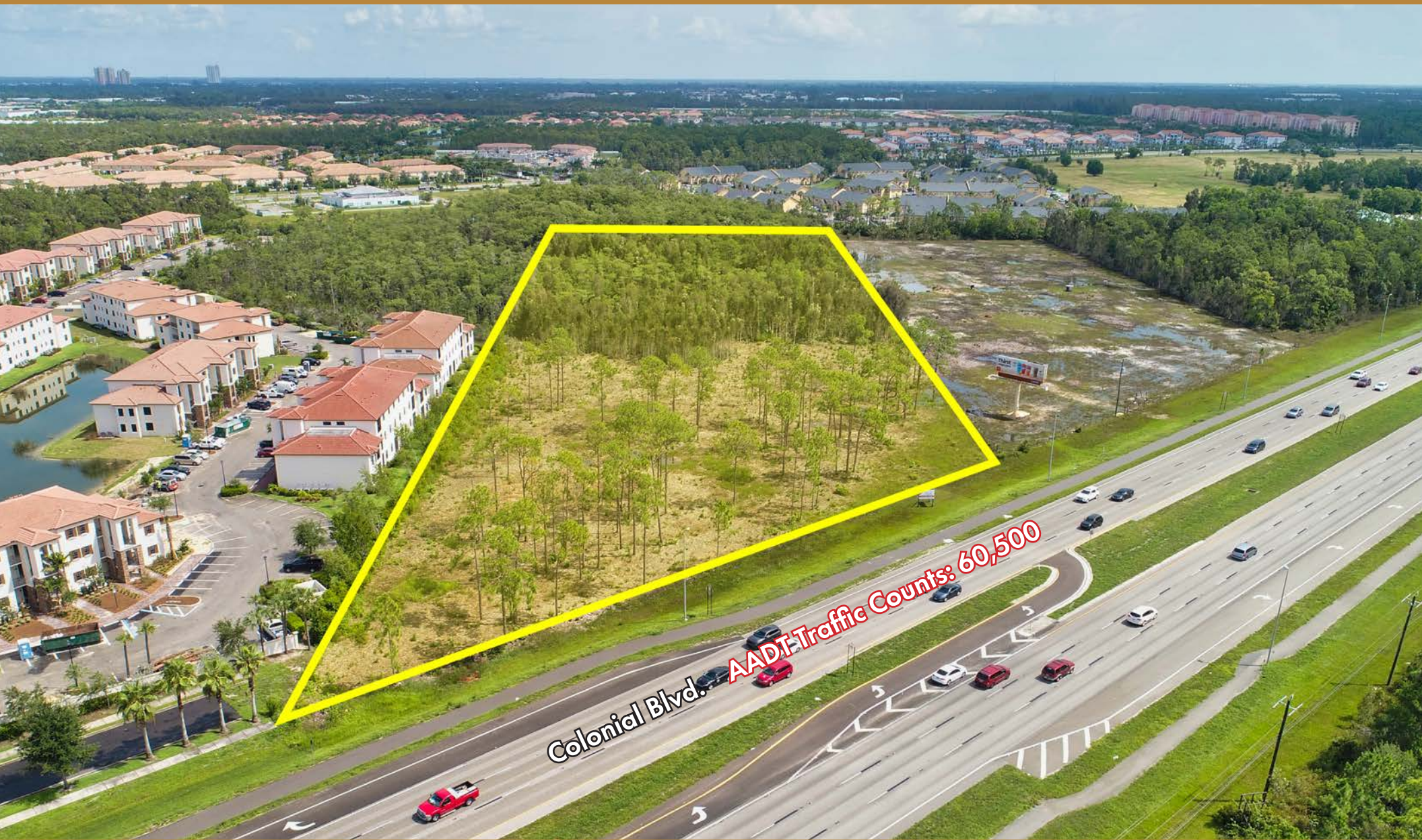


3971 COLONIAL BLVD.

FORT MYERS, FL



Colonial Blvd. AADT Traffic Counts: 60,500

OFFERING SUMMARY

Address: 3971 Colonial Blvd.
Fort Myers, FL 33966

County: Lee

Property Size: 8.50± Gross Acres
(3.24± Net Usable Acres)

Zoning: CG (Commercial General)

Future Land Use: T/C (Traditional Community)

Utilities: All Available

Parcel ID: 32-44-25-P3-00009.0000

2018 Taxes: \$7,751.00

Price: \$1,400,000 | \$3.78 PSF

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.

