



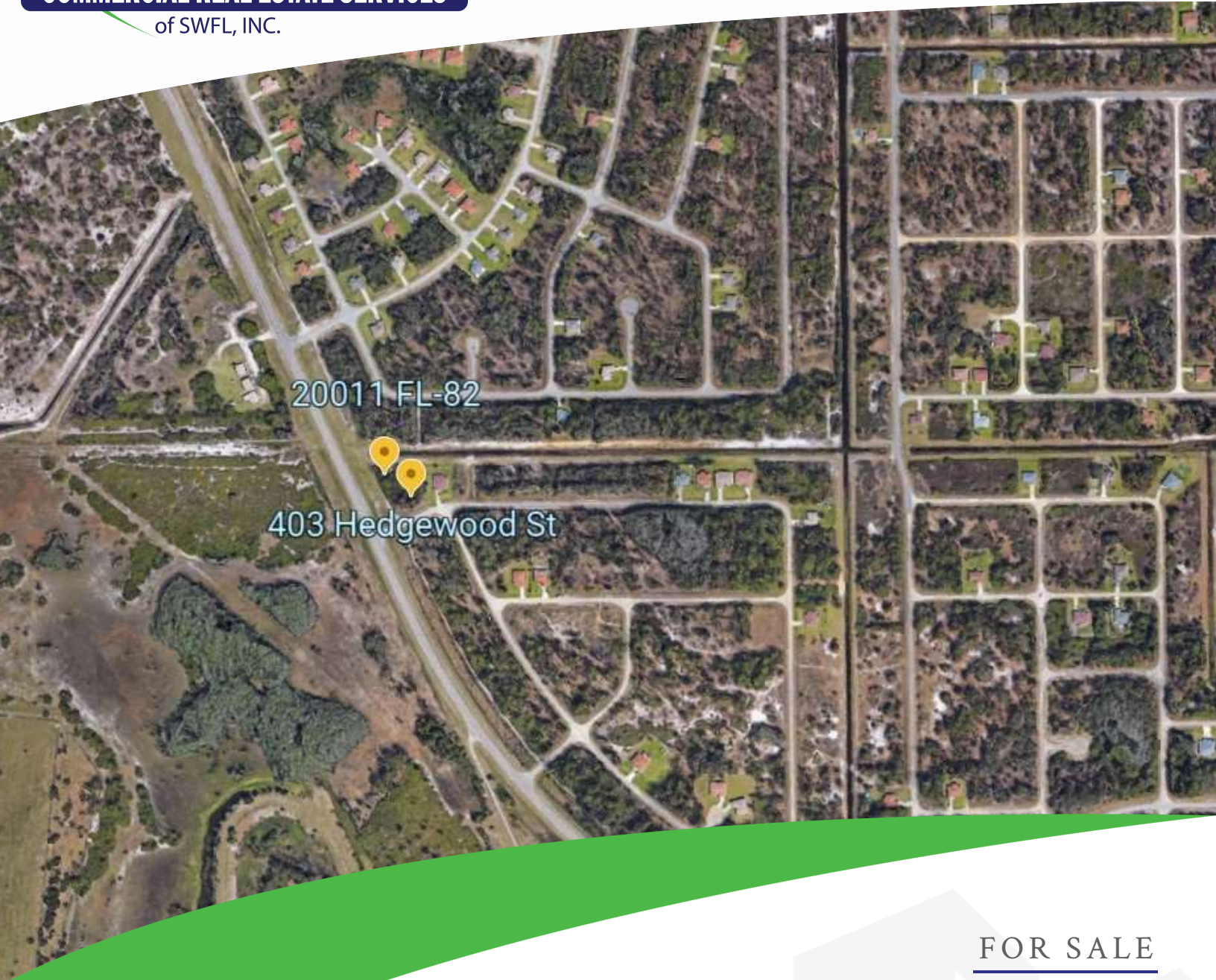
COMMERCIAL REAL ESTATE SERVICES

of SWFL, INC.

