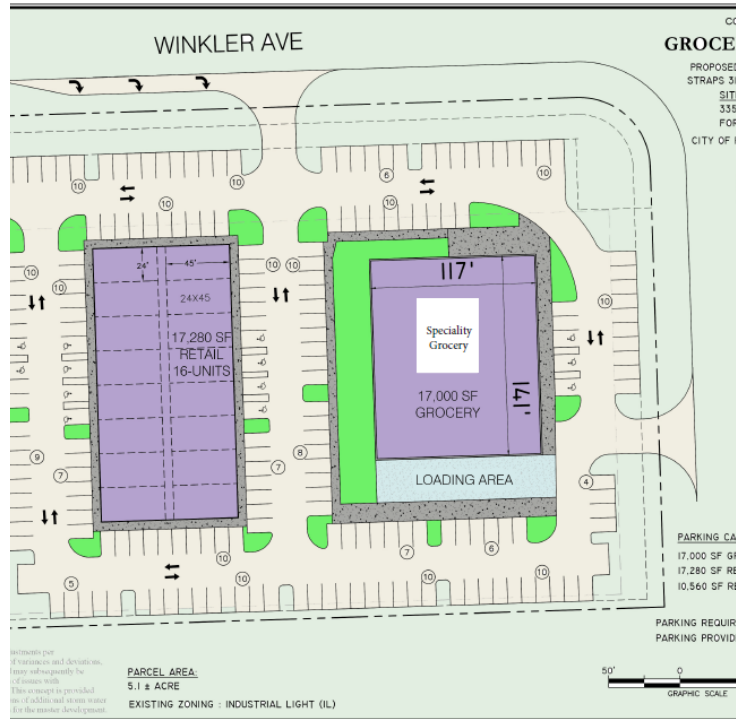


LAND FOR SALE

RETAIL SITE DEVELOPMENT OPPORTUNITY

4130 Veronica S. Shoemaker Blvd, Fort Myers, FL 33916



OFFERING SUMMARY

SALE PRICE:	\$2,900,000
	Ground lease(s) and build to suit options available
LOT SIZE:	4.56 Acres
ZONING:	Industrial

PROPERTY OVERVIEW

Parcel A is available for sale or for ground lease. This 4.6 acre property is conveniently located in the heart of Fort Myers on Winkler Ave. This location is easily accessible to major corridors and is on a signalized intersection off of Winkler Ave with an AADT count of 34,000. The Property was recently cleared, utilities run along Winkler Ave & a Conceptual Site Plan is attached. There are many new rooftops going up in the area with the property next door being developed out as residential. The Property is zoned light industrial. Detailed ESRI demographic data available. Seller will sell a portion of land. Please ask for details.

PROPERTY HIGHLIGHTS

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

HEATHER RIDEOUT
Director
O: 941.979.1174
rideout@kwcommercial.com
FL #BK3339346

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Each Office Independently Owned and Operated kwcommercial.com

