

FOR SALE



RETAIL REDEVELOPMENT SITE
 9101 College Pkwy | Fort Myers, FL 33919

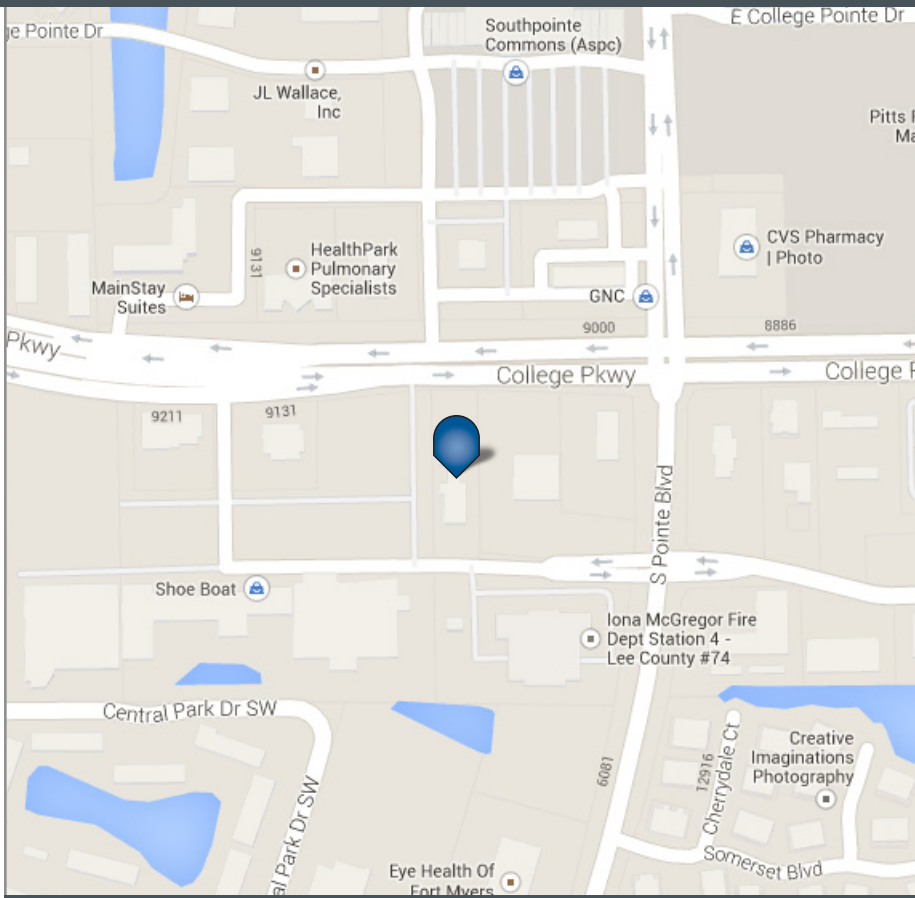
FOR SALE

PRICE
 \$1,175,000

SIZE Land: .91 +/- Acres
UTILITIES Water & Sewer

AMENITIES & DETAILS

- Strap#: 16-45-24-00-00013.1030
- 2013 Taxes: \$8,591.35
- Zoning: C-1A
- Traffic: 39,700 cars per day
- Site is ideal for any restaurant, retail, or office use needing strong drive by traffic
- Located at the foot of the Cape Coral Bridge
- Connecting Fort Myers to Cape Coral
- Out parcel to Wal-Mart Neighborhood Market
- Ideal for any concept looking for a land that is cleared with both a large pylon and billboard income
- Great site for a bank, fast food, or any retailer looking for outstanding demographics



For more information, please contact:

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WAL-MART OUT PARCEL



2011 DEMOGRAPHICS	5 MIN	10 MIN	15 MIN
POPULATION	20,844	100,362	218,419
# HOUSEHOLDS	10,772	47,830	99,796
MEDIAN HH INCOME	\$43,093	\$43,116	\$45,602
MEDIAN AGE	50.8	50.1	49.5

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