

FUTURE DEVELOPMENT SITE FOR SALE

US 41 & Linhart Ave.
Fort Myers, FL 33901



OFFERING SUMMARY

Sale Price: \$600,000

Lot Size: 38,507 SF

Zoning: CI

Price / SF: \$15.58

PROPERTY OVERVIEW

The subject property is located adjacent to Lee Memorial Hospital and within two miles of the dynamic City of Fort Myers River District and Lee County Government Centers. It is part of the S Cleveland Avenue beautification project. This property consists of a 38,507 +/- SF vacant commercial site located at the southwest corner of US 41 [Cleveland Avenue] and Linhart Avenue in Fort Myers, Florida. The site has about 207 feet of frontage on US 41 and 186 feet of frontage on Linhart Avenue. Site is zoned CI, Commercial Intensive under the jurisdiction of the City of Fort Myers, Florida. Property zoning allows other commercial uses such as, retail, medical office, and general office.

PROPERTY HIGHLIGHTS

- Corner site with direct connection to McGregor Boulevard
- Site is engineered and ready for immediate development
- Property is within the Cleveland Avenue re-development sub-area 2, This project scheduled to begin Fall 2018, in-values median construction, drainage reconstruction, street beautification, and new traffic signals . There will be a new traffic light at the intersection of Cleveland and Linhart!

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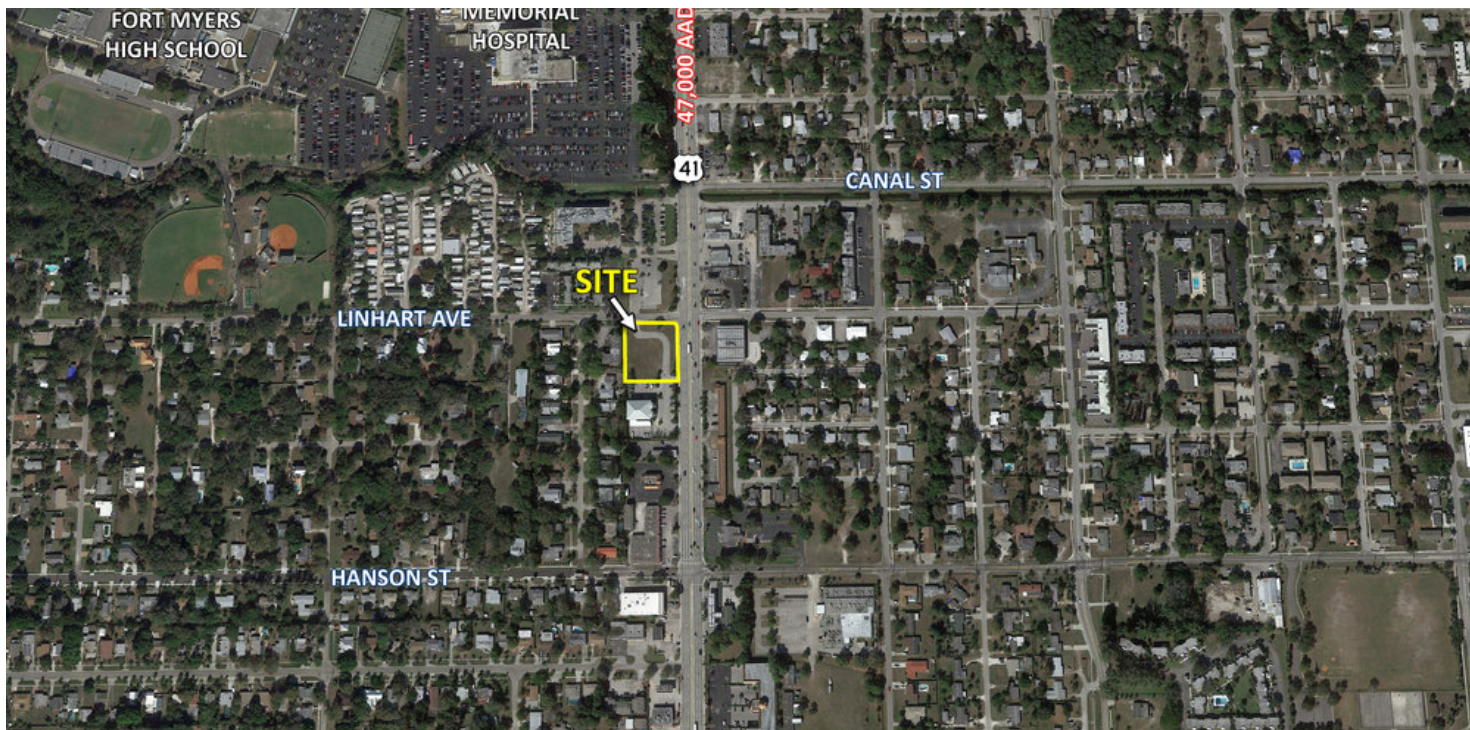
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The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

