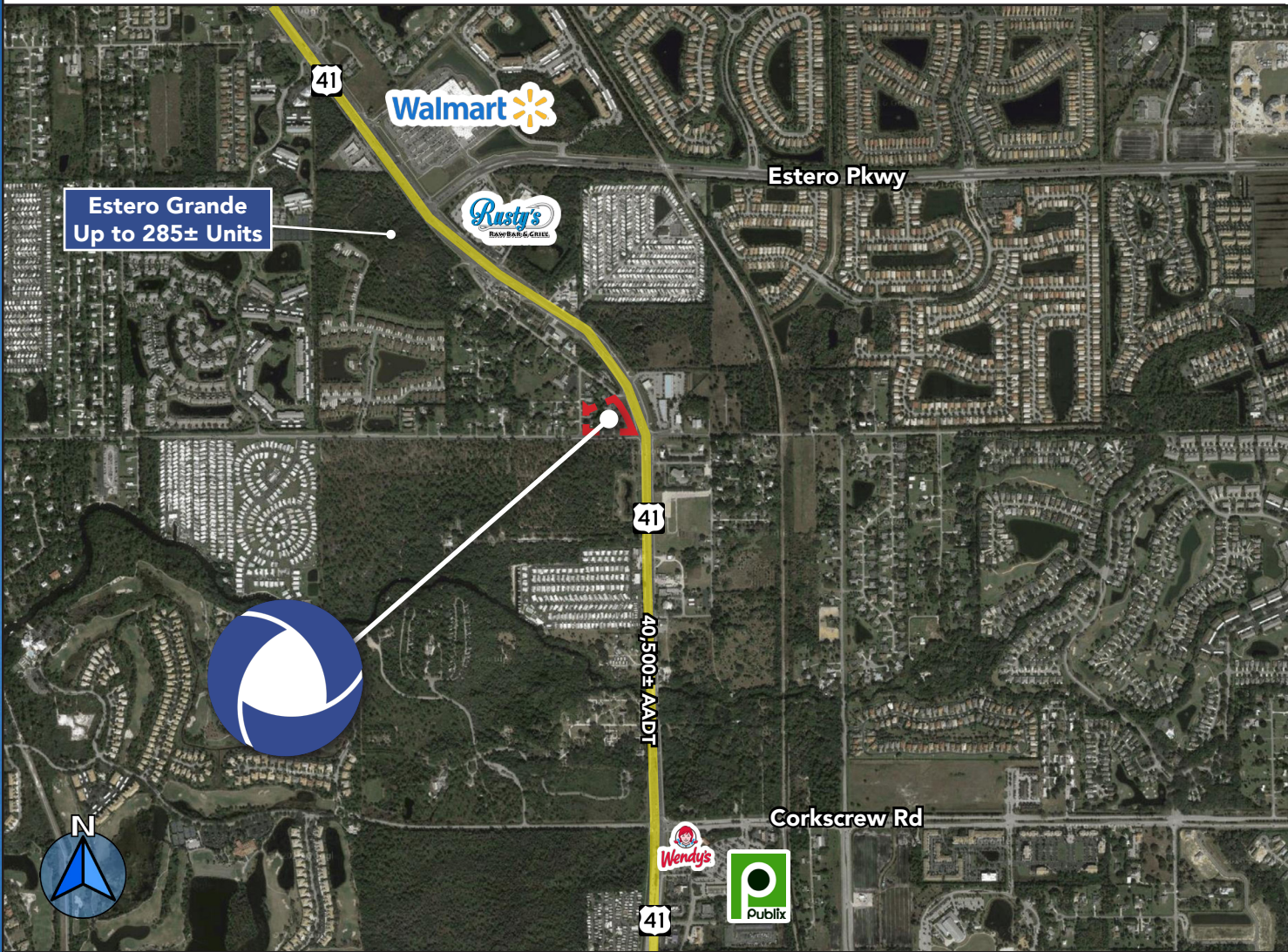
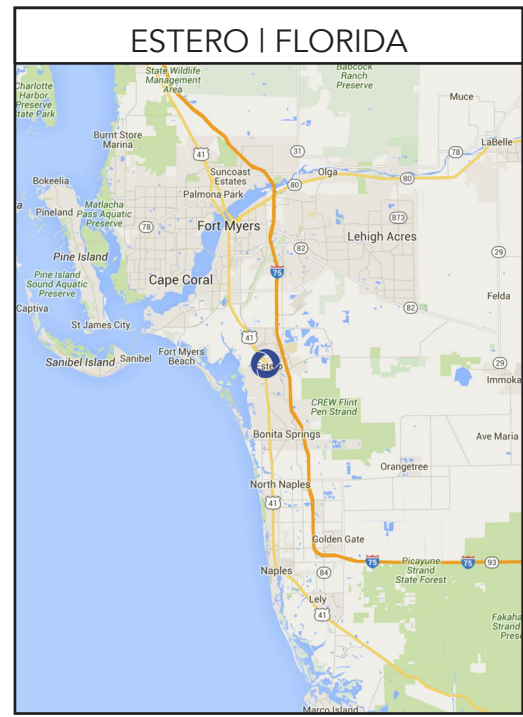


