



# 3404 Hancock Bridge Pkwy

North Fort Myers, FL 33903

## Property Features

- $\pm 244'$  of frontage on Hancock Bridge Pkwy
- Strong traffic exposure
- Cleared, build-ready site with utilities in place
- Existing billboard providing visibility
- Winslow Residences recently completed within proximity to subject totaling 320 units
- Strong infill development opportunity for convenience retail, QSR or service uses
- Connectivity to Downtown Fort Myers via Hancock Bridge corridor

|                 |                           |
|-----------------|---------------------------|
| Land Area       | $\pm 92,086$ SF / 2.11 AC |
| Price/SF/AC     | \$10.32/SF / \$450,237/AC |
| Future Land Use | Intensive Development     |
| Strap Numbers   | 11-44-24-00-00017.005A    |
| Zoning          | C-1A                      |
| Submarket       | North Fort Myers          |

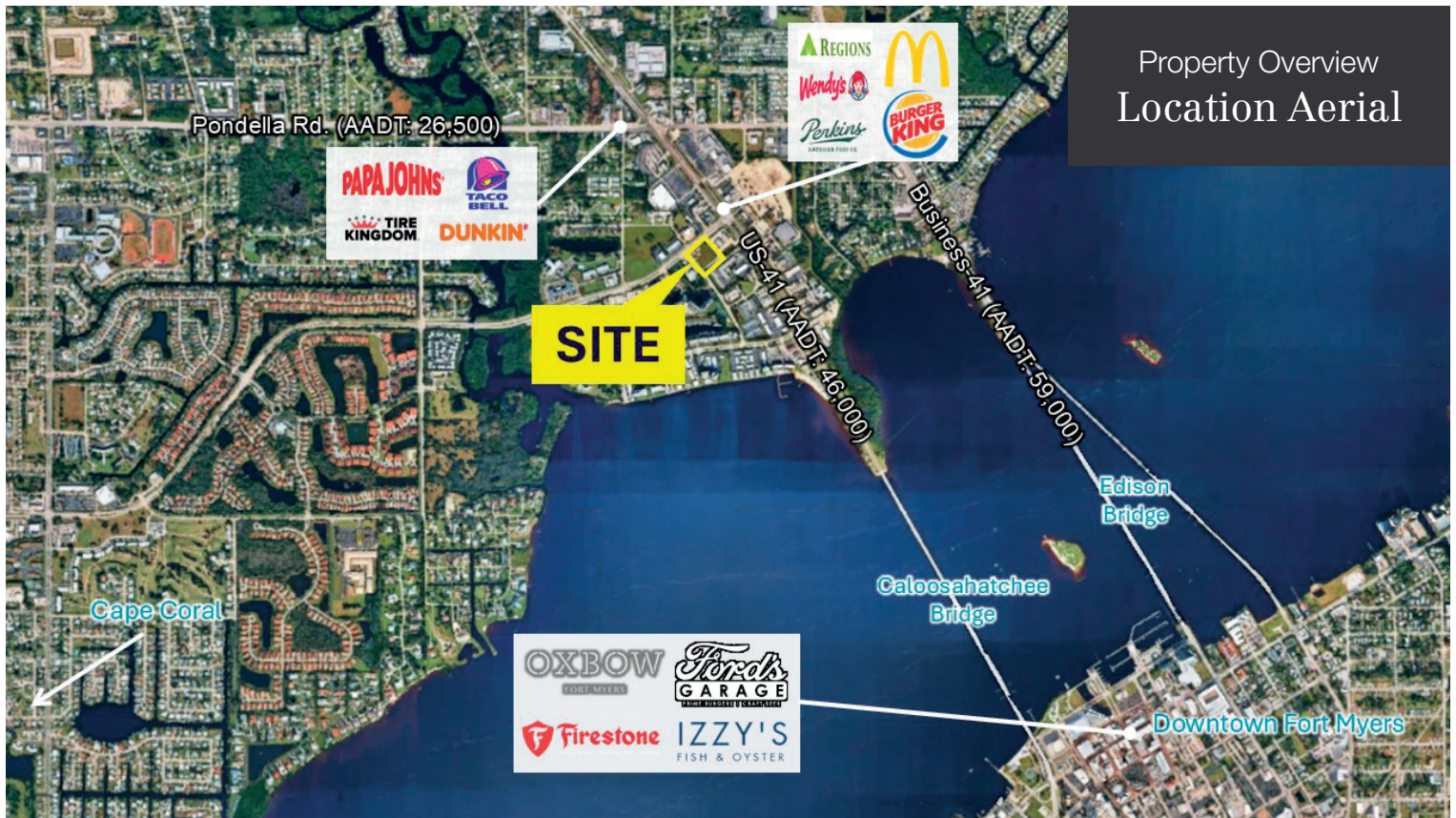
## For more information:

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### Lane Boy

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Property Overview  
Location Aerial

## Central location:

Located on Hancock Bridge Parkway in North Fort Myers, the property offers convenient access to both Cape Coral and Downtown Fort Myers, connecting two of the area's primary residential and business hubs. Positioned along a well-traveled corridor near the Caloosahatchee River crossings, it benefits from strong visibility and seamless connectivity to US-41 and surrounding amenities.

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| 2025 Demographics                         | 1-Mile   | 3-Miles  | 5-Miles  |
|-------------------------------------------|----------|----------|----------|
| <b>Total Population</b>                   | 5,430    | 55,227   | 157,273  |
| <b>Total Households</b>                   | 2,664    | 25,406   | 64,388   |
| <b>Annual Population Growth 2024-2029</b> | 2.8%     | 2.0%     | 1.5%     |
| <b>Average Household Income</b>           | \$79,552 | \$71,431 | \$76,328 |
| <b>Median Age</b>                         | 55.2     | 51.2     | 44.1     |