PLEASE DIRECT ALL OFFERS TO:
Hunter Ward - hward@lsicompanies.com





Colonial Blvd.

AAOT Traffic Counts: 60,500

PROPERTY DETAILS

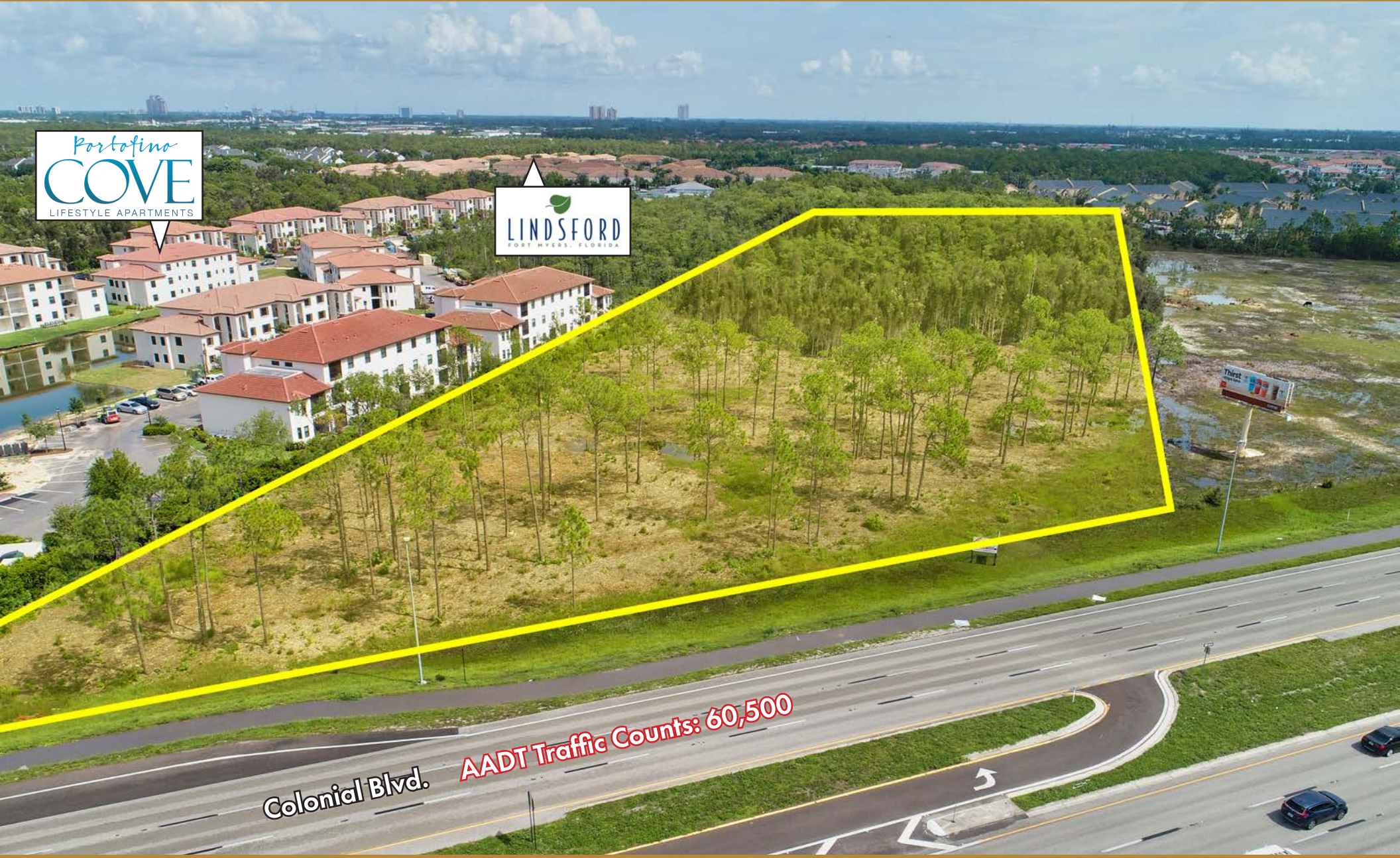
- The property, with 8.50± gross acres, received a Jurisdictional Determination and a Letter of No Permit Required from the Army Corps of Engineers allowing development on the front 3.24± acres along Colonial Blvd.
- The developable part of the site has been well maintained and cleared of exotics
- Approximately 450' of linear frontage along Colonial Boulevard
- Approved for a wide variety of uses including; but not limited to, retail, medical, office, and multi-family up to 25 units per acre
- The rise in surrounding new residential developments places a high demand for additional commercial space in the subject area

