

LAND FOR SALE

4340 Kernel Circle, Fort Myers, FL 33916



OFFERING SUMMARY

SALE PRICE:	\$795,000
AVAILABLE SF:	
LOT SIZE:	1.5 Acres
ZONING:	C-1
MARKET:	Southwest FL
PRICE / SF:	\$12.17

PROPERTY OVERVIEW

1.5 acres of Commercial Land, approved for 16 Storage Condominiums.

This parcel is located behind Miller's Ale House off of Colonial Blvd. The approvals are for 4 pads that house 16 units. The owner has building plans, 75% complete, for the 16 units. Dimension of units are 25' by 55', totaling 1375 sq ft of air conditioned space. The site is fully entitled for the infrastructure & a full set of building plans will be available by the completion of the sale.

An excellent location; just off of Colonial Blvd & Metro Parkway, minutes from I-75.

PROPERTY HIGHLIGHTS

KW COMMERCIAL
1675 W. Marion Ave.,
Suite 112
Punta Gorda , FL 33950

HEATHER RIDEOUT
Director
O: 941.979.1174
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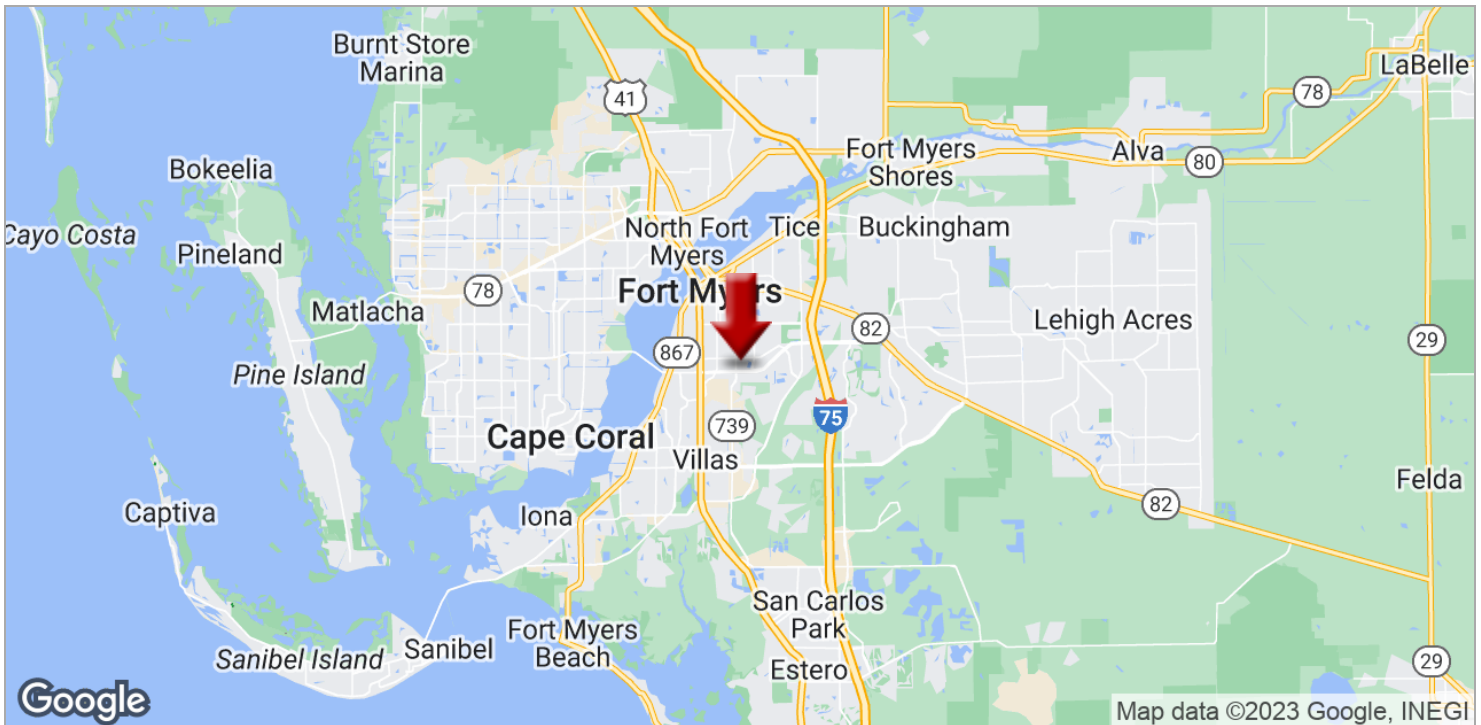
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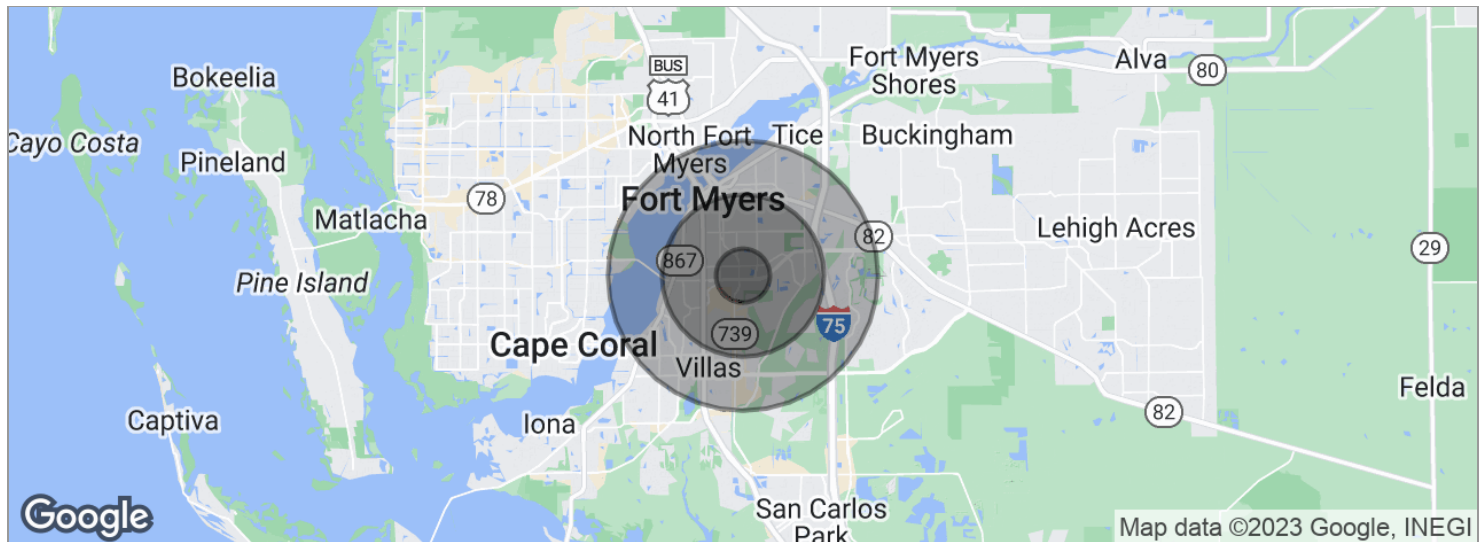
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,464	51,389	122,366
Median age	32.5	34.4	40.0
Median age (male)	31.2	33.8	38.9
Median age (Female)	34.0	35.3	41.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,787	20,517	50,459
# of persons per HH	2.5	2.5	2.4
Average HH income	\$49,435	\$55,117	\$63,217
Average house value	\$224,317	\$251,164	\$247,920

* Demographic data derived from 2020 ACS - US Census

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