LAND FOR SALE

RETAIL SITE DEVELOPMENT OPPORTUNITY

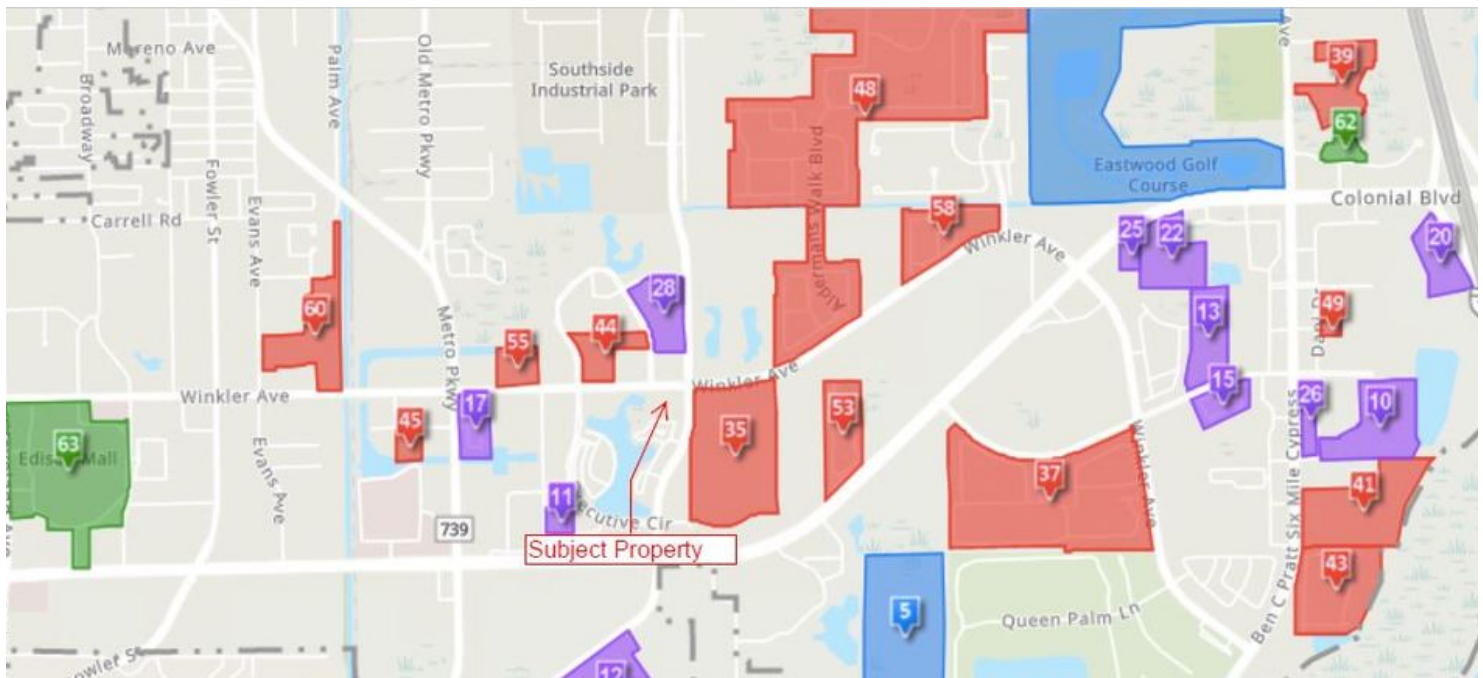
4130 Veronica S. Shoemaker Blvd, Fort Myers, FL 33916



City of Fort Myers Development Activity Map

 = Planning  = Permitting  = Construction  = Complete

Fort Myers New Construction Map



Fort Myers New Construction Map

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TR Transportation Consultants, Inc.

2726 Oak Ridge Court, Suite 503
Fort Myers, FL 33901

Page 1

Site Code: Veronica Shoemaker
Station ID:

Latitude: 0' 0.0000 Undefined

Start Time	12-Nov-18		Tue		Wed		Thu		Fri		Sat		Sun		Week Average	
	NB	SB	NB	SB	NB	SB	NB	SB	NB	SB	NB	SB	NB	SB	NB	SB
12:00 AM	*	*	32	17	34	12	35	24	*	*	*	*	*	*	34	18
01:00	*	*	15	14	16	20	29	15	*	*	*	*	*	*	20	16
02:00	*	*	17	9	12	4	20	12	*	*	*	*	*	*	16	8
03:00	*	*	27	16	20	20	23	22	*	*	*	*	*	*	23	19
04:00	*	*	44	59	41	59	43	69	*	*	*	*	*	*	43	62
05:00	*	*	133	138	150	126	169	132	*	*	*	*	*	*	151	132
06:00	*	*	334	390	336	381	346	357	*	*	*	*	*	*	339	376
07:00	*	*	408	551	364	508	370	483	*	*	*	*	*	*	381	514
08:00	*	*	372	423	336	462	312	467	*	*	*	*	*	*	340	451
09:00	*	*	283	326	288	332	267	333	*	*	*	*	*	*	279	330
10:00	*	*	299	309	283	310	308	294	*	*	*	*	*	*	297	304
11:00	*	*	329	296	307	296	326	318	*	*	*	*	*	*	321	303
12:00 PM	*	*	384	314	377	288	375	293	*	*	*	*	*	*	379	298
01:00	*	*	355	345	309	358	365	370	*	*	*	*	*	*	343	358
02:00	*	*	361	382	320	363	395	439	*	*	*	*	*	*	359	395
03:00	*	*	446	373	437	383	450	387	*	*	*	*	*	*	444	381
04:00	*	*	533	385	484	352	586	404	*	*	*	*	*	*	534	380
05:00	*	*	689	387	706	396	722	365	*	*	*	*	*	*	706	383
06:00	*	*	379	252	409	254	416	274	*	*	*	*	*	*	401	260
07:00	*	*	250	178	218	180	256	237	*	*	*	*	*	*	241	198
08:00	*	*	191	130	177	91	194	153	*	*	*	*	*	*	187	125
09:00	*	*	132	72	123	91	132	110	*	*	*	*	*	*	129	91
10:00	*	*	99	54	85	56	98	50	*	*	*	*	*	*	94	53
11:00	*	*	44	31	54	30	61	43	*	*	*	*	*	*	53	35
Lane	0	0	6156	5451	5886	5372	6298	5651	0	0	0	0	0	0	6114	5490
Day	0		11607		11258		11949		0	0	0	0	0	0	11604	
AM Peak	-	-	07:00	07:00	07:00	07:00	07:00	07:00	-	-	-	-	-	-	07:00	07:00
Vol.	-	-	408	551	364	508	370	483	-	-	-	-	-	-	381	514
PM Peak	-	-	17:00	17:00	17:00	17:00	17:00	14:00	-	-	-	-	-	-	17:00	14:00
Vol.	-	-	689	387	706	396	722	439	-	-	-	-	-	-	706	395