3971 COLONIAL BLVD.



Portofino
COVE
LIFESTYLE APARTMENTS


LINDSFORD
FORT MYERS, FLORIDA



Colonial Blvd. **AAAT Traffic Counts: 60,500**

3971 COLONIAL BLVD.



RETAIL/RESIDENTIAL MAP



LINDSFORD
953 UNITS

GASTALINA
246 UNITS

WATERMARK
329 UNITS

EAGLE RESERVE
181 UNITS

BONAVIE COVE
238 UNITS

SITE

Walmart
chili's
Wells Fargo
Bank of America
Chick-fil-A
Burger King
Culver's
Applebee's

Steak 'n Shake
Bob Evans
7-Eleven
BB&T
LEE HEALTH

Colonial Blvd.

COMING SOON
TOPGOLF

Six Mile Cypress Pkwy.

TARGET
STARBUCKS COFFEE
THE HOME DEPOT
FIVE GUYS BURGERS and FRIES
petco
McALISTER'S DELI
BED BATH & BEYOND
FIREHOUSE SUBS
ROSS DRESS FOR LESS
BANK of the OZARKS
STAPLES
Moe's
BUFFALO WILD WINGS GRILL & BAR
SUNTRUST

Publix
KOHL'S
HOBBY LOBBY
TEXAS HOBBIES
PET SMART
DUNKIN' DONUTS
LOWE'S
TACO BELL
McDonald's
CHIPOTLE MEXICAN
FIJUNA FLATS TEX-MEX

