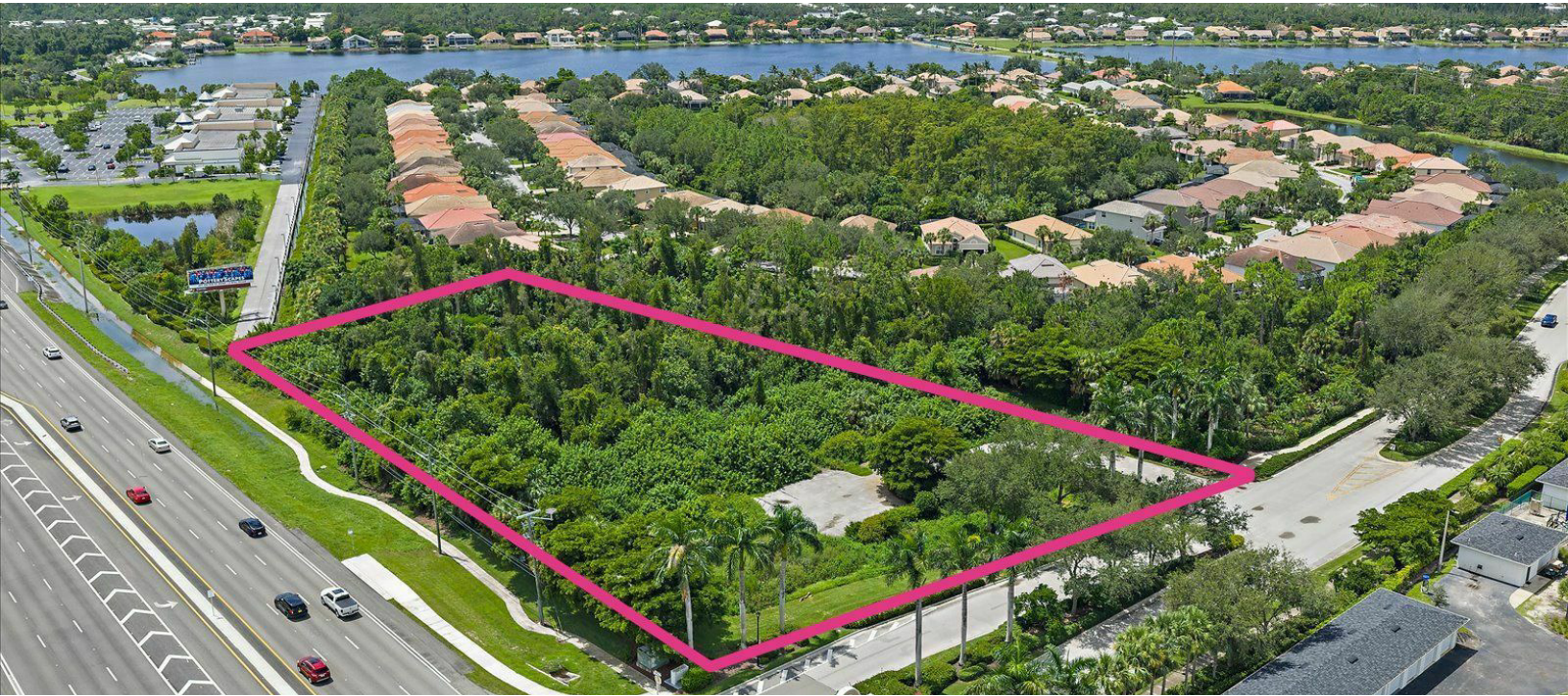


# Entitled Vacant Land Development Opportunity

5515 Emerson Square Blvd, Fort Myers, FL 33908

Land For  
Sale



VIDEO

## Property Description

Commercial Zoned 3.05 acre parcel with over 470 feet of frontage on Tamiami Trail (US Highway 41) gives great exposure to over 48,000 vehicles per day. Property is shovel ready with approvals and construction plans. All City, FDOT and SWFMD approvals have been received!

High Visibility location on US 41 just a few blocks south of the intersection of Michael Ripple Parkway and Alico Road.

Zoned for a broad mix of uses including sports, hospitality, and retail. The site is fully entitled for a 40,000 square foot building and positioned to streamline future buildouts and accelerate revenue generation.

## OFFERING SUMMARY

Sale Price:	\$1,799,999
Lot Size:	3.05 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,259	15,287	45,147
Total Population	5,147	36,664	101,205
Average HH Income	\$107,745	\$111,069	\$111,959



