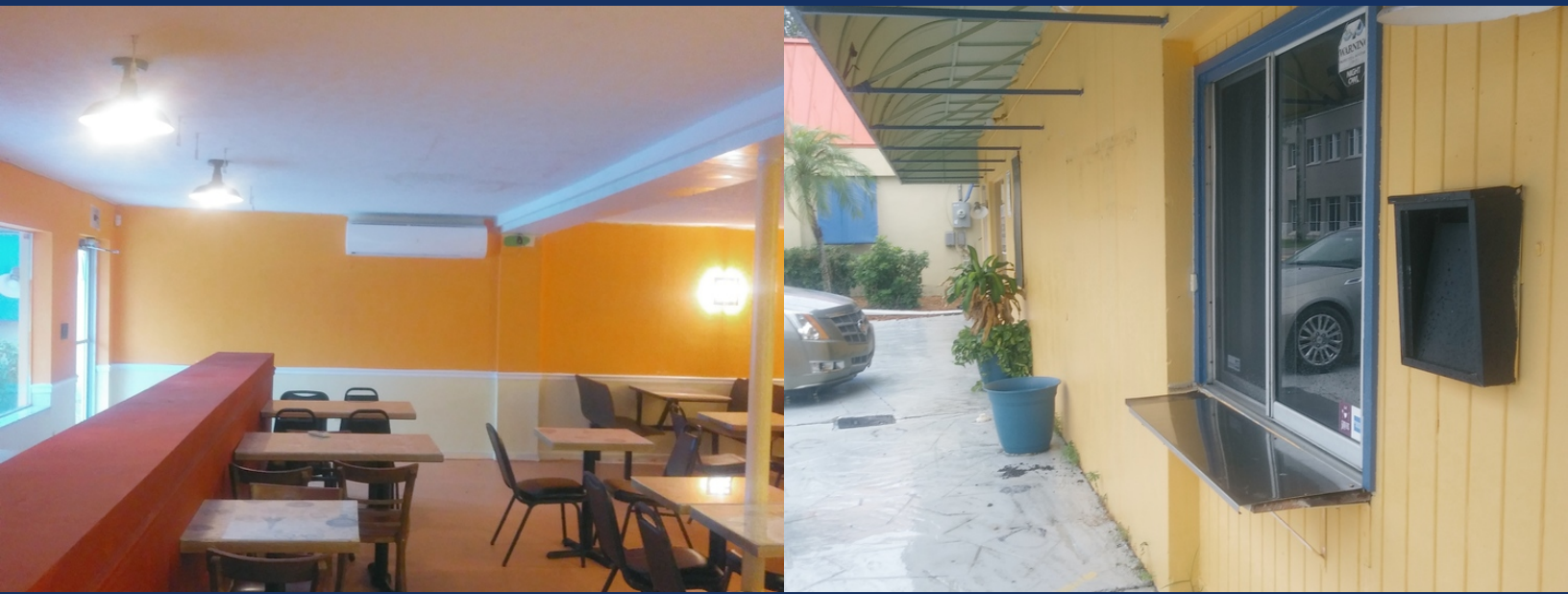


# RESTAURANT READY!

2072 HENDRY STREET, FORT MYERS, FL

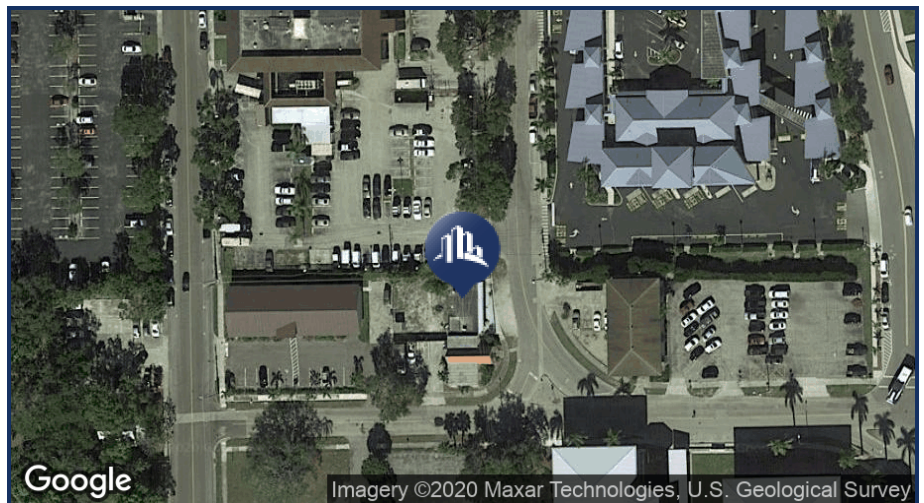


## UP FOR GRABS!

\$299,999

1,350/SF

- Hood - Grease Trap
- 3 Compartment Sink
- Tankless Water Heater
- Move in Ready!
- Walkable!
- Take Out Window!



