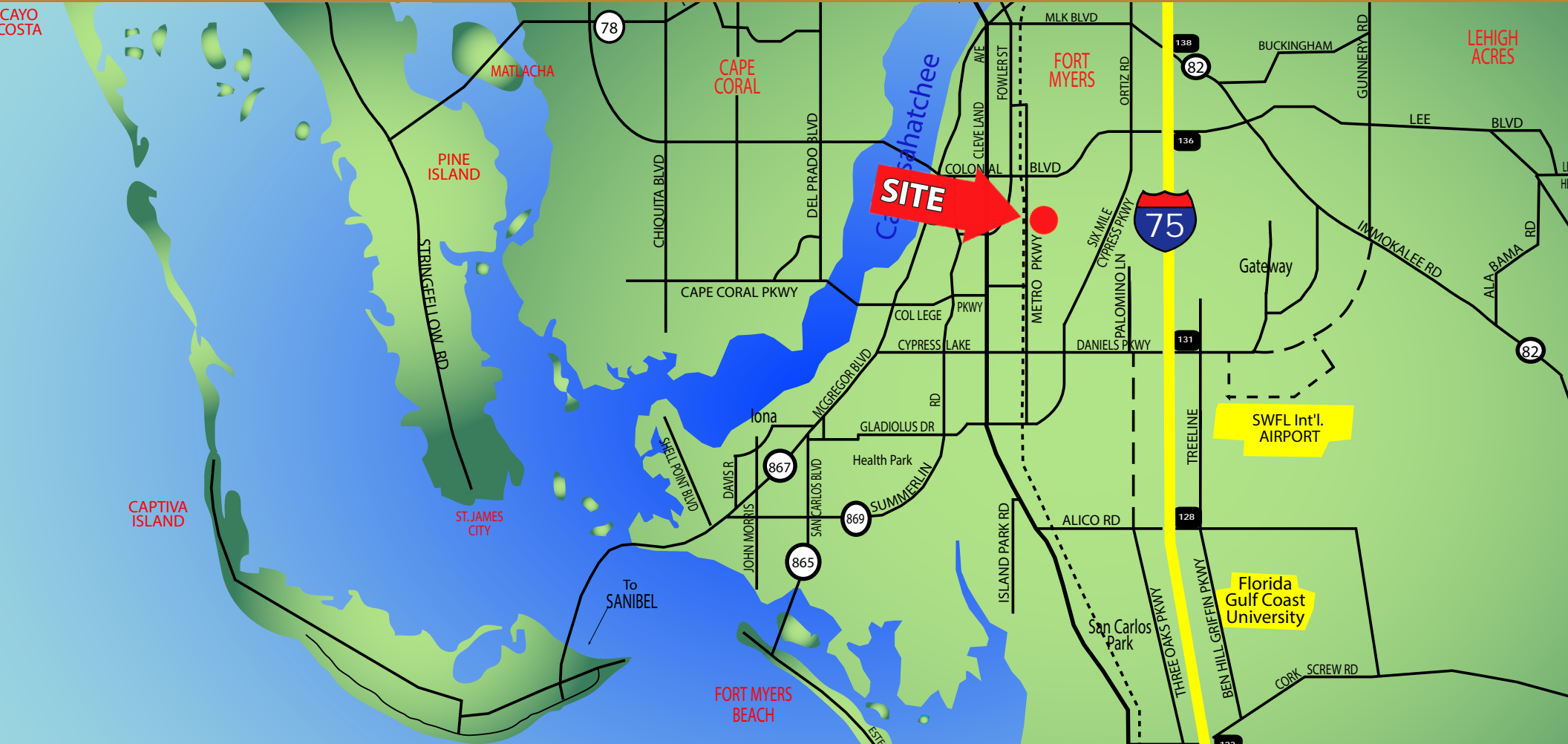
2017 Leakage/Surplus Factor by Industry Group



DRIVE TIME MAP



6191 IDLEWILD ST.



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