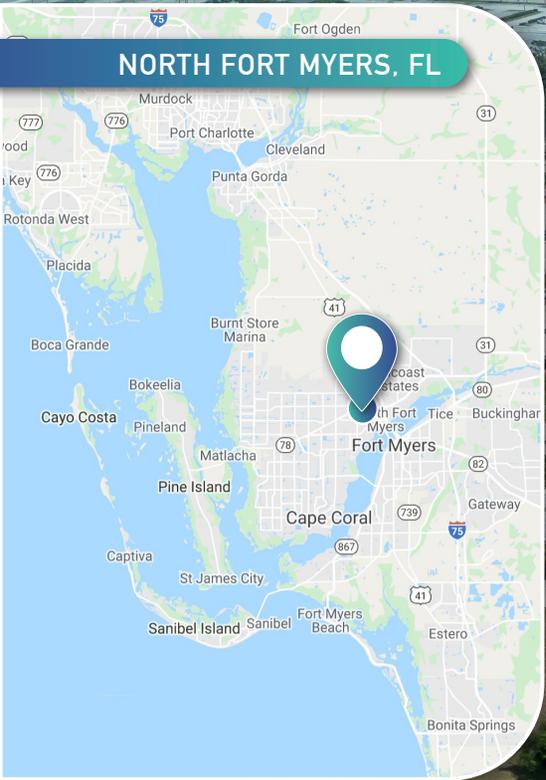




# JUDD CREEK OUTPARCEL

FOR SALE • PRIME PINE ISLAND OPPORTUNITY  
SEQ PINE ISLAND RD & JUDD CREEK BLVD • NORTH FORT MYERS, FL33903



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## 2024 DEMOGRAPHICS

JUDD CREEK OUTPARCEL

	1 MILE	3 MILE	5 MILE
AVERAGE H.H INCOME	\$58,271	\$76,509	\$84,628
POPULATION	4,104	51,093	136,310
EMPLOYMENT DENSITY	1,617	14,467	46,518

## PROPERTY FEATURES

<b>PRICE</b>	\$900,000
<b>AVAILABLE</b>	.84± AC (36,590± SF) Pad Ready site
<b>ZONING</b>	CPD (Lee County)
<b>HIGHLIGHTS</b>	<ul style="list-style-type: none"> <li>• Pad Ready Delivery</li> <li>• High Retail Synergy</li> <li>• Multiple Nearby Multifamily Developments</li> </ul>



trinitycre.com

9450 Corkscrew Palms Cir · Suite 101 · Estero, FL 33928

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# JUDD CREEK OUTPARCEL

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SEQ PINE ISLAND RD & JUDD CREEK BLVD · NORTH FORT MYERS, FL 33903

MERCHANTS  
CROSSINGS APTS  
280± UNITS



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