

# US 41 HARD CORNER SIGNALIZED INTERSECTION

## FOR SALE

18700 N TAMAMI TRAIL, NORTH FORT MYERS, FL 33903



- PRICE:** \$225,000 @ \$2.66 PSF
- SIZE:** 1.94± Acres (345' frontage on US 41 x 296' on Trail Dairy Circle per Survey)
- LOCATION:** Located at the NE corner of US 41 and Trail Dairy Circle, ¾ miles north of Del Prado Boulevard N
- ZONING:** CPD - Commercial Planned Development (Lee County)  
Trail Dairy Plaza CPD of 1988 with amendment in 1991 & North Fort Myers Commercial Corridor Overlay
- F.L.U.:** Suburban - Located in North Fort Myers Commercial Corridor
- UTILITIES:** Available
- RE TAXES:** \$2,544.69 (2020)
- PARCEL ID:** 16-43-24-05-00000.0010

### 1.94± ACRE HARD CORNER

Great opportunity to acquire a prominent and high visibility location with a Tamiami Trail address, at the signalized intersection of US 41 and Trail Dairy Circle across from 550-acre, 1,343 unit Del Tura Country Club. The CPD allows variety of commercial uses including but not limited to Retail, Pharmacy, Medical, Office and Self-Service Station. Adjacent lots 2 & 3 may be available.

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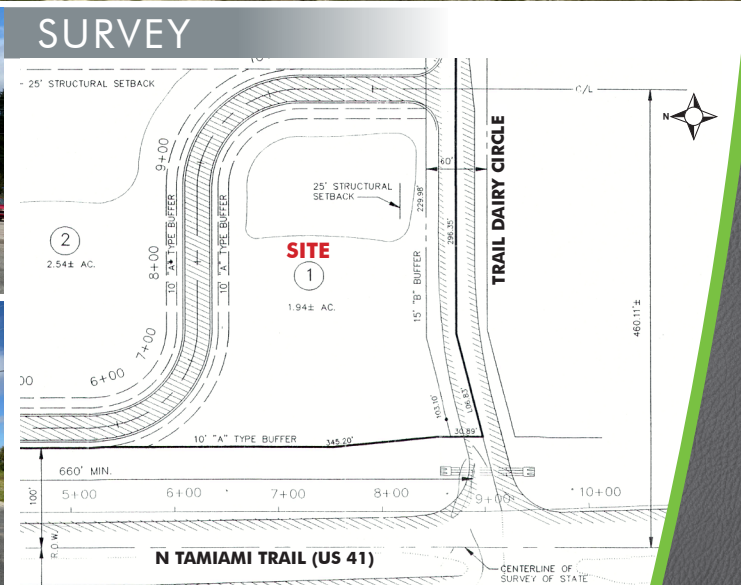
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## HIGHLIGHTS

- Hard corner
- Signalized intersection
- Shovel ready
- Strong residential & multifamily growth area



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2020 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	4,116	25,888	60,802
EST. HOUSEHOLDS	2,200	12,325	26,364
EST. MEDIAN HOUSEHOLD INCOME	\$46,451	\$46,076	\$43,408
TRAFFIC COUNT (2020)	29,000 AADT (US 41, N of Del Prado Blvd)		

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