**Loyd Robbins**

Principal Broker  
(941)-356-9659  
loyd@rerobbins.com



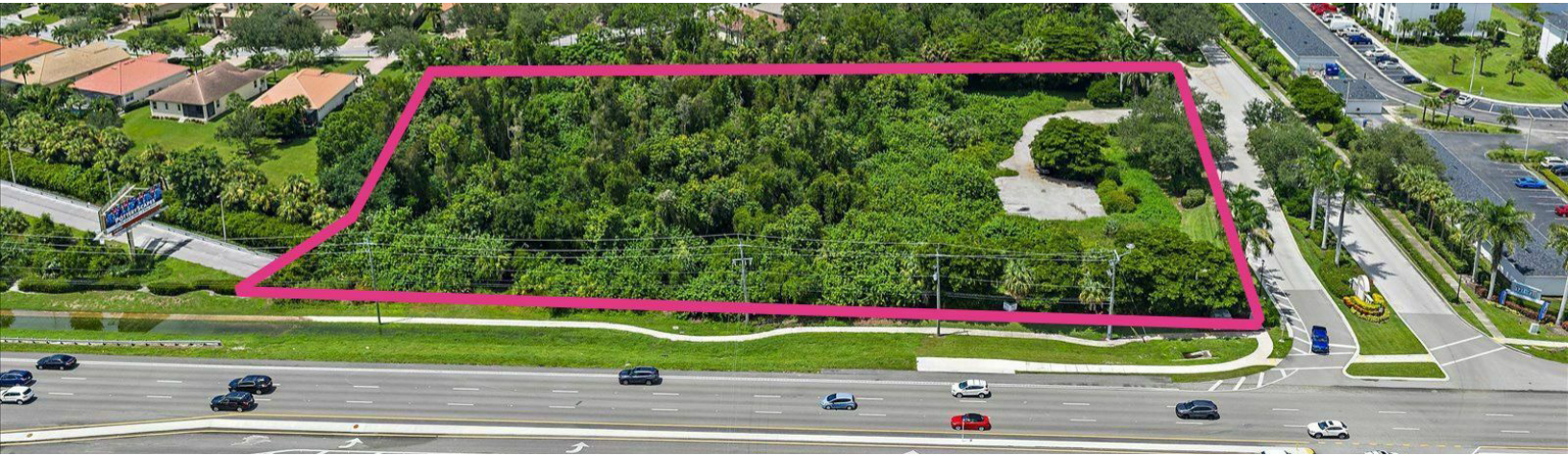
3580 S. Tuttle Ave  
Sarasota FL 34239

[www.rerobbins.com](http://www.rerobbins.com)

# High Traffic Area

Land For  
Sale

5515 Emerson Square Blvd, Fort Myers, FL 33908



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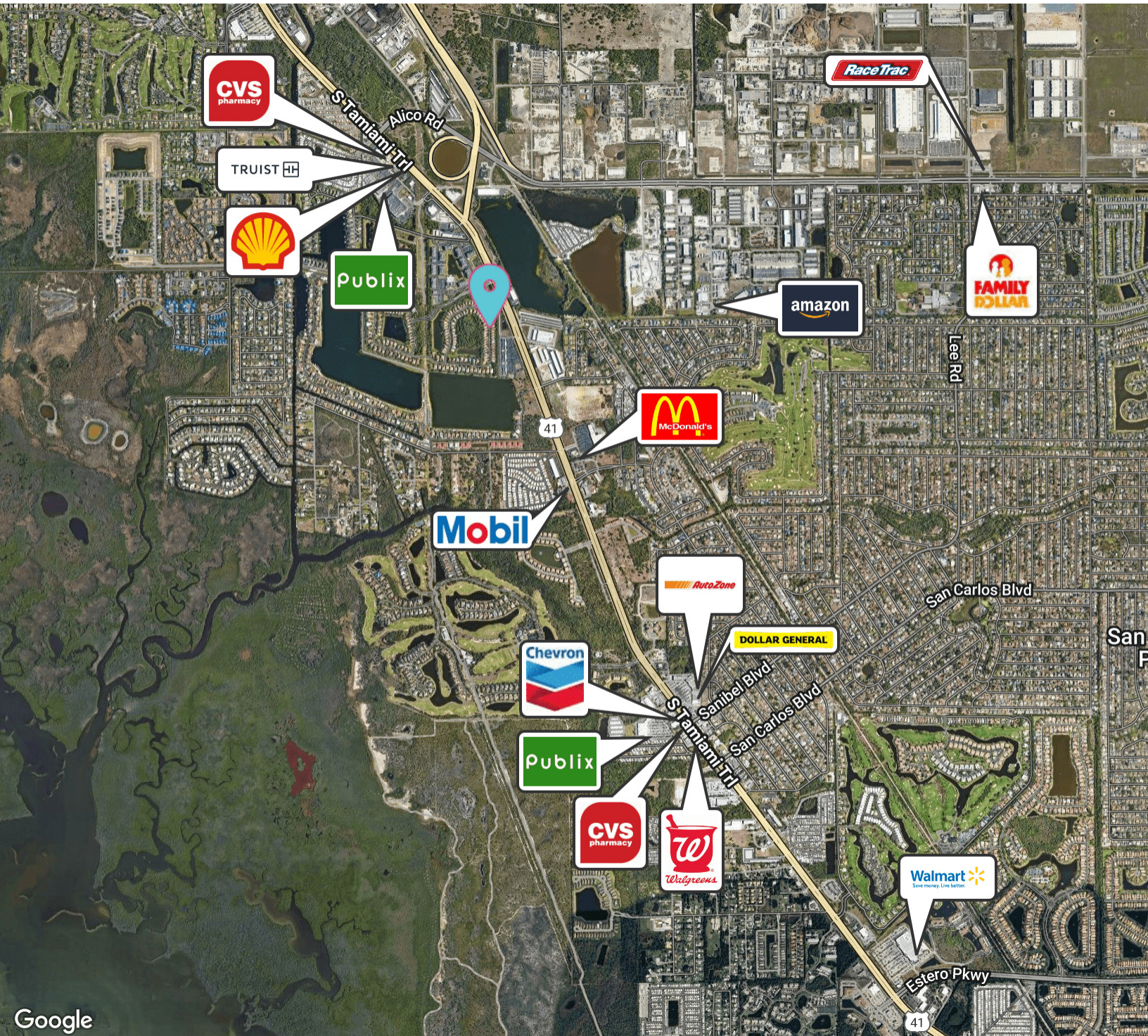
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# Prominent Corner Location

