

250 Feet of Frontage on US 41 **FOR SALE**

N TAMIAMI TRAIL, NORTH FORT MYERS, FL 33903 - 16-43-24-00-00001.008A \$1,750,000



CALL TODAY

- 7.5 +/- Acres 16-43-24-00-00001.008A
- Lee County Zoning - Ag-2
- Dedicated turn lane from either direction which includes a median cut
- Located minutes from two of the top rated golf courses in Southwest Florida, Magnolia Landing & Heron's Glen Golf & Country Clubs
- 38k cars per day
- 55k rooftops within 15 minutes.
- 30 minutes to SWFL International Airport
- 20 minutes to Punta Gorda Airport



Theresa Blanch-Mitchell, CCIM

1922 VICTORIA AVE STE C FT MYERS, FL 33901

239.265.2628

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www.SperryCGA.com

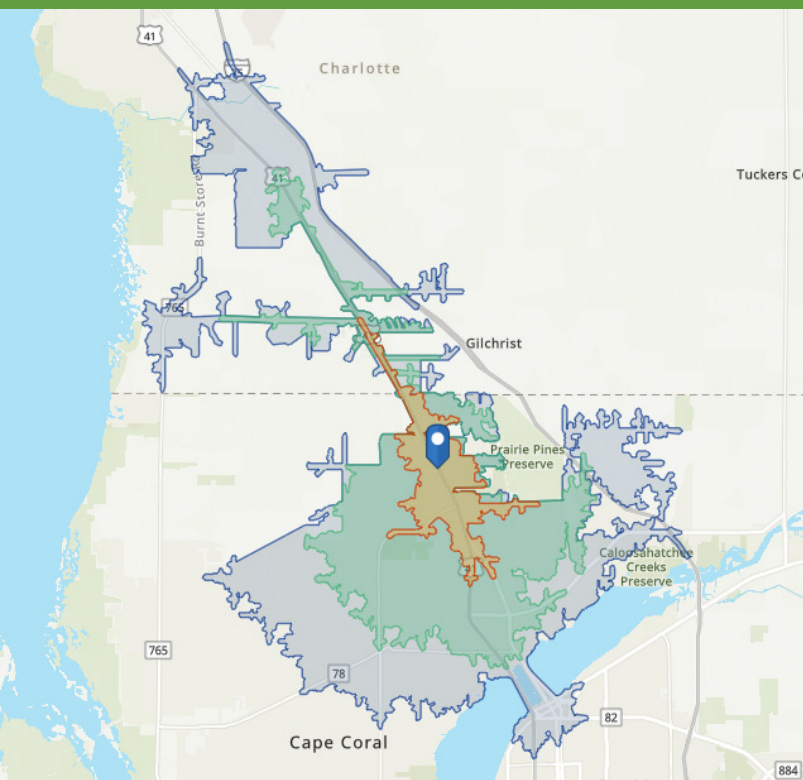
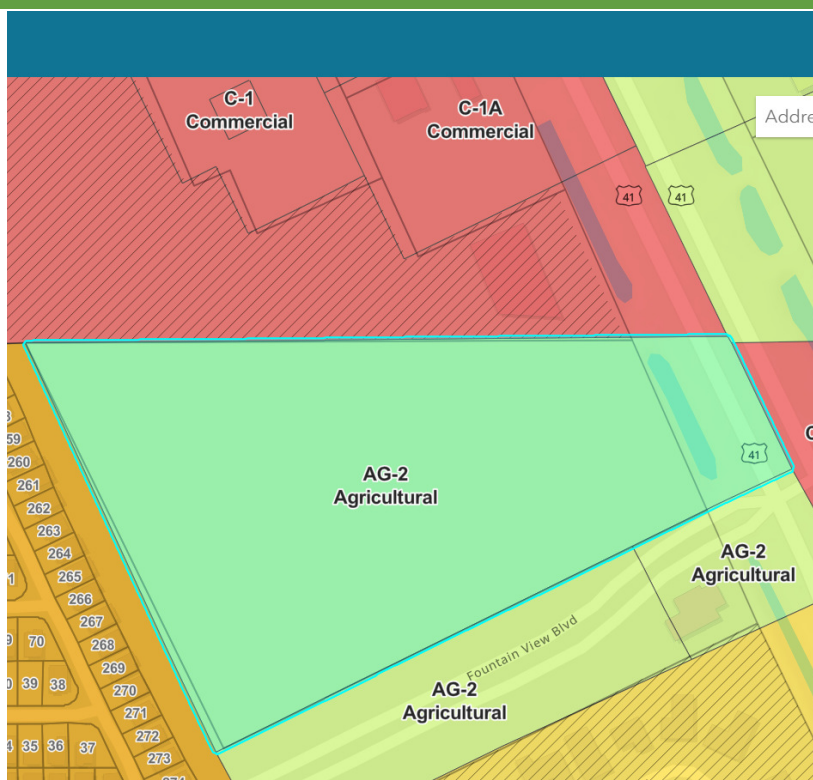
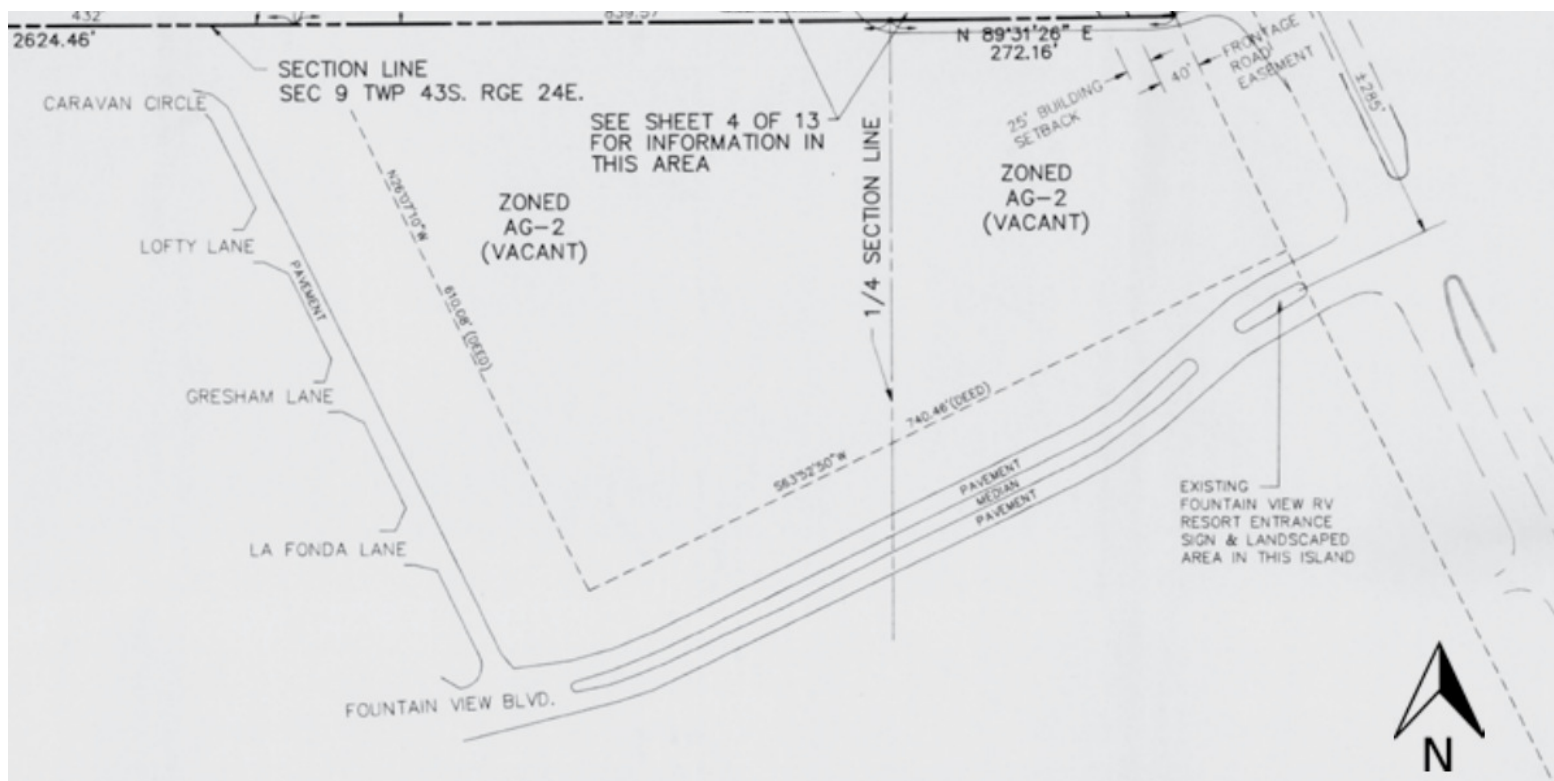
Each office independently owned and operated.

