

SALE

SR 82 Fully Entitled Reail Lot

554 MEADOW ROAD

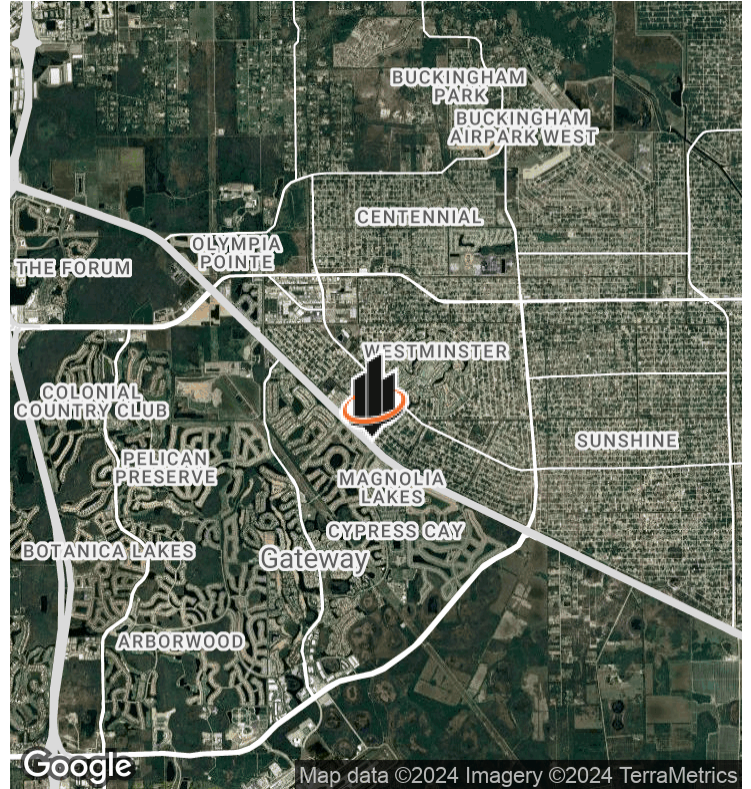
Lehigh Acres, FL 33973

PRESENTED BY:

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

The lot is fully entitled for a Coffee Kiosk with drive-through lanes. SR 82 has 2023 AADT of 36,000. This is one of the only lots along Meadow Rd between Colonial Blvd (Lee Blvd) and Daniels Pkwy (Gunnery Rd) on a lighted intersection and on a hard corner.

OFFERING SUMMARY

SALE PRICE:	\$899,000
LOT SIZE:	0.81 Acres
ZOING:	C-2
USE:	Fully Entitled Retail Lot
TRAFFIC COUNTS:	36,000 AADT (2023 FDOT)

LOCATION DESCRIPTION

Busy SR 82 lot at the lighted intersection of SR 82 and Ray (Griffin on the South side of SR).

Directly across SR 82 from Gateway High School. 1.5 miles to Gateway Elementary.

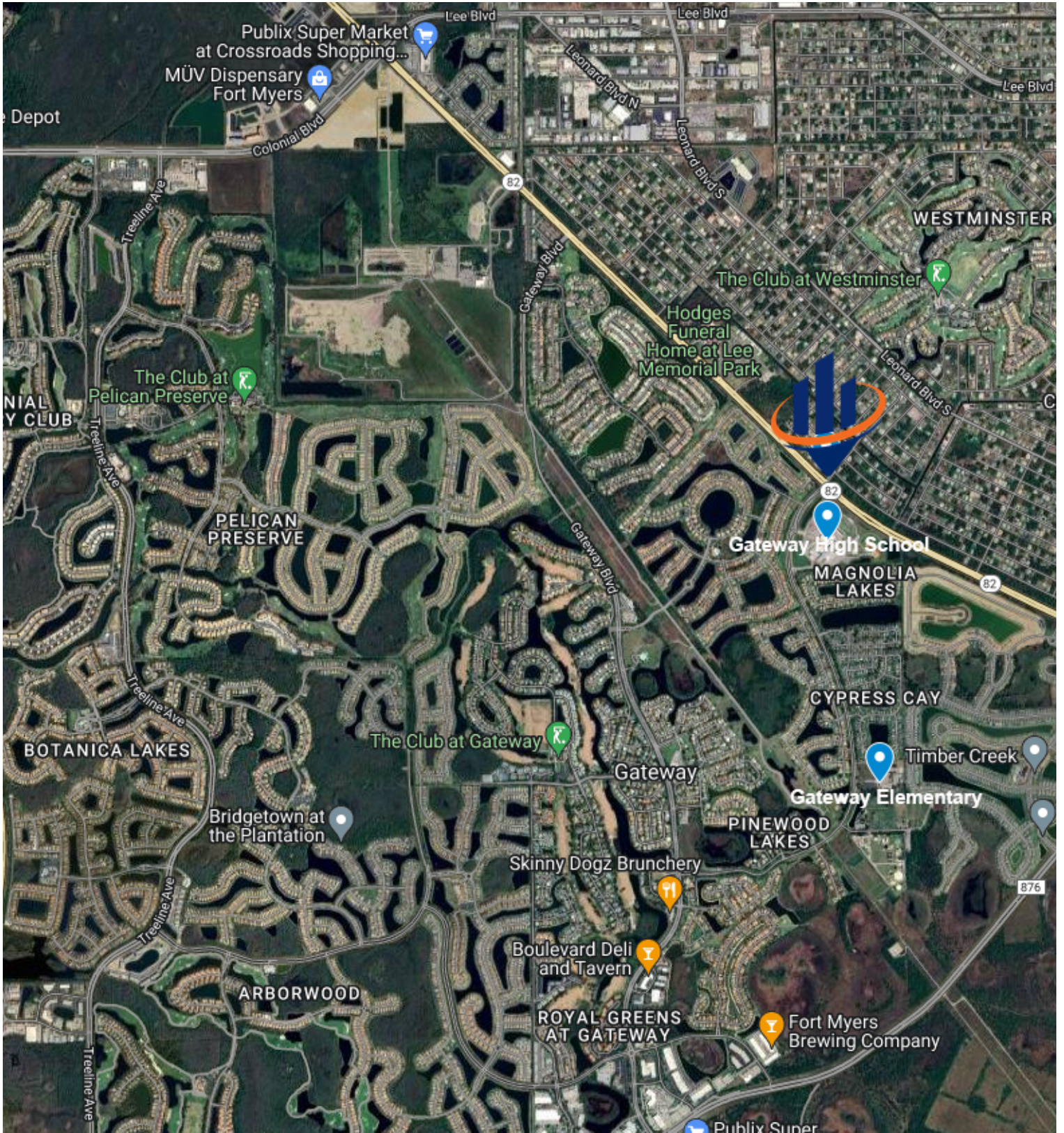
Located 2.5 miles from the intersection of Colonial Blvd. (Lee Blvd.) and SR 82. 1.9 miles to the intersection of SR 82 and Daniels Parkway Extension (Gunnery Road).

