



FOR SALE

For Sale | Land

I - 75 Access And Visibility For Medical/ Professional Development Opportunities

2800 Champion Ring Rd, 9135 Forum Corporate Pkwy, 9140 Forum Corporate Pkwy, Fort Myers, FL 33905



100 SOUTH WASHINGTON BLVD | SARASOTA, FL | 941.957.3730

PRESENTED BY:

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OFFERING SUMMARY

Parcel Size	3.49 to 10.92 +/- acres
Price/ SF:	\$8.00
Zoning	SDA
Market:	Ft. Myers

PROPERTY OVERVIEW

This property can either be sold alone or alongside two other great opportunities, located adjacent or near one another. Promising traffic counts above 70,000, AADT, this location in Fort Myers sits next to major medical, office, hotel, retail and other high traffic destinations. Located next to Hyatt Place, Regional Cancer Center, Promise Healthcare, Rasmussen College, and Keiser University, this property awaits the next great commercial development to nest in a growing area.

PROPERTY HIGHLIGHTS

- Parcels have already been cleared and raised.
- In the company of Keiser University and Rasmussen College as well as Promise Hospital and 184 +/- room Hyatt Place.
- 86500 +/- AADT on I-75
- Build to Suit Potential

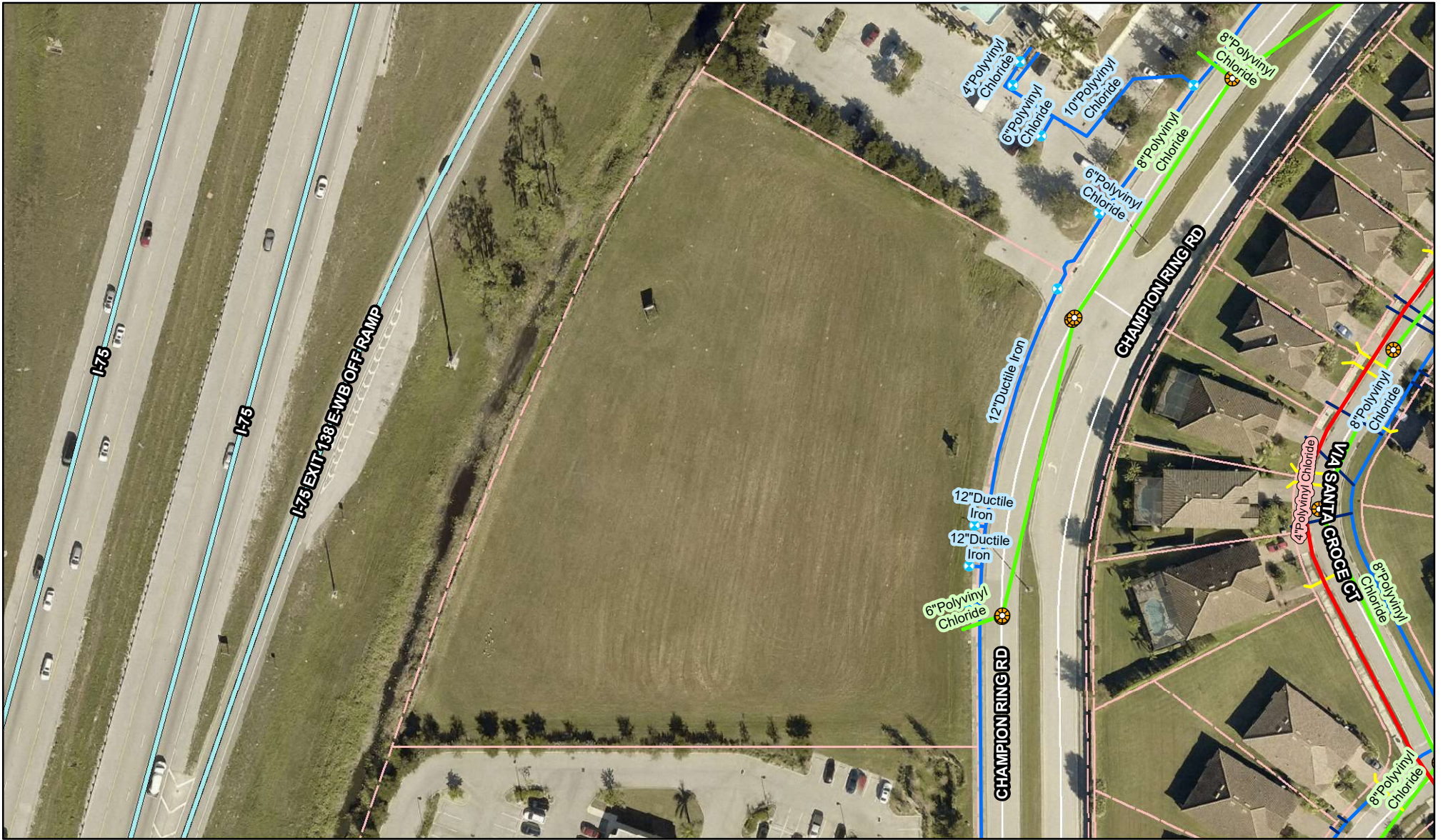
I - 75 ACCESS AND VISIBILITY FOR MEDICAL/ PROFESSIONAL DEVELOPMENT OPPORTUNITIES