# US 41 & BROADWAY

3400-3440 BROADWAY W | ESTERO, FL 33928  
 FOR SALE | PRIME US 41 FRONTAGE LAND



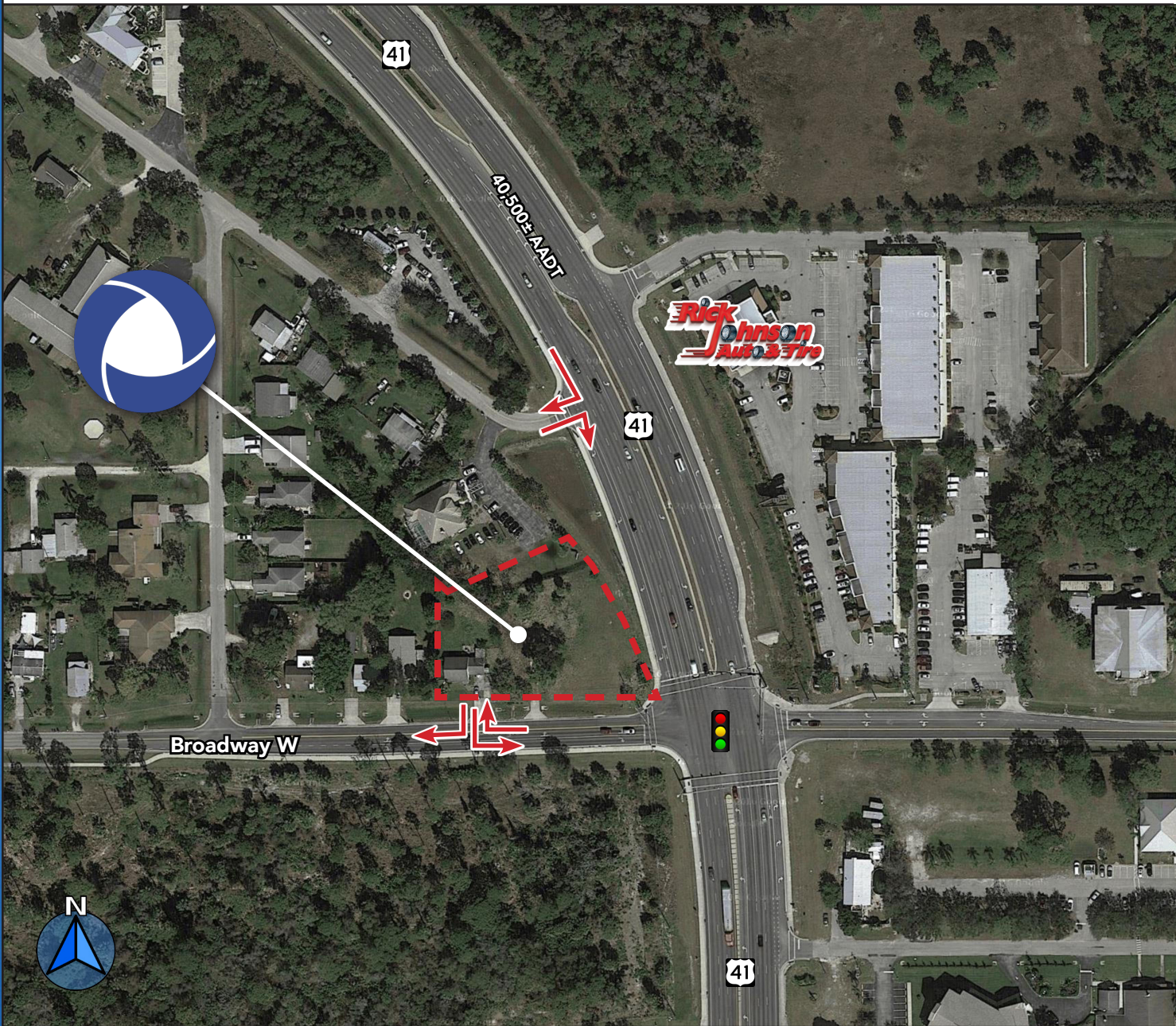
PRIME US 41 FRONTAGE LAND	
PRICE:	\$1,000,000 (\$21.48/SF)
AVAILABLE:	1.07± AC (46,537± SF)
ZONING:	CPD (Lee County)
LOCATION:	The subject site is located on the NWQ of US 41 & Broadway W in Estero, FL. The site is located just north of Corkscrew Rd, with prime visibility on US 41.



9250 Corkscrew Rd | Suite 13 | Estero, FL 33928 | [www.trinitycre.com](http://www.trinitycre.com)  
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# US 41 & BROADWAY

3400-3440 BROADWAY W | ESTERO, FL 33928  
 FOR SALE | PRIME US 41 FRONTAGE LAND



DEMOGRAPHICS 2016	1 MILE	3 MILE	5 MILE
EST. POPULATION:	6,852	44,214	68,305
EST. EMPLOYMENT DENSITY:	1,541	13,918	25,840
MEDIAN H.H. INCOME:	\$61,229	\$62,285	\$66,596
TRAFFIC COUNT:	US 41   40,500± AADT		



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#### CONTACT INFORMATION

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