

## Property Highlights

- Two (2) Parcels of Land with approximately 173' of frontage on Corkscrew Rd.
- Close proximity to SWFL airport, Hertz Arena, and many retailers
- Ideally centered between Ft. Myers and Naples
- The Urban Commercial Use is flexible and allows for a variety of uses
- Growing population and traffic counts

## PROPERTY DETAILS

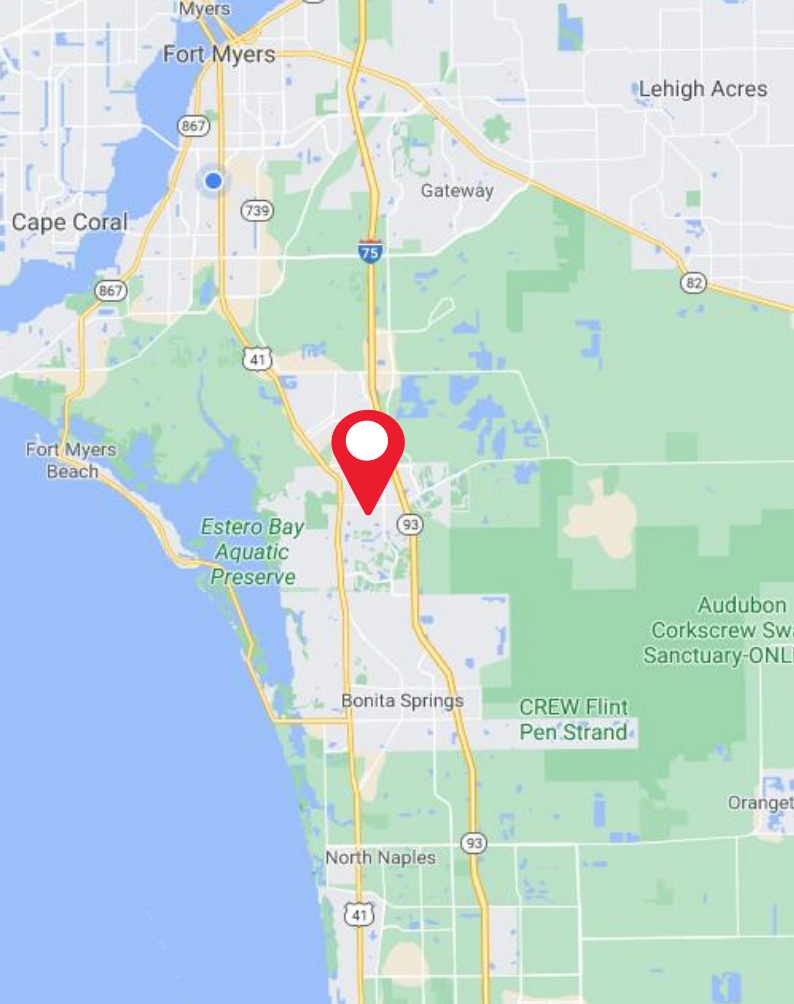
Sale Price	\$1,971,000
Future Land Use	Urban Commercial
Submarket	Estero
Land Area (AC)	2.19 AC
Land Area (SF)	95,263 SF
Parcel #	34-46-25-E2-U2058.2362 34-46-25-E2-U2058.2354

For more information, please contact:

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TRAFFIC COUNTS	Cross Street	Traffic Volume	
Corkscrew Rd.	Corkscrew Commons Dr.	36,613	
Corkscrew Rd.	I-75	40,500	
POPULATION	2 Miles	5 Miles	10 Miles
2023 Total Population	26,646	89,119	229,567
2028 Projected Population	28,203	93,477	239,242
Population Growth 2010-2023	4.1%	3.0%	2.5%
Average Age	59.4	52.4	57.2
2023 Total Households	12,658	38,249	104,247
Median Household Income	\$111,322	\$112,186	\$107,541