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.

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Land



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AGE SEGMENTS	DRIVE TIME			GEOGRAPHY			
	5 mins	10 mins	15 mins	Counties	CBSAs	States	
				Lee County	Cape Coral-Fort Myers, FL	Florida	USA
0 - 4	1.77%	3.79%	4.07%	4.36%	4.36%	4.68%	5.39%
5 - 9	1.92%	4.07%	4.39%	4.57%	4.57%	4.97%	5.68%
10 - 14	1.80%	4.35%	4.56%	4.84%	4.84%	5.32%	5.93%
15 - 19	2.29%	4.42%	4.62%	5.22%	5.22%	5.81%	6.43%
20 - 29	3.8%	8.3%	9.4%	10.8%	10.8%	12.2%	13.4%
30 - 39	3.9%	9.4%	10.3%	10.8%	10.8%	12.5%	13.6%
40 - 54	7.4%	13.4%	15.1%	15.8%	15.8%	18.1%	18.5%
55 - 64	12.6%	13.4%	13.7%	13.2%	13.2%	13.0%	12.0%
65 - 74	28.3%	18.7%	16.7%	15.3%	15.3%	12.4%	10.8%
75 - 84	27.4%	15.4%	13.1%	11.7%	11.7%	8.2%	6.2%
85 +	8.8%	4.8%	4.0%	3.5%	3.5%	2.7%	2.0%
HOUSEHOLD INCOME							
<\$15,000	6.0%	8.2%	8.3%	6.5%	6.5%	7.7%	8.0%
\$15,000 - \$29,999	8.1%	10.0%	9.8%	7.4%	7.4%	8.4%	8.3%
\$30,000 - \$44,999	11.6%	12.5%	11.4%	10.0%	10.0%	10.1%	9.4%
\$45,000 - \$59,999	15.3%	10.9%	10.1%	9.0%	9.0%	9.6%	9.2%
\$60,000 - \$74,999	13.4%	11.7%	10.6%	9.4%	9.4%	9.5%	8.9%
\$75,000 - \$99,999	14.6%	15.1%	13.6%	12.7%	12.7%	12.8%	12.4%
\$100,000 - \$124,999	8.3%	10.3%	11.0%	12.5%	12.5%	11.2%	10.5%
\$125,000 - \$149,999	4.5%	5.9%	7.5%	8.3%	8.3%	7.6%	7.6%
\$150,000 - \$199,999	9.4%	7.9%	9.3%	10.8%	10.8%	9.6%	10.3%
\$200,000 - \$249,999	3.4%	3.1%	3.7%	5.0%	5.0%	5.2%	5.9%
\$250,000 - \$299,999	2.5%	1.9%	2.0%	2.9%	2.9%	2.7%	3.1%
\$300,000 - \$399,999	1.3%	1.1%	1.3%	2.1%	2.1%	2.1%	2.9%
\$400,000 - \$499,999	0.3%	0.3%	0.5%	0.9%	0.9%	0.9%	1.3%
\$500,000 +	1.3%	1.1%	1.2%	2.6%	2.6%	2.5%	2.3%
KEY FACTS							
Population	8,481	53,036	123,453	884,805	884,805	23,597,813	343,528,394
Daytime Population	7,991	43,468	110,486	866,051	866,051	23,413,280	341,846,552
Employees	2,046	20,388	50,893	375,638	375,638	11,049,242	168,700,572
Households	4,611	24,531	55,435	378,437	378,437	9,529,651	134,397,562
Average HH Size	1.83	2.16	2.21	2.30	2.30	2.43	2.49
Median Age	70.5	57.0	52.6	49.0	49.0	43.6	39.6
HOUSING FACTS							
Median Home Value	235,035	304,397	348,523	437,788	437,788	421,319	376,272
Owner Occupied %	92.8%	79.2%	74.7%	72.5%	72.5%	66.6%	64.0%
Renter Occupied %	7.2%	20.8%	25.3%	27.5%	27.5%	33.4%	36.0%
Total Housing Units	6,401	30,700	67,606	485,165	485,165	10,955,223	149,274,959
INCOME FACTS							
Median HH Income	\$69,367	\$70,116	\$74,873	\$88,585	\$88,585	\$82,707	\$85,893
Per Capita Income	\$52,679	\$42,586	\$44,145	\$52,554	\$52,554	\$47,873	\$48,241
Median Net Worth	\$431,236	\$311,834	\$308,643	\$369,735	\$369,735	\$292,996	\$276,821

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