2800 CHAMPION RING RD, 9135 FORUM CORPORATE PKWY, 9140 FORUM CORPORATE PKWY, FORT MYERS, FL 33905

OF PARCELS | 3 |
BEST USE | Medical/ Professional Office development |

LOT #	ADDRESS	SIZE	PRICE
A	2800 Champion Ring Rd	3.58 Acres	\$1,247,560
B	9135 Forum Corporate Pkwy	3.85 Acres	\$1,341,650
C	9140 Corporate Forum Pkwy	3.49 Acres	\$1,216,200





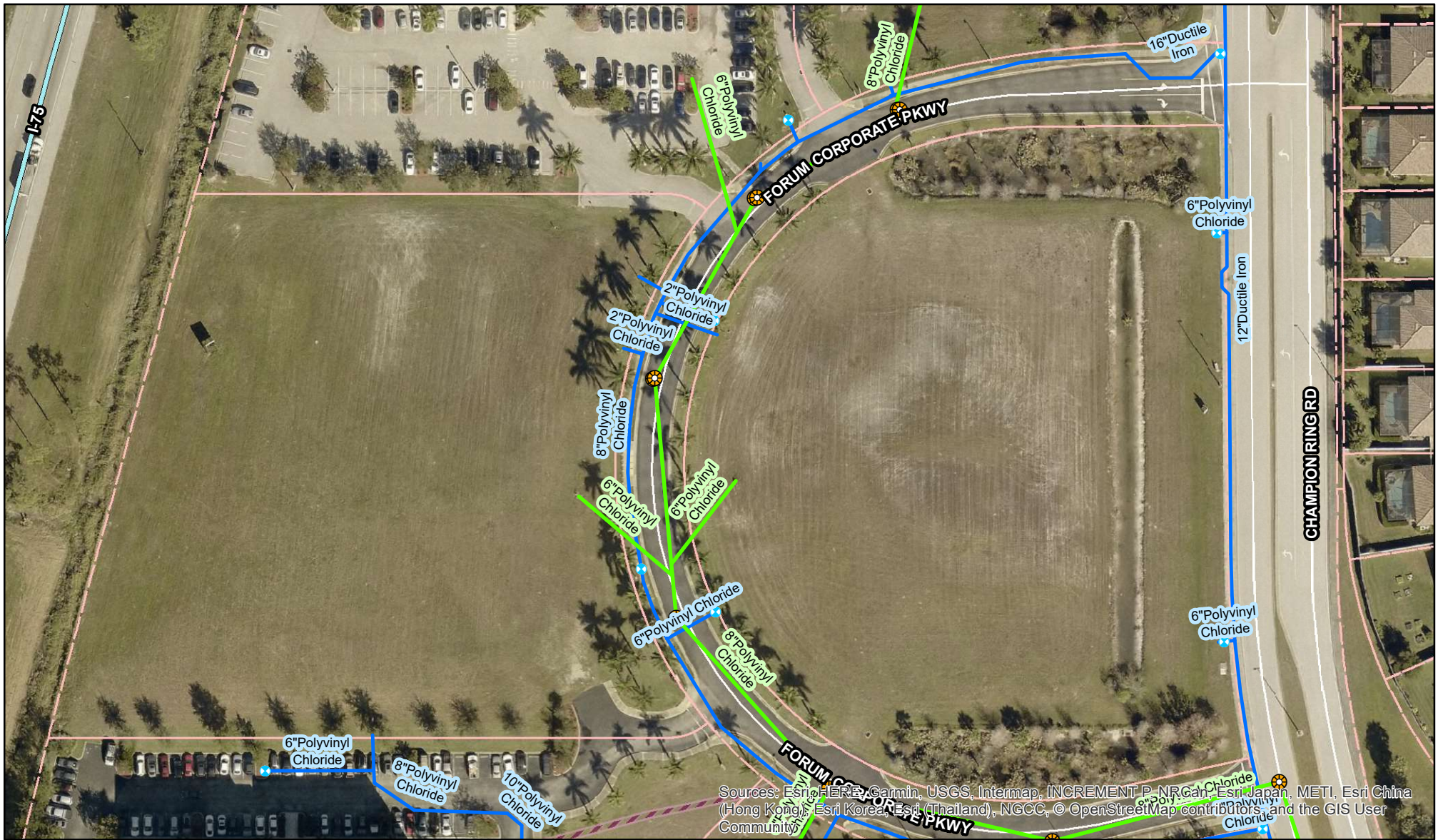
Legend

- Force Mains
- Sewer Gravity Mains