PROPERTY HIGHLIGHTS

- Fully Entitled Lot
- Rare Corner on SR 82 with a Traffic Light
- AM Side of the Road
- Close Proximity to Gateway High School and Gateway Elementary
- Parcel is next to a Dollar General store
- Frontage on Busy SR 82

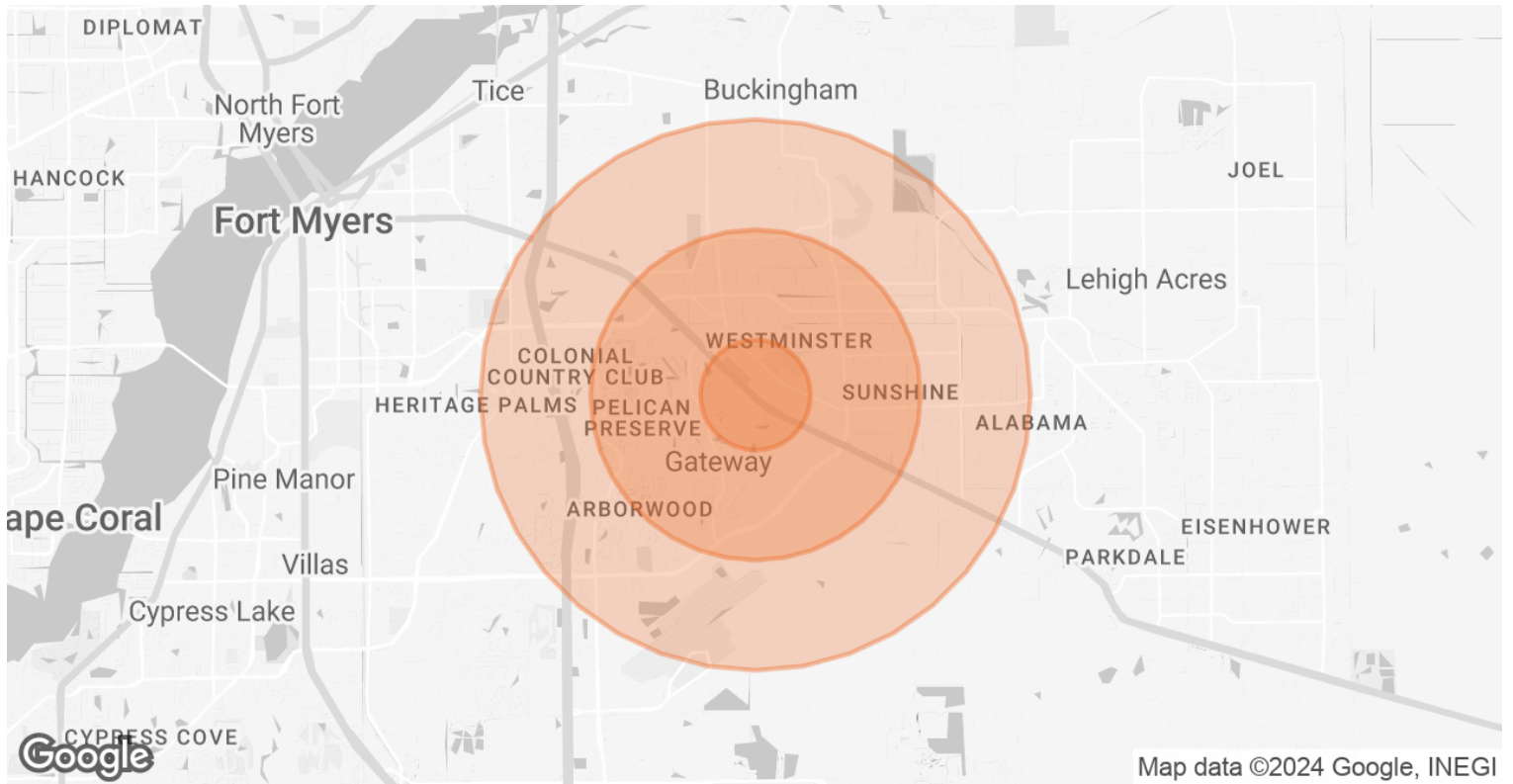
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,360	56,085	100,179
AVERAGE AGE	37	41	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,083	19,830	35,942
# OF PERSONS PER HH	3	2.8	2.8
AVERAGE HH INCOME	\$95,451	\$98,725	\$99,069
AVERAGE HOUSE VALUE	\$358,311	\$345,283	\$347,517

Demographics data derived from AlphaMap

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