## Features:

- Kitchen Downtown!
- Restaurant Ready!
- Caterers Delight!
- Located on the corner of Hendry and Union in downtown Ft Myers. Super easy to locate with parking in front. Take it over as an office or sell your goods retail. Secure your downtown spot today!

## Contact:

**Theresa Blanch-Mitchell, CCIM**

1922 Victoria Ave Ste A Ft Myers, FL 33901

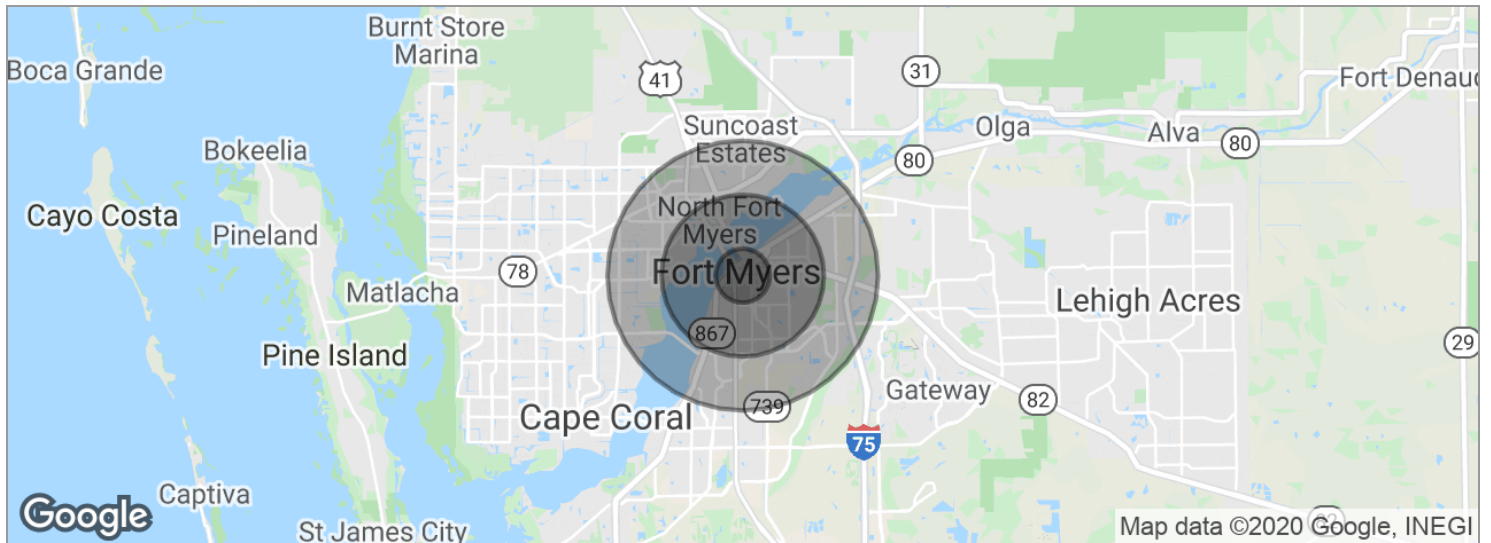
239.265.2628

theresa@ccim.net

FL #BK3202944

\*Each office Independently Owned and Operated

# DEMOGRAPHICS MAP



| <b>POPULATION</b>              | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|--------------------------------|---------------|----------------|----------------|
| Total population               | 5,792         | 50,637         | 128,996        |
| Median age                     | 42.9          | 39.2           | 40.4           |
| Median age (male)              | 38.8          | 38.0           | 39.2           |
| Median age (Female)            | 45.7          | 40.0           | 41.4           |
| <b>HOUSEHOLDS &amp; INCOME</b> | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
| Total households               | 2,401         | 20,525         | 51,777         |
| # of persons per HH            | 2.4           | 2.5            | 2.5            |
| Average HH income              | \$41,907      | \$49,746       | \$55,155       |
| Average house value            | \$251,529     | \$185,748      | \$204,458      |

\* Demographic data derived from 2010 US Census