Land For Sale

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Google



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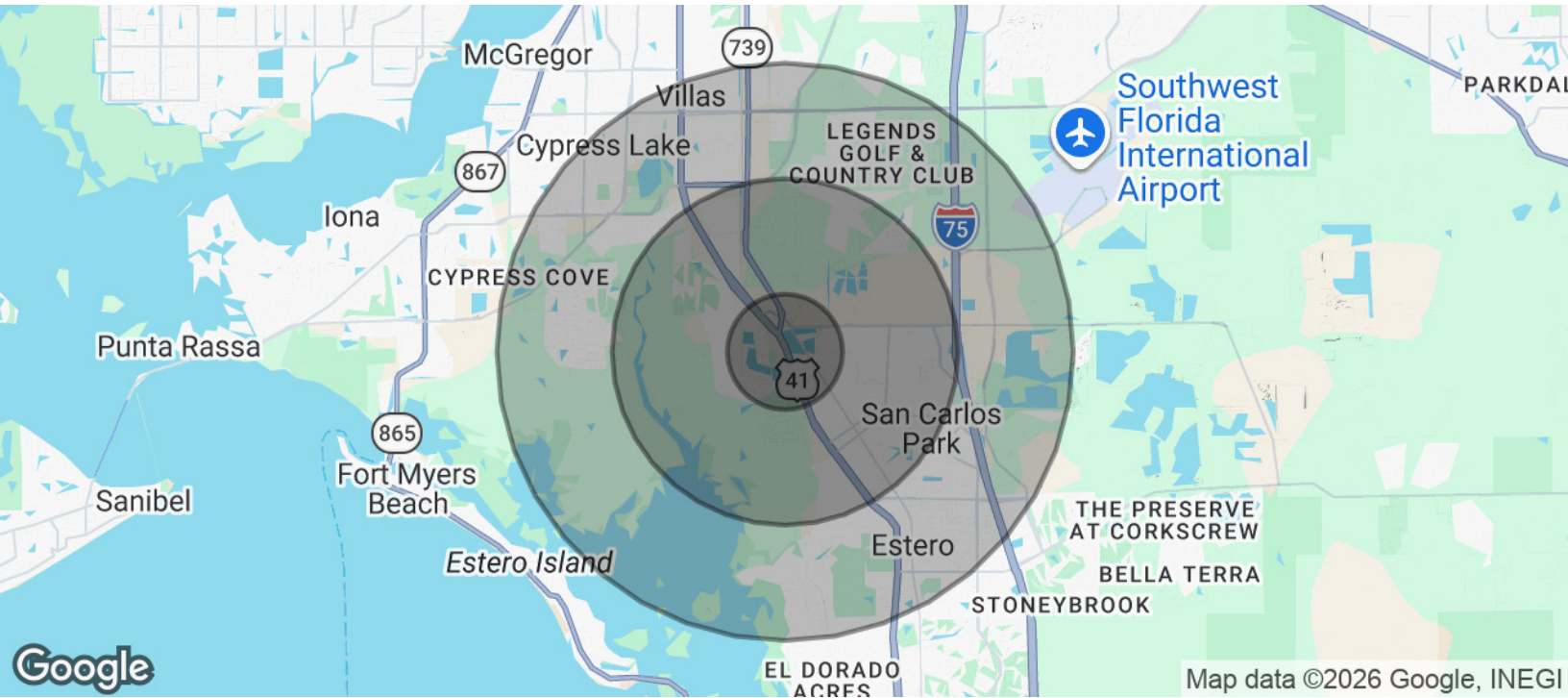


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# Rapidly Growing Market

Land For Sale

5515 Emerson Square Boulevard, Fort Myers, FL 33908



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,147	36,664	101,205
Average Age	47	46	49
Average Age (Male)	47	45	49
Average Age (Female)	48	46	50

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,259	15,287	45,147
# of Persons per HH	2.2	2.4	2.3
Average HH Income	\$107,745	\$111,069	\$111,959
Average House Value	\$398,692	\$405,055	\$425,100

2023 American Community Survey (ACS)



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