- Water Mains



NOT TO SCALE

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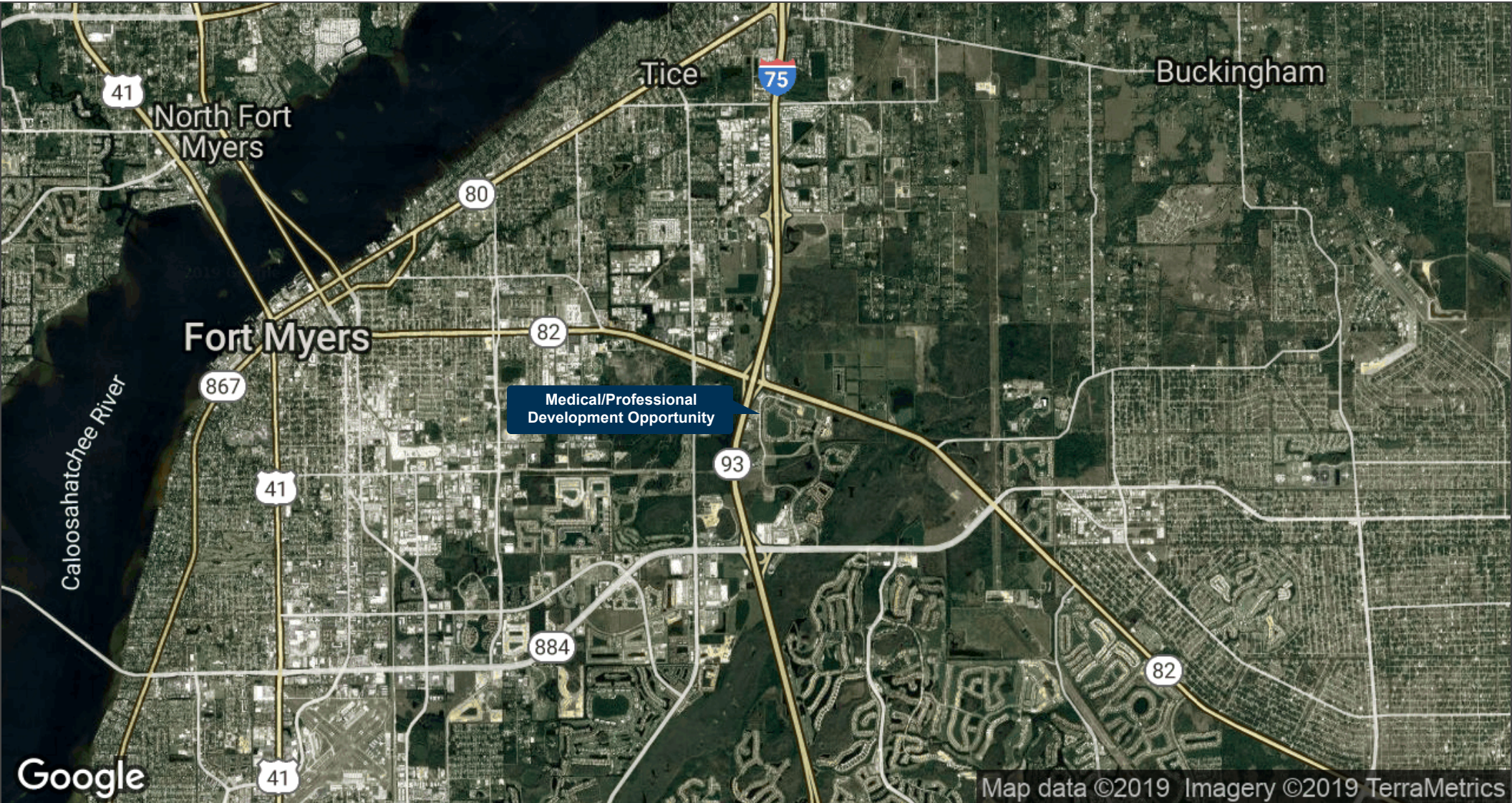
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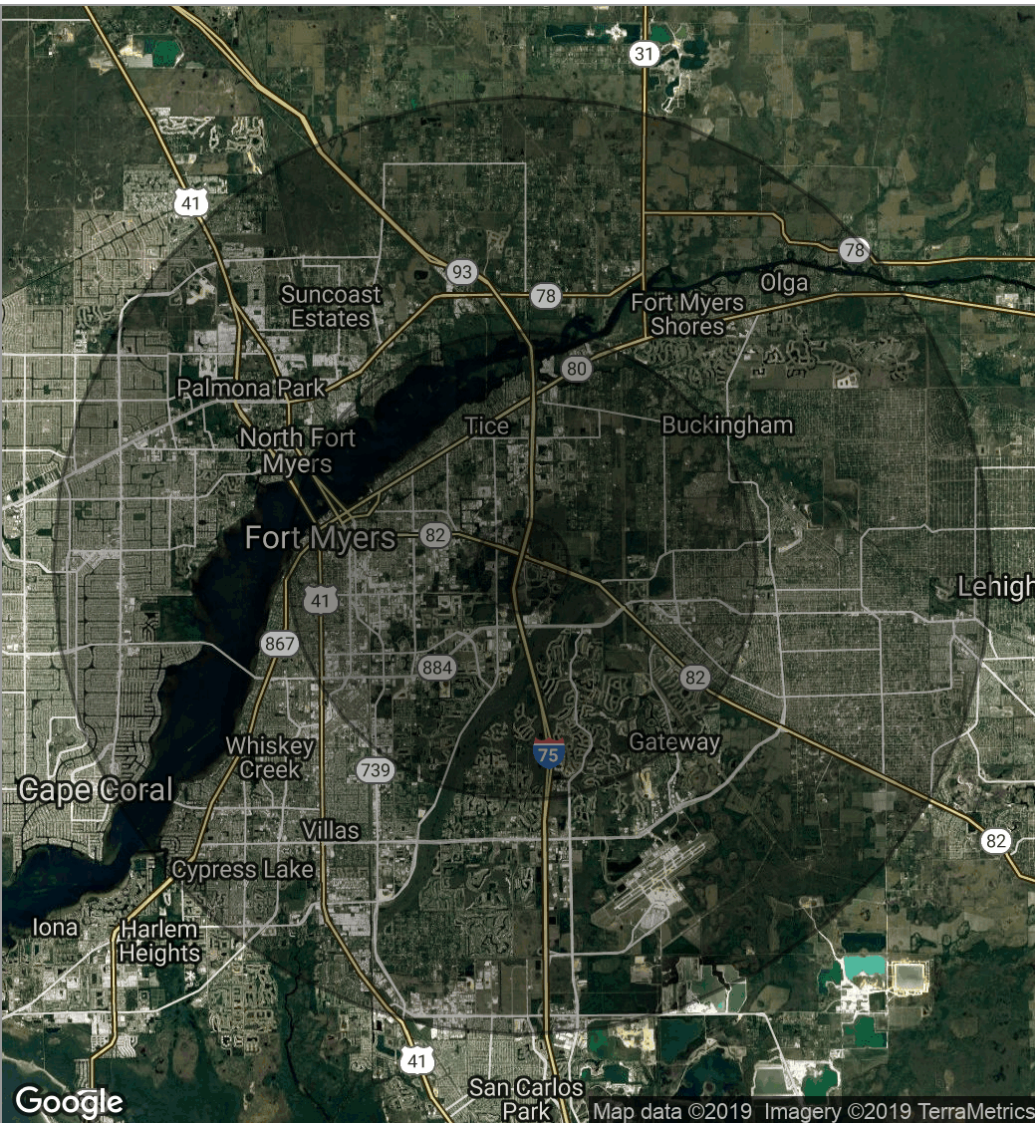


