



4800 Orange Grove Blvd

North Fort Myers, FL 33903

Property Highlights

- 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)



For more information:

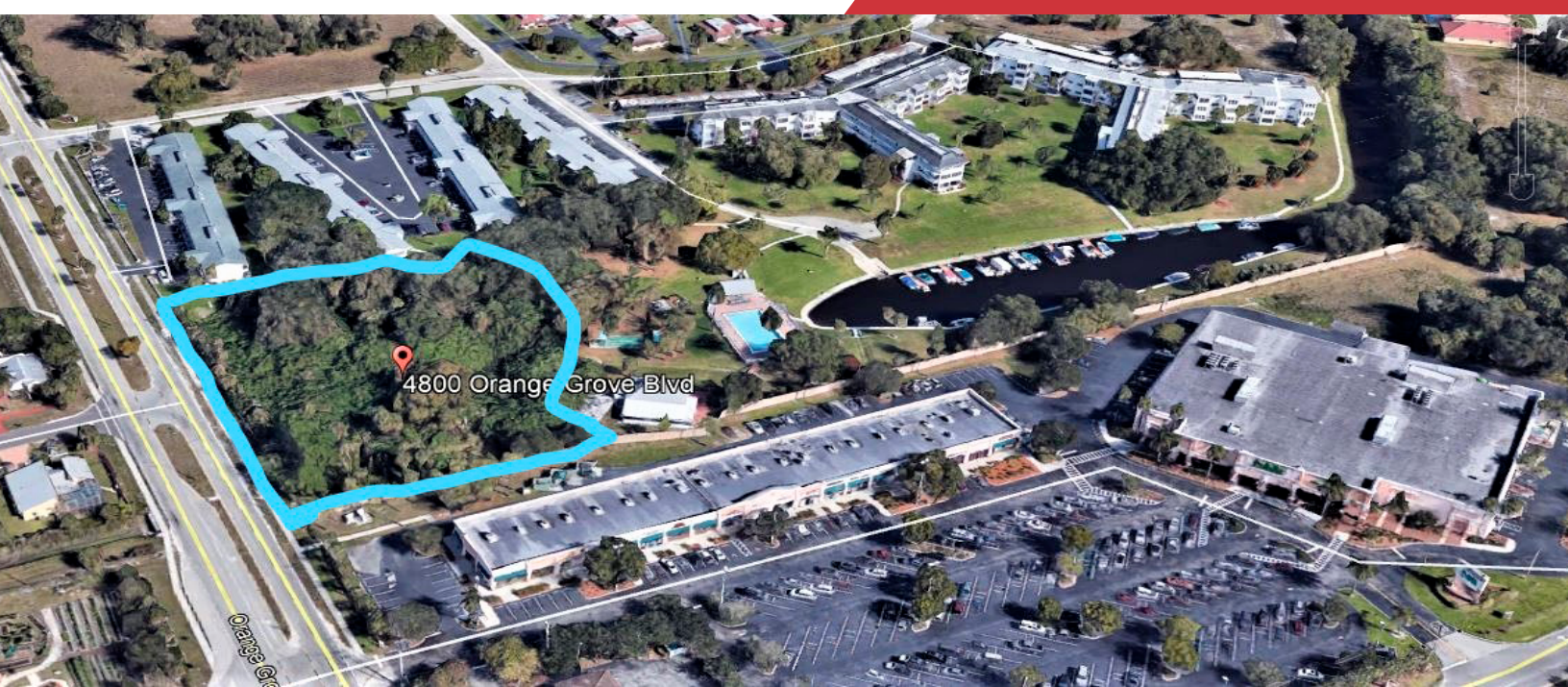
Lane Boy

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

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Demographics and Traffic Information

Population	1 Mile	3 Miles	5 Miles
2025 Total Population	9,873	55,047	168,283
2030 Population	10,632	59,860	183,545
Annual Population Growth 2030	1.5%	1.7%	1.8%
Average Age	46.1	46.3	45.2
Households			
2025 Households	3,484	24,346	64,725
Household Growth to 2025-2030	1.4%	24,978%	74,311%
Median Household Income	\$71,575	\$62,457	\$60,730

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