CARLOS ACOSTA, CCIM

239.823.0115

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FOR SALE

20011 ST RD 82
AND 403
HEDGEWOOD ST

Property Summary



SALE PRICE

\$277,472

PROPERTY OVERVIEW

OFFERING SUMMARY

Total SF 34,684

20011 St Rd 82 - 18,934 SQ FT

403 Hedgewood St - 15,750 SQ FT

Zoning: Commercial

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	1,847	13,012	50,176
Total Households	570	3,913	15,834
Median Age	36.8	35.3	36.2
Average HH Income	\$57,000	\$58,016	\$51,993

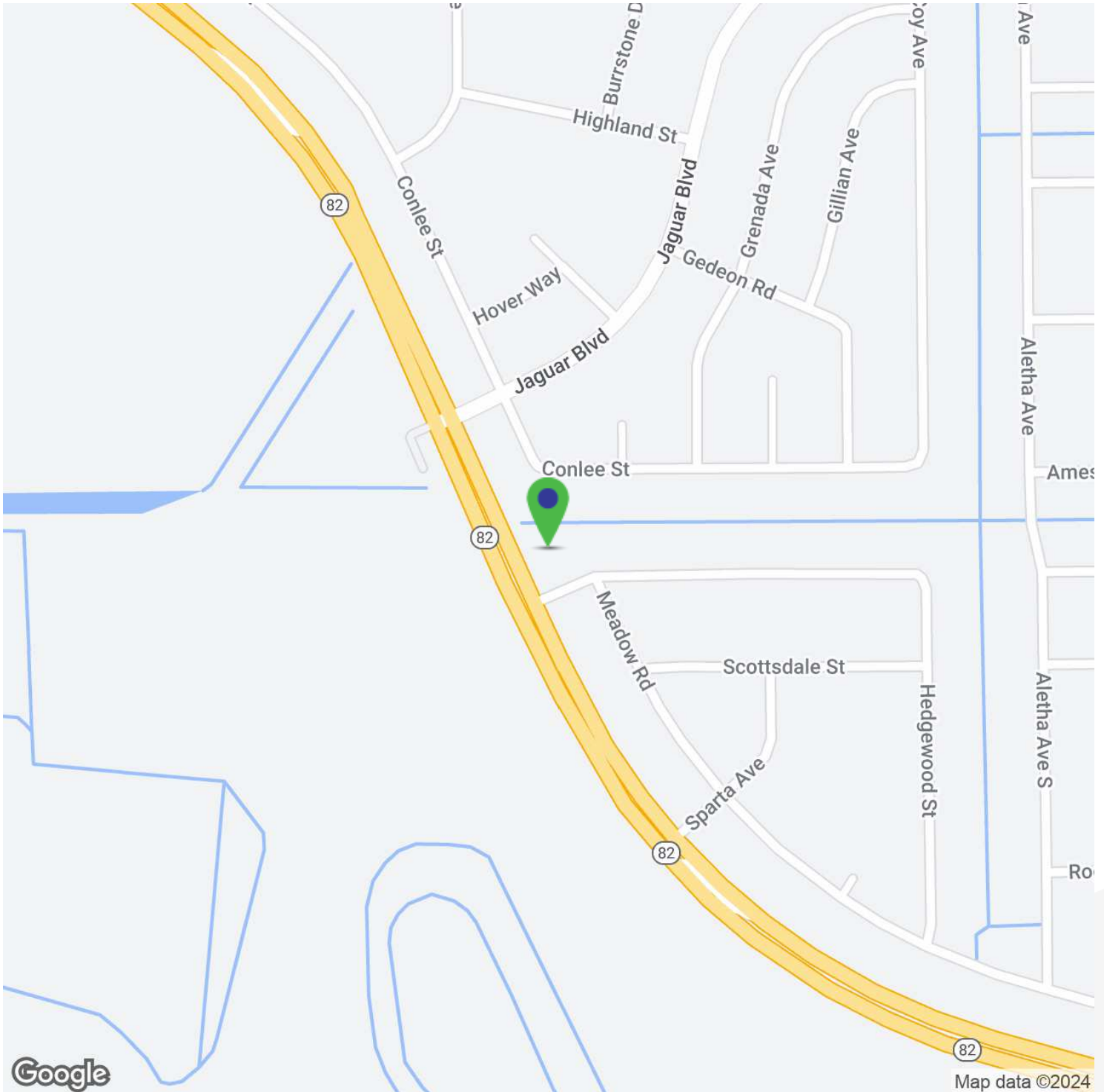
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239.980.0081 • cresswfl.com