Google

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POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,427	87,804	296,945
Median age	27.9	35.1	41.6
Median age (male)	28.3	34.2	40.5
Median age (Female)	27.7	35.9	42.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	866	31,898	117,866
# of persons per HH	2.8	2.8	2.5
Average HH income	\$51,948	\$55,893	\$63,325
Average house value	\$202,434	\$224,833	\$251,399

* Demographic data derived from 2010 US Census



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PROFESSIONAL BACKGROUND

Susan Goldstein has repeatedly earned the position of MS&C's Top Producing Commercial Agent. She focuses on sales and leasing in the Sarasota and Manatee County marketplace. Susan provides superior service to her clients.

Balancing an understanding of client needs and objectives with dynamics of the market, the financial realities of all parties, and a willingness to work hard to get the job done contribute to Susan's success. Susan has been involved in a multitude of transactions with client's ranging from national corporations to local businesses and developers. Susan is considered an important player in the vibrant commercial real estate arena.

An MBA from Columbia University, strong Marketing experience with companies such as American Express and Proctor & Gamble, along with the CCIM Designation, the highest level of Commercial Realtor educational achievement, insure her clients the most professional and profitable real estate transaction.

EDUCATION

CCIM Designation
Columbia University Business School MBA
Duke University BA

MEMBERSHIPS & AFFILIATIONS

The Commercial Investment Division (CID) of the Realtor Association of Sarasota and Manatee 2019 President, Board Member, Past Secretary and Education Chair

Realtor Association of Sarasota and Manatee: Past Public Policy Chair, Form Based Code Task Force Chair, Attorney/ Realtor Committee Chair

The Sarasota and Manatee County Economic Development Corporation Real Estate Office Oversight Committee

Lakewood Ranch Business Alliance Governmental Affairs Committee Chair and Executive Committee Member

Columbia Alumni Club Immediate Past President