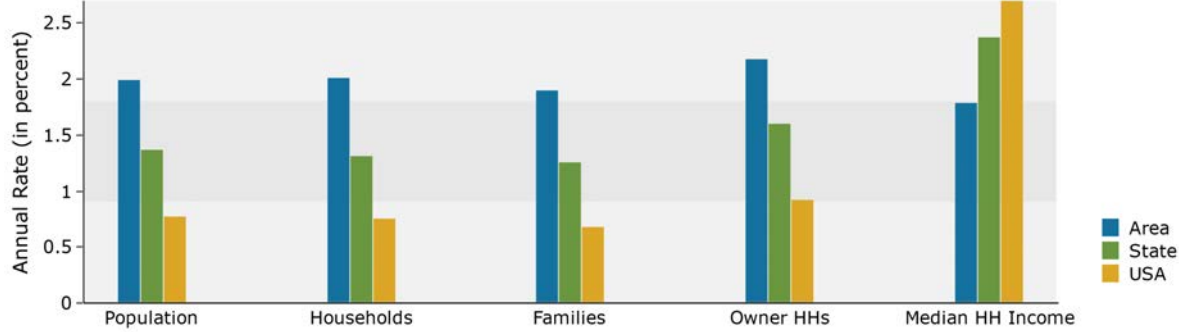


DEMOGRAPHIC AND INCOME PROFILE

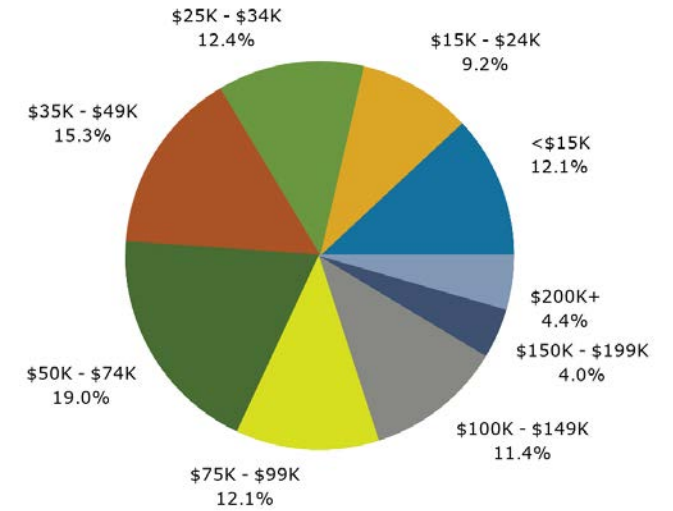
15 MIN. DRIVE TIME



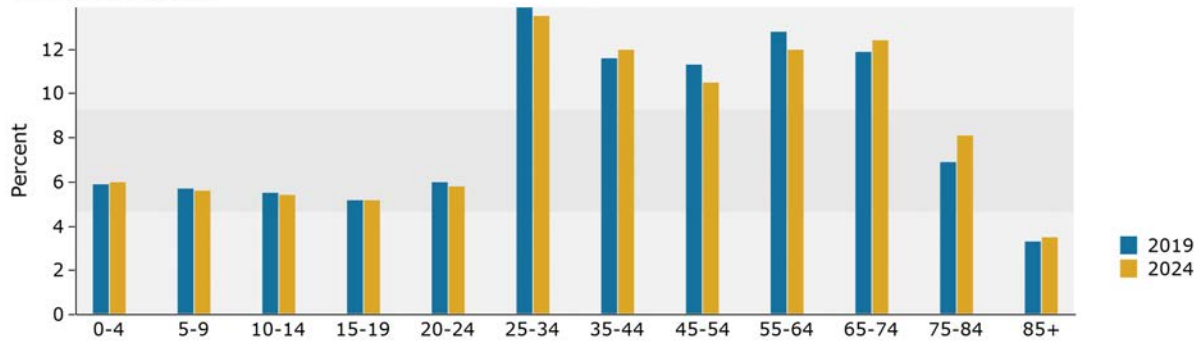
Trends 2019-2024



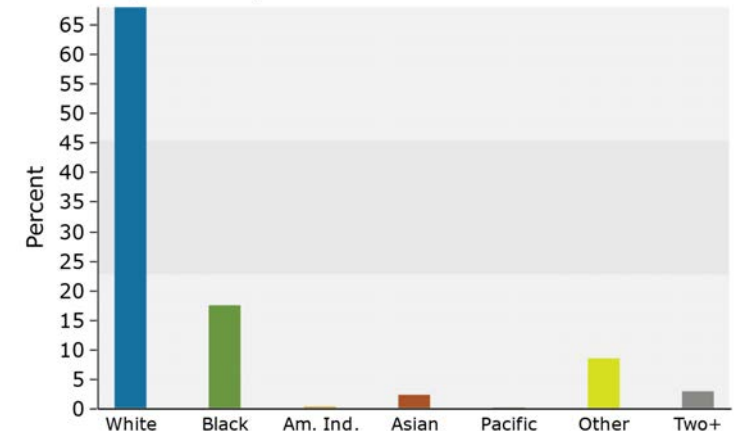
2019 Household Income



Population by Age

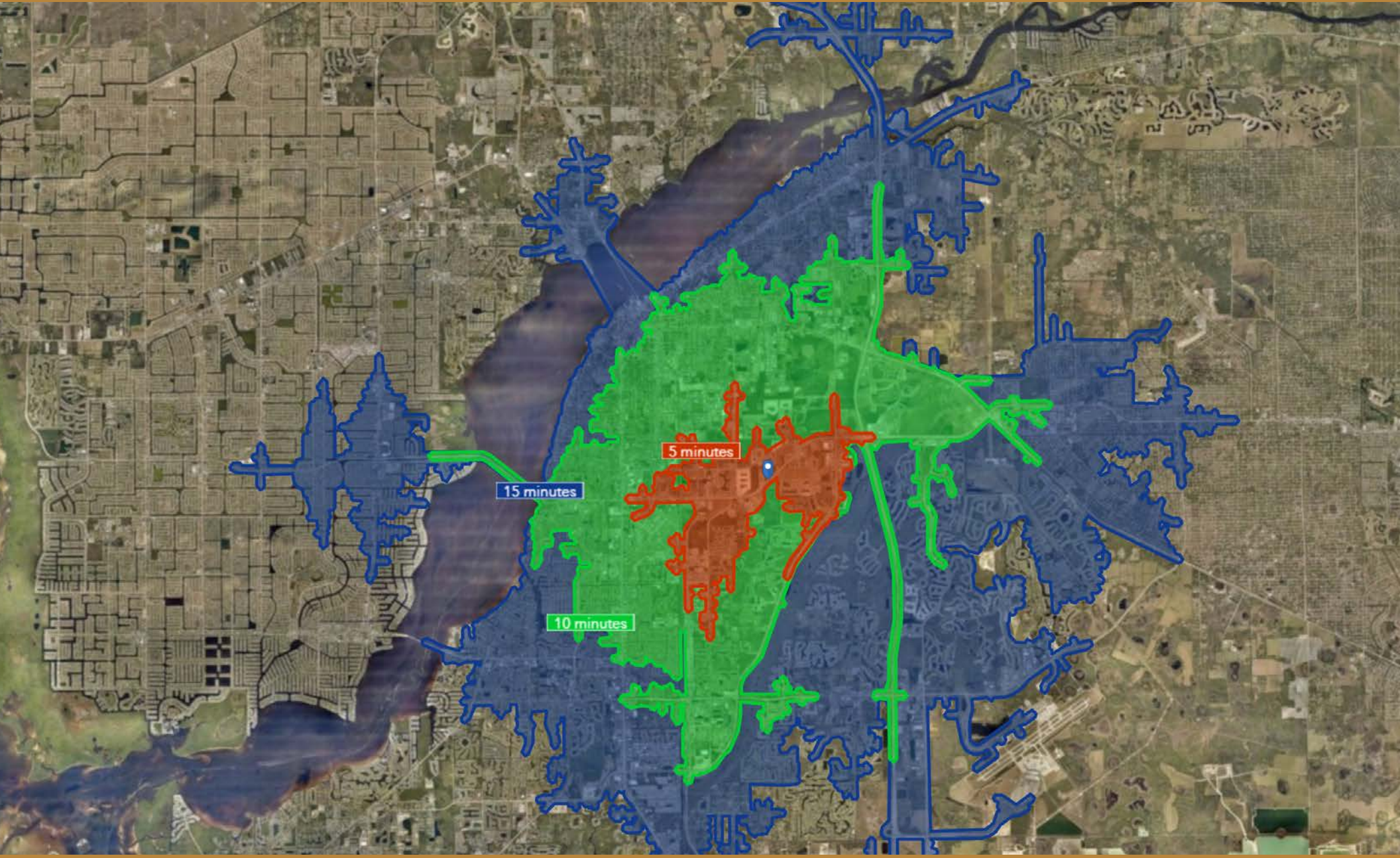


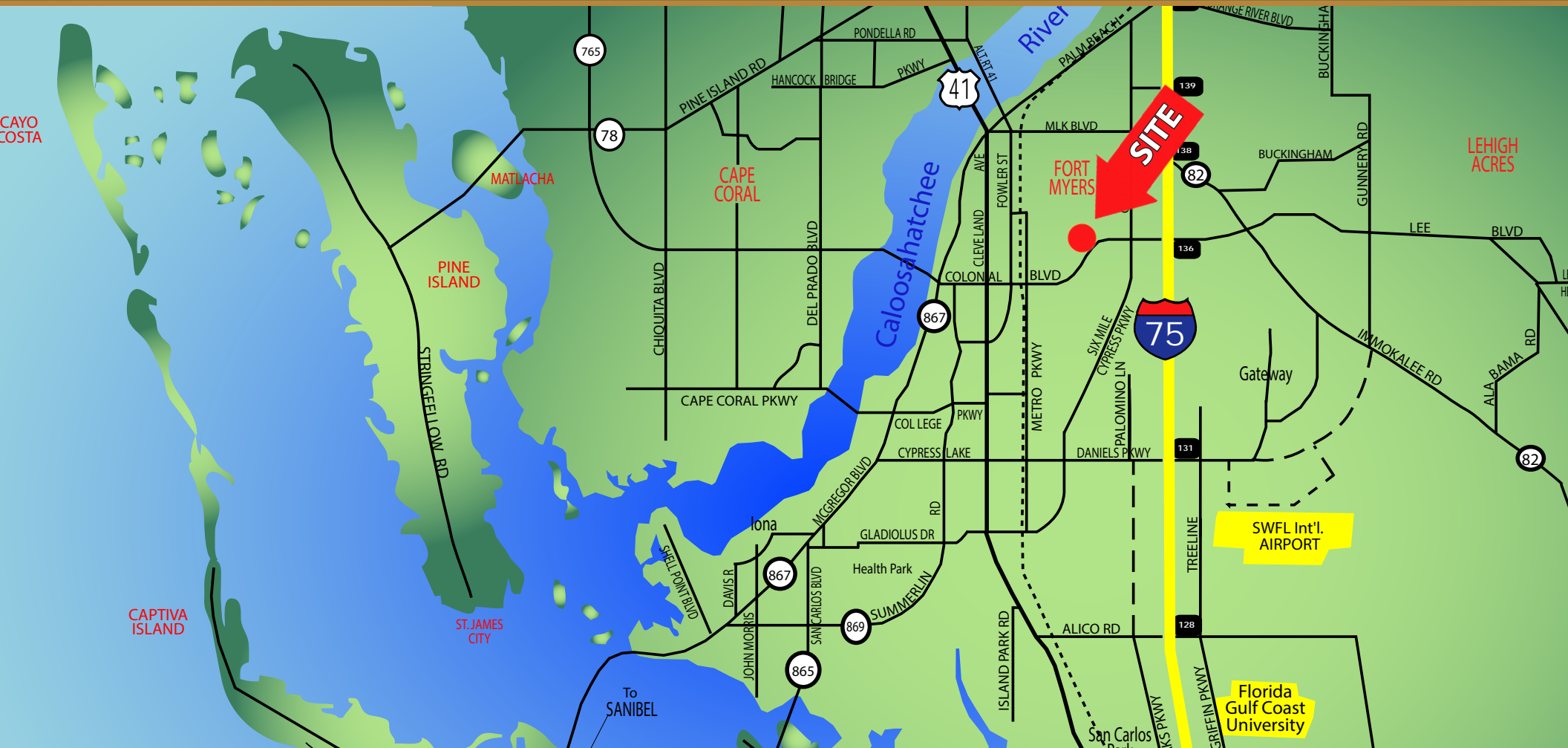
2019 Population by Race



2019 Percent Hispanic Origin: 24.5%

DRIVE TIME MAP





LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Seller. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Seller has knowledge. Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail. It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property. The Seller and LSI Companies disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Buyer to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed. Potential Buyer acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the Potential Buyers, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Buyer will be a qualified Buyer with significant experience in entitlement and development process in Lee County with finesse and wherewithal and be willing to be interviewed by the LSI Companies team.