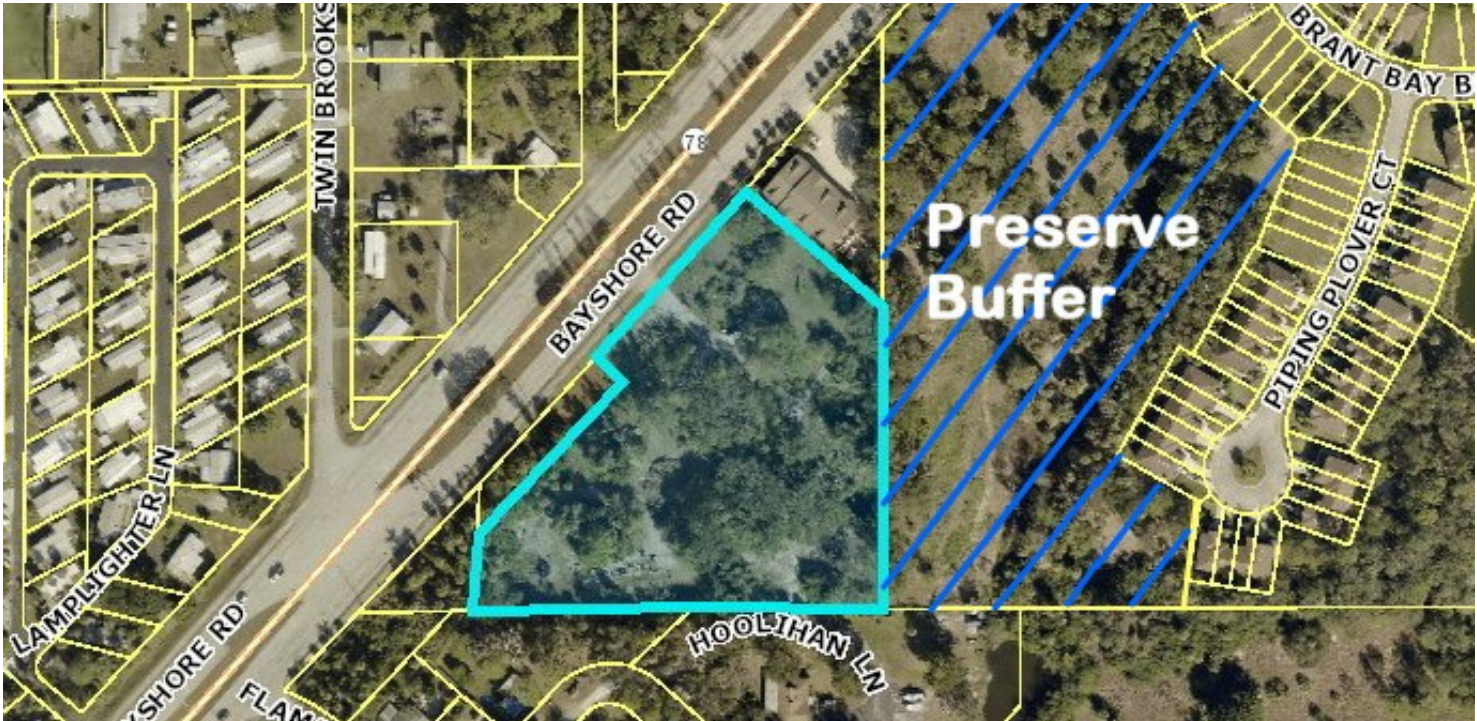


FOR SALE - Fully Entitled Land

6200 Bayshore Road
North Fort Myers, FL 33917



OFFERING SUMMARY

Sale Price:	\$234,000 - \$908,900
Price / SF:	\$4.95 - \$5.35 PSF
Lot Size:	1.0 - 3.9 Acres
Zoning:	CPD - Includes up to 40,900 SF of commercial uses
Traffic Counts:	32,129

PROPERTY OVERVIEW

This Subject Property is located on Bayshore Road in North Fort Myers in Lee County. The property is 3.9 acres and easily accessible from both US 41 and I-75. Seller will split the parcels and sell them separately. Can be sold from 1 acre to 3.9 acre parcels.

