

Direct Exposure - Downtown Ft. Myers

3696 DR MARTIN LUTHER KING JR BLVD, FORT MYERS, FL 33916

FOR SALE

\$336,000

Special Purpose Property



CALL THERESA TODAY!

- Corner Lot with 4,200/SF Freestanding Building!
- 160 Feet of Frontage on MLK Blvd!
- Ingress/Egress from MLK and Barker Blvd!
- Former Daycare! or Redevelopment Opportunity!
- 0.7 Acres - Fenced! Outdoor Space!
- Commercial Intensive Zoning!
- 5 Minutes To Downtown Ft Myers!
- 3 Minutes To I-75 N and S Bound!
- !Habla Espanol!



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.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

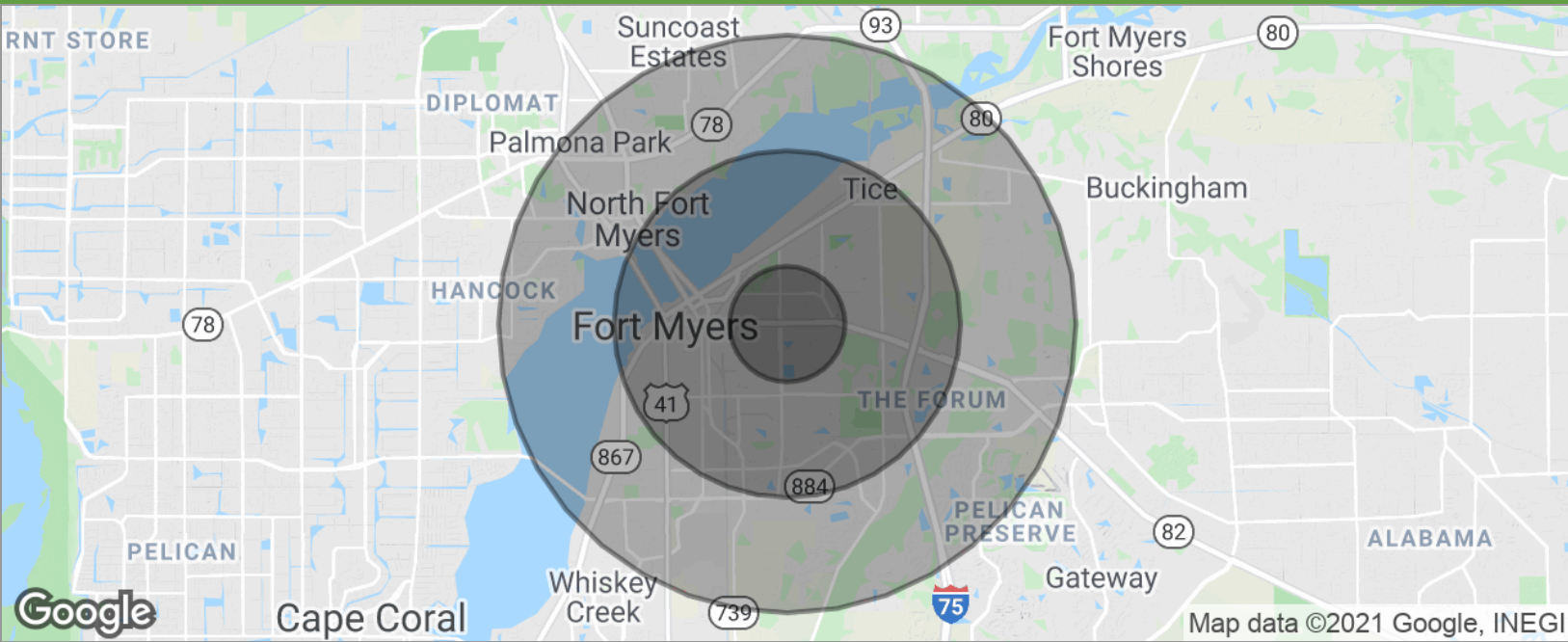
www.SperryCGA.com

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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	8,516	50,352	104,972
Median age	28.9	33.2	38.9
Median age (Male)	29.6	32.1	37.9
Median age (Female)	28.6	34.2	39.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,681	18,064	41,809
# of persons per HH	3.2	2.8	2.5
Average HH income	\$34,343	\$42,265	\$54,036
Average house value	\$121,988	\$187,250	\$195,442

* Demographic data derived from 2010 US Census



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