

1.3 Acre +/- Pad Site

RETAIL | OFFICE | MEDICAL

FOR SALE

DANIEL'S PARKWAY & I-75 INTERCHANGE | FORT MYERS, FL

WILLIAM RAVEIS

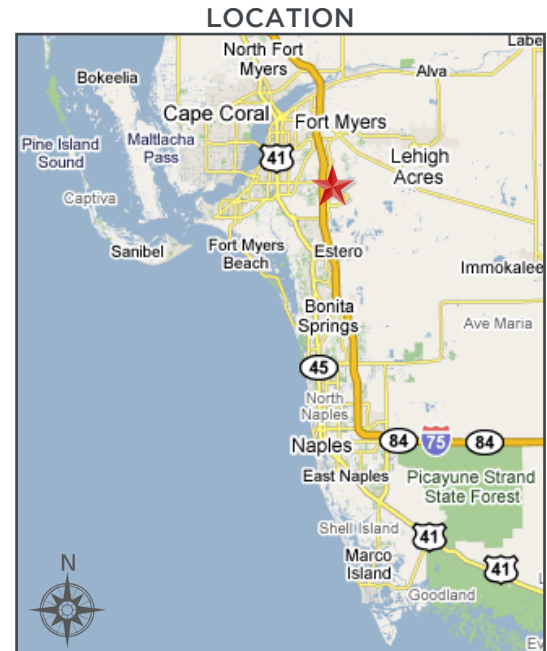
COMMERCIAL

850 5th Avenue South | Naples, FL
www.NaplesCommercialRealty.com



- **PROPERTY:** 1.3 Acre +/- ready-to-build pad site
- **PERMITTED USES:** Retail, restaurant, office, medical
- **LOCATION:** NWQ of Daniels Pkwy. & Treeline Ave.
- **DETAILS:** Cleared, graded, and filled. CPD zoning. Located in high growth corridor. Under-served retail market, great demographics.
- **TRAFFIC COUNTS:**

Daniels Pkwy:	56,400	AADT
Treeline Ave:	23,000	AADT
I-75:	119,082	AADT
- **PRICING:** \$1.5 Million



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DRONE PIC FACING SOUTHWEST



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PLAT-ANCHOR TRACT



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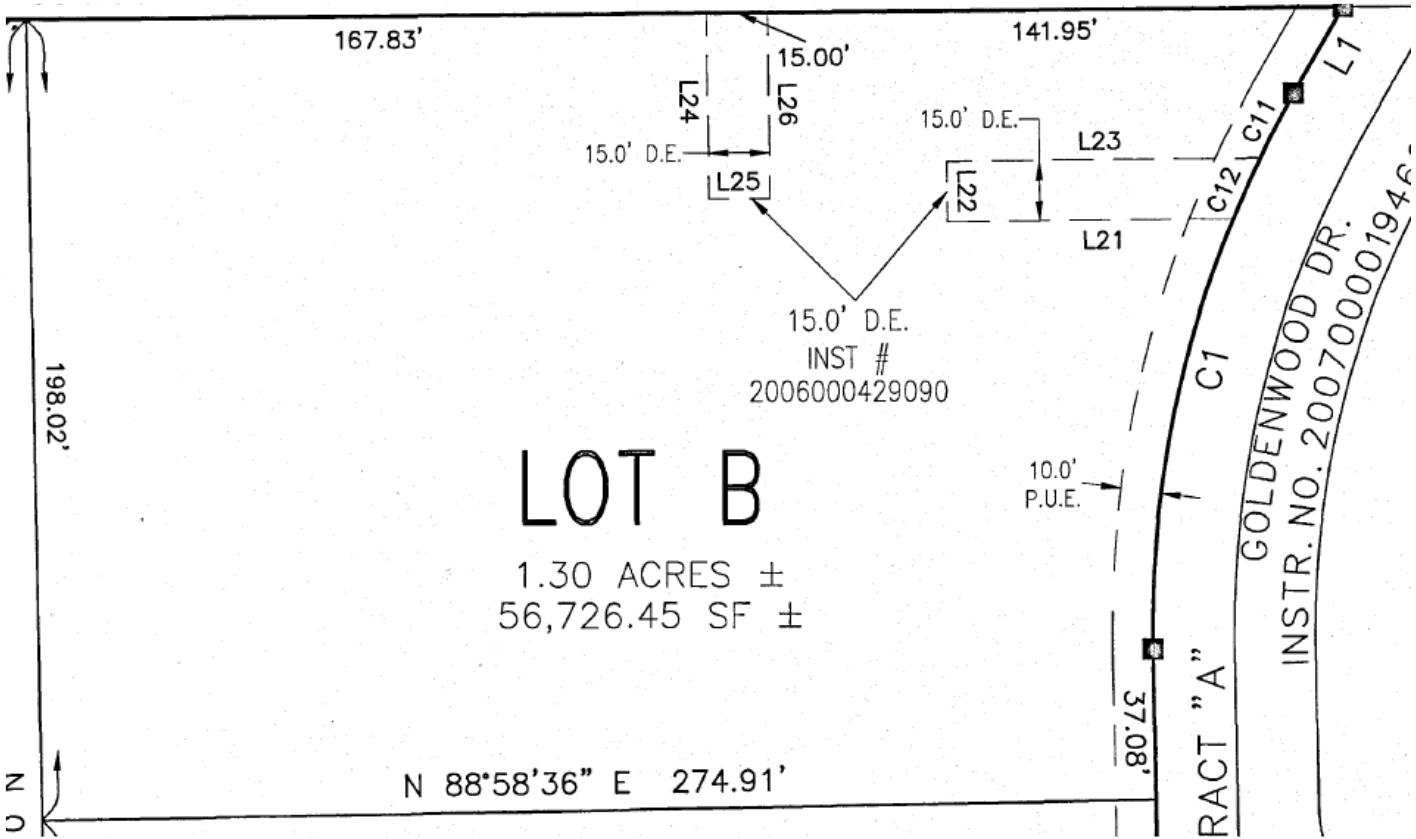
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2024 DEMOGRAPHICS

Source: Co-Star

DEMO	1-MILE	3-MILE	5-MILE
Total Population	1,519	27,887	89,054
Avg Household Income	\$149,137	\$117,587	\$105,575
Total Households	851	13,553	38,856
Median Age	67.2	61.0	50.2

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DEVELOPMENT RENDERING



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OVERHEAD AERIAL



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WILLIAM RAVEIS

COMMERCIAL

William Raveis Real Estate was founded in 1974 in Connecticut, and has since become the largest family owned real estate company in the Northeast and the 9th largest real estate company in the United States, with real estate and mortgage sales exceeding \$10B annually.

With offices in Connecticut, Florida, Maine, Massachusetts, New Hampshire, New Jersey, New York, Rhode Island, and Vermont and over 4,000 agents across the Northeast and Florida.

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