Comb. Total	0	11607	11258	11949	0	0	0	11604
ADT	ADT 11,605	AADT 11,605						

TR Transportation Consultants, Inc.

2726 Oak Ridge Court, Suite 503
Fort Myers, FL 33901

Page 1

Site Code: Winkler Ave W of VS
Station ID:

Latitude: 0' 0.0000 Undefined

Start Time	12-Nov-18		Tue		Wed		Thu		Fri		Sat		Sun		Week Average	
	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB
12:00 AM	*	*	51	61	60	64	73	80	*	*	*	*	*	*	61	68
01:00	*	*	63	34	60	38	54	36	*	*	*	*	*	*	59	36
02:00	*	*	41	34	45	32	54	32	*	*	*	*	*	*	47	33
03:00	*	*	33	31	36	42	37	41	*	*	*	*	*	*	35	38
04:00	*	*	69	87	66	88	63	75	*	*	*	*	*	*	66	83
05:00	*	*	168	234	166	250	169	234	*	*	*	*	*	*	168	239
06:00	*	*	508	632	517	672	480	618	*	*	*	*	*	*	502	641
07:00	*	*	727	1096	721	1111	701	1078	*	*	*	*	*	*	716	1095
08:00	*	*	696	1077	640	1018	660	1002	*	*	*	*	*	*	665	1032
09:00	*	*	562	774	569	745	531	748	*	*	*	*	*	*	554	756
10:00	*	*	543	680	553	627	538	637	*	*	*	*	*	*	545	648
11:00	*	*	617	616	635	610	671	660	*	*	*	*	*	*	641	629
12:00 PM	*	*	758	715	713	673	744	731	*	*	*	*	*	*	738	706
01:00	*	*	686	723	731	733	718	802	*	*	*	*	*	*	712	753
02:00	*	*	771	769	801	751	790	818	*	*	*	*	*	*	787	779
03:00	*	*	960	738	921	775	917	795	*	*	*	*	*	*	933	769
04:00	*	*	1047	804	1041	775	1028	868	*	*	*	*	*	*	1039	816
05:00	*	*	1099	864	1090	831	1114	894	*	*	*	*	*	*	1101	863
06:00	*	*	740	636	762	679	750	678	*	*	*	*	*	*	751	664
07:00	*	*	541	457	538	498	579	484	*	*	*	*	*	*	553	480
08:00	*	*	407	322	456	300	408	361	*	*	*	*	*	*	424	328
09:00	*	*	319	248	372	286	420	260	*	*	*	*	*	*	370	265
10:00	*	*	245	184	240	188	267	210	*	*	*	*	*	*	251	194
11:00	*	*	123	82	141	105	149	102	*	*	*	*	*	*	138	96
Lane	0	0	11774	11898	11874	11891	11915	12244	0	0	0	0	0	0	11856	12011
Day	0		23672		23765		24159		0	0	0	0	0		23867	
AM Peak	-	-	07:00	07:00	07:00	07:00	07:00	07:00	-	-	-	-	-	-	07:00	07:00
Vol.	-	-	727	1096	721	1111	701	1078	-	-	-	-	-	-	716	1095
PM Peak	-	-	17:00	17:00	17:00	17:00	17:00	17:00	-	-	-	-	-	-	17:00	17:00
Vol.	-	-	1099	864	1090	831	1114	894	-	-	-	-	-	-	1101	863

Comb. Total	0	23672	23765	24159	0	0	0	23867
ADT	ADT 23,865	AADT 23,865						

TR Transportation Consultants, Inc.