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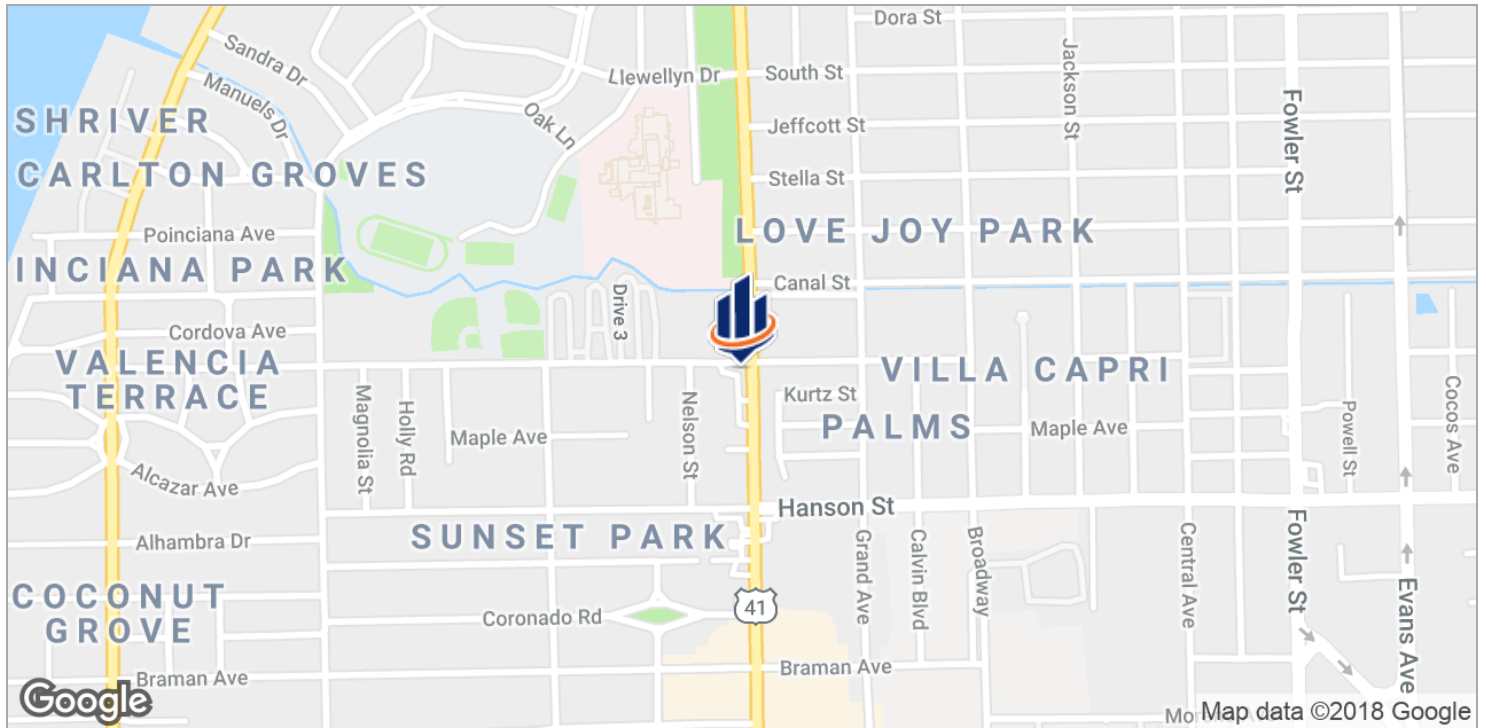
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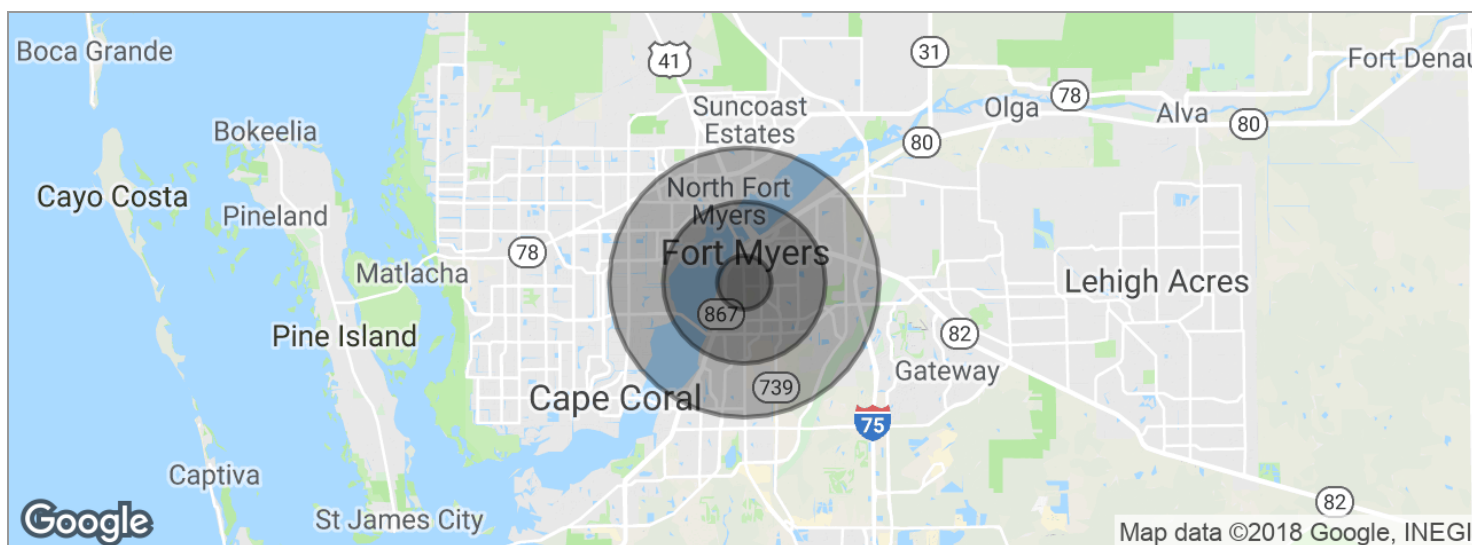
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FUTURE DEVELOPMENT SITE FOR SALE



POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,952	55,178	132,936
Median age	37.6	38.0	41.8
Median age [Male]	37.7	36.7	40.4
Median age [Female]	37.4	39.1	42.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,411	22,656	55,965
# of persons per HH	2.3	2.4	2.4
Average HH income	\$52,207	\$61,824	\$61,372
Average house value	\$129,987	\$260,966	\$246,541

* Demographic data derived from 2010 US Census

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