

**Land For Sale  
\$350,000**



Lot Size	Building Size	Sale Price	Land Price/SF	Zoning
1.37 Acres	N/A	\$350,000	\$5.86	RM-2

## PROPERTY HIGH-

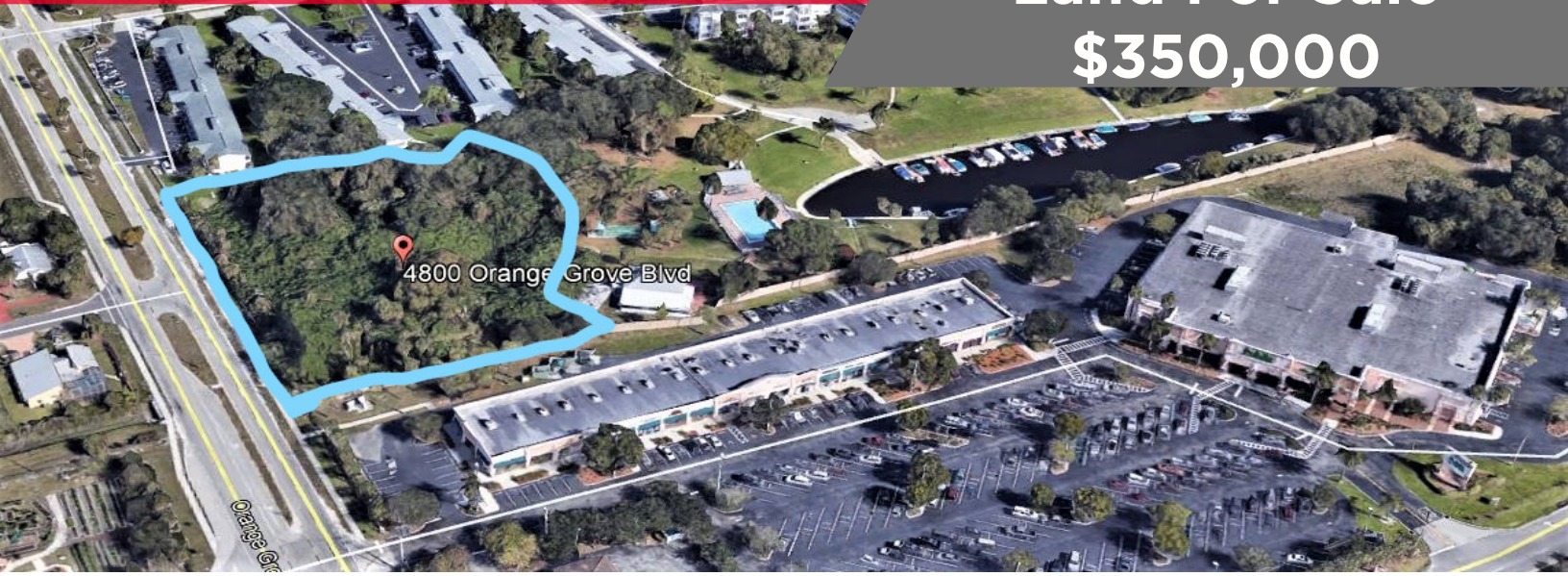
- Great location near schools, shopping centers and other services
- Easy access to US 41 and downtown Fort Myers across the bridge
- High Traffic Counts 22,393 AADT via Hancock Bridge Parkway (FDOT 2018)







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**Demographics and Traffic Information**

Population	1 Mile	3 Miles	5 Miles
2019 Total Population	8,656	59,936	157,069
2024 Population	9,581	64,297	176,114
Population Growth	10.69%	12.93%	12.13%
Average Age	45.00	44.00	43.60
Households			
2019 Households	3,484	24,346	64,725
Household Growth to 2019-2024	9.47%	12.38%	11.23%
Median Household Income	\$55,060	\$45,106	\$45,395
Average Household Size	2.40	2.30	2.30
Housing			
Median Home Value	\$226,680	\$177,517	\$162,998

Collection Street	Cross Street	Traffic Volume	Year	Distance
Hancock Bridge Pky	Iron Way E	21,473 AADT	2018	0.20 Miles
Hancock Bridge Pky	SE 23rd Pl	13,957 AADT	2018	.25 Miles
Hancock Bridge Pky	Moody Rd	22,393 AADT	2018	.47 Miles
Hancock Bridge Pky	SE 23rd Ave	18,720 AADT	2018	.57 Miles
Hancock Bridge Pky	SE 24th Ave	20,751 AADT	2018	.58 Miles

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