2726 Oak Ridge Court, Suite 503
Fort Myers, FL 33901



Site Code: Veronica Shoemaker
Station ID:

Latitude: 0' 0.0000 Undefined

Start Time	12-Nov-18		Tue		Wed		Thu		Fri		Sat		Sun		Week Average	
	NB	SB	NB	SB	NB	SB	NB	SB	NB	SB	NB	SB	NB	SB	NB	SB
12:00 AM	*	*	32	17	34	12	35	24	*	*	*	*	*	*	34	18
01:00	*	*	15	14	16	20	29	15	*	*	*	*	*	*	20	16
02:00	*	*	17	9	12	4	20	12	*	*	*	*	*	*	16	8
03:00	*	*	27	16	20	20	23	22	*	*	*	*	*	*	23	19
04:00	*	*	44	59	41	59	43	69	*	*	*	*	*	*	43	62
05:00	*	*	133	138	150	126	169	132	*	*	*	*	*	*	151	132
06:00	*	*	334	390	336	381	346	357	*	*	*	*	*	*	339	376
07:00	*	*	408	551	364	508	370	483	*	*	*	*	*	*	381	514
08:00	*	*	372	423	336	462	312	467	*	*	*	*	*	*	340	451
09:00	*	*	283	326	288	332	267	333	*	*	*	*	*	*	279	330
10:00	*	*	299	309	283	310	308	294	*	*	*	*	*	*	297	304
11:00	*	*	329	296	307	296	326	318	*	*	*	*	*	*	321	303
12:00 PM	*	*	384	314	377	288	375	293	*	*	*	*	*	*	379	298
01:00	*	*	355	345	309	358	365	370	*	*	*	*	*	*	343	358
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05:00	*	*	689	387	706	396	722	365	*	*	*	*	*	*	706	383
06:00	*	*	379	252	409	254	416	274	*	*	*	*	*	*	401	260
07:00	*	*	250	178	218	180	256	237	*	*	*	*	*	*	241	198
08:00	*	*	191	130	177	91	194	153	*	*	*	*	*	*	187	125
09:00	*	*	132	72	123	91	132	110	*	*	*	*	*	*	129	91
10:00	*	*	99	54	85	56	98	50	*	*	*	*	*	*	94	53
11:00	*	*	44	31	54	30	61	43	*	*	*	*	*	*	53	35
Lane	0	0	6156	5451	5886	5372	6298	5651	0	0	0	0	0	0	6114	5490
Day	0		11607		11258		11949		0	0	0	0	0	0	11604	
AM Peak	-	-	07:00	07:00	07:00	07:00	07:00	07:00	-	-	-	-	-	-	07:00	07:00
Vol.	-	-	408	551	364	508	370	483	-	-	-	-	-	-	381	514
PM Peak	-	-	17:00	17:00	17:00	17:00	17:00	14:00	-	-	-	-	-	-	17:00	14:00
Vol.	-	-	689	387	706	396	722	439	-	-	-	-	-	-	706	395

Comb. Total	0	11607	11258	11949	0	0	0	11604
ADT	ADT 11,605	AADT 11,605						

1 Roadway that was counted

2 This is the highest hour recorded in the AM period and the PM period. Each Column is by direction (NB & SB) and the hour in which the highest volume occurred.

3 This is the average of the three days (Two-Way Traffic Volume)

TR Transportation Consultants, Inc.

2726 Oak Ridge Court, Suite 503
Fort Myers, FL 33901

Page 1

Site Code: Winkler Ave W of VS
Station ID:

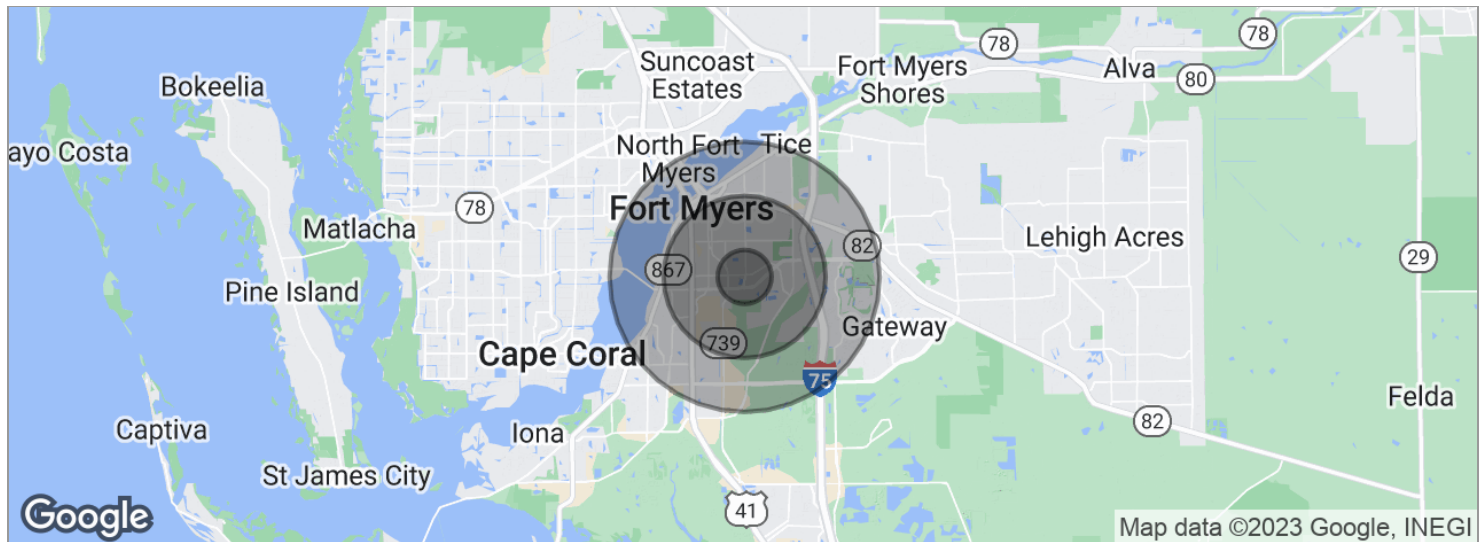
Latitude: 0' 0.0000 Undefined

Start Time	12-Nov-18		Tue		Wed		Thu		Fri		Sat		Sun		Week Average	
	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB
12:00 AM	*	*	51	61	60	64	73	80	*	*	*	*	*	*	61	68
01:00	*	*	63	34	60	38	54	36	*	*	*	*	*	*	59	36
02:00	*	*	41	34	45	32	54	32	*	*	*	*	*	*	47	33
03:00	*	*	33	31	36	42	37	41	*	*	*	*	*	*	35	38
04:00	*	*	69	87	66	88	63	75	*	*	*	*	*	*	66	83
05:00	*	*	168	234	166	250	169	234	*	*	*	*	*	*	168	239
06:00	*	*	508	632	517	672	480	618	*	*	*	*	*	*	502	641
07:00	*	*	727	1096	721	1111	701	1078	*	*	*	*	*	*	716	1095
08:00	*	*	696	1077	640	1018	660	1002	*	*	*	*	*	*	665	1032
09:00	*	*	562	774	569	745	531	748	*	*	*	*	*	*	554	756
10:00	*	*	543	680	553	627	538	637	*	*	*	*	*	*	545	648
11:00	*	*	617	616	635	610	671	660	*	*	*	*	*	*	641	629
12:00 PM	*	*	758	715	713	673	744	731	*	*	*	*	*	*	738	706
01:00	*	*	686	723	731	733	718	802	*	*	*	*	*	*	712	753
02:00	*	*	771	769	801	751	790	818	*	*	*	*	*	*	787	779
03:00	*	*	960	738	921	775	917	795	*	*	*	*	*	*	933	769
04:00	*	*	1047	804	1041	775	1028	868	*	*	*	*	*	*	1039	816
05:00	*	*	1099	864	1090	831	1114	894	*	*	*	*	*	*	1101	863
06:00	*	*	740	636	762	679	750	678	*	*	*	*	*	*	751	664
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10:00	*	*	245	184	240	188	267	210	*	*	*	*	*	*	251	194
11:00	*	*	123	82	141	105	149	102	*	*	*	*	*	*	138	96
Lane	0	0	11774	11898	11874	11891	11915	12244	0	0	0	0	0	0	11856	12011
Day	0		23672		23765		24159		0	0	0	0	0		23867	
AM Peak	-	-	07:00	07:00	07:00	07:00	07:00	07:00	-	-	-	-	-	-	07:00	07:00
Vol.	-	-	727	1096	721	1111	701	1078	-	-	-	-	-	-	716	1095
PM Peak	-	-	17:00	17:00	17:00	17:00	17:00	17:00	-	-	-	-	-	-	17:00	17:00
Vol.	-	-	1099	864	1090	831	1114	894	-	-	-	-	-	-	1101	863

Comb. Total	0	23672	23765	24159	0	0	0	23867
ADT	ADT 23,865	AADT 23,865						

RETAIL SITE DEVELOPMENT OPPORTUNITY

4130 Veronica S. Shoemaker Blvd, Fort Myers, FL 33916



POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,484	44,943	116,853
Median age	29.5	33.1	38.9
Median age (male)	28.4	32.7	37.8
Median age (Female)	31.1	33.7	40.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,278	17,507	47,131
# of persons per HH	2.7	2.6	2.5
Average HH income	\$53,850	\$50,008	\$63,181
Average house value	\$239,559	\$224,943	\$248,609

* Demographic data derived from 2020 ACS - US Census

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