20011 ST RD 82 AND 403 HEDGEWOOD ST
20011 ST RD 82, FORT MYERS, FL 33913



Location Map



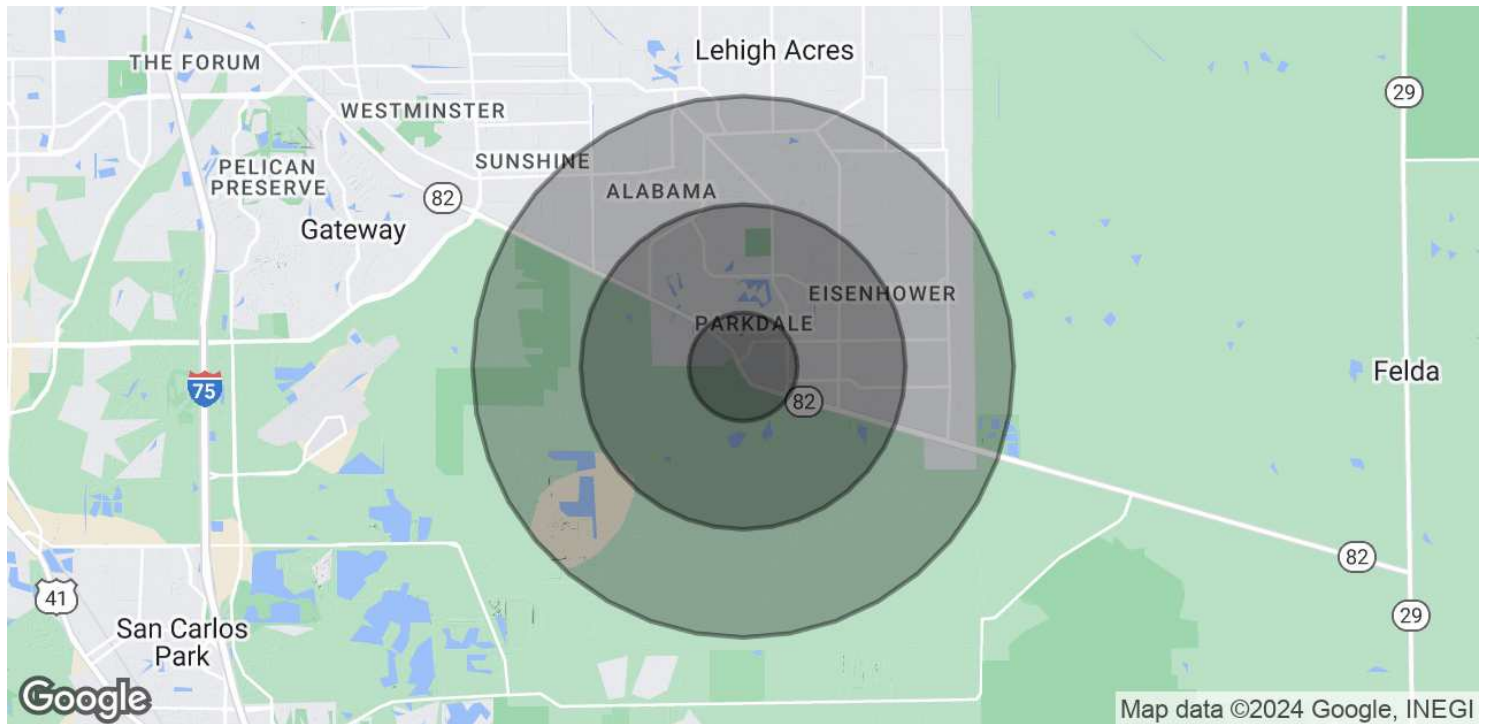
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Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,847	13,012	50,176
Average Age	36.8	35.3	36.2
Average Age (Male)	35.1	34.7	33.4
Average Age (Female)	37.7	35.7	36.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	570	3,913	15,834
# of Persons per HH	3.2	3.3	3.2
Average HH Income	\$57,000	\$58,016	\$51,993
Average House Value	\$188,852	\$181,789	\$156,594

* Demographic data derived from 2020 ACS - US Census