PROPERTY HIGHLIGHTS

- D.O. in place
- Building Permits approved and ready for pickup
- Long linear frontage on Bayshore Rd. offers high visibility.
- Beautiful property with many large shade trees and a preserve buffer along the rear of the property.

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	1,335	35,309	106,973
Total Population	2,971	87,767	268,682
Average HH Income	\$51,424	\$48,337	\$59,754

Anthony Emma, Jr
Executive Director
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FOR SALE - Fully Entitled Land

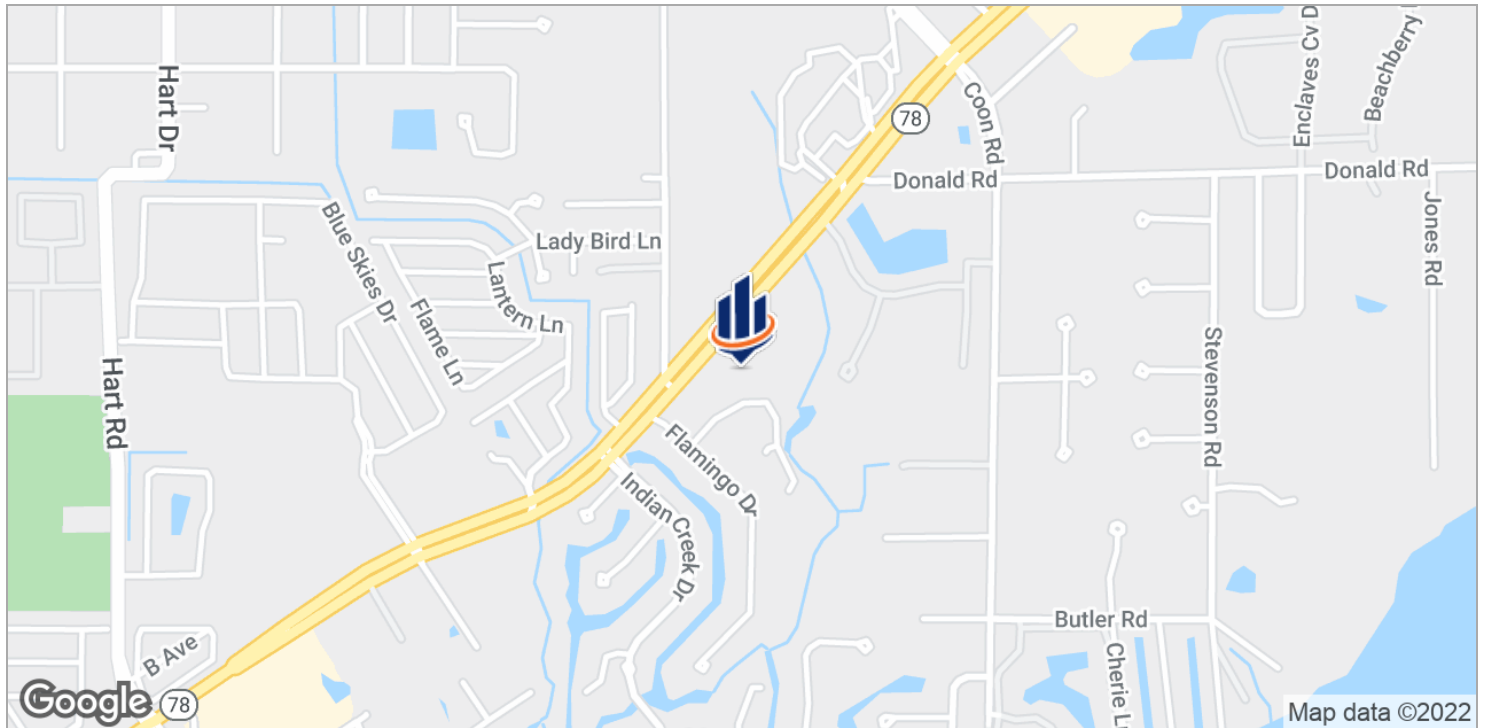


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