

Commercial Building or Ground Lease

18940 South Tamiami Trail, Fort Myers, Florida 33908



1.24 Acres

225.05 ft. Frontage of U.S.41 ROW

2-Sided Easement Common Access Road

320 ft. Dedicated Right-in Turn Lane

Master Storm Water Management System

Offer: Ground Lease - \$3.00 p.s.f.

Building Lease - \$30.00 p.s.f.

Contact Information:

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Subject Property: 18940 S Tamiami Trail, Fort Myers, Fla. 33908



Source: Lee County Property Appraiser



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Aerial View of Major Businesses Surrounding Subject Property



Subject Property Description

Legend	Description
Location	North of Tamiami Trail (U.S.41) and Sanibel Boulevard signalized intersection on the west side of U.S.41 adjacent to and north of Grand Bay Plaza
Legal Description	Parl Lying in S ½ of SE ¼ of SW ¼ S of Trail Desc in OR 4303/4728
Ownership	Fee Simple
Approximate Parcel Size (Acres)	1.24
Approximate Square Foot	54,014.4
Total Building Size (Sq. Ft.)	5,461
Heated Building Size (Sq. Ft.)	3,695
Year Built	2004
Development Order Number	2003-00238
Zoning Designation	Commercial Planned Development (CPD)
Flood Insurance Zone	A14-EL11
Right-in Deceleration Turn Lane (ft.)	320' per FDOT permit#03-A-192-0032
Frontage Length of U.S.41 ROW (ft.)	225.05'
Surface Water Management	Master dry retention pond via type 'C' and 'F' catch basin inlets
Potable Water	2" water service with 1" water meter and 1" backflow preventer
Sanitation Sewer (SS)	Master lift station via 6" SS line

Demographics

Key	1-Mile Radius			3-Mile Radius			5-Mile Radius		
	2022 Est.	2027 Proj.	% inc.	2022 Est.	2027 Proj.	% inc.	2022 Est.	2027 Proj.	% inc.
Population	6,400	6,681	4.4%	44,129	46,701	5.8%	80,754	85,511	5.9%
Households	2,622	2,781	6.1%	18,867	20,242	7.3%	34,946	37,455	7.2%
Median Age	43.1	43.8		48.7	49.7		54.6	56.1	
Household Income:									
- Average	\$85,119	\$95,315	12.0%	\$96,150	\$107,951	12.3%	\$113,037	\$126,503	11.9%
- Median	\$65,777	\$74,901	13.9%	\$72,514	\$82,343	13.6%	\$78,706	\$89,398	13.6%
- % of HH over \$75K	43%	50%	17.5%	48%	56%	15.7%	53%	60%	13.3%
% of Pop. 16+ Employed	96.5%	97.1%	0.6%	96.9%	97.4%	0.5%	96.8%	97.3%	0.5%
Avg. # of Vehicles/HH	1.81	1.81	0.2%	1.77	1.78	0.5%	1.72	1.73	0.5%
Education Level (25+)									
- % w/ Some College	21.3%	21.3%	-0.3%	22.2%	22.0%	-1.0%	21.1%	20.9%	-1.2%
- % w/ Bach./Grad Degree	23.6%	24.2%	2.6%	31.1%	31.9%	2.3%	37.7%	38.3%	1.7%

Schedule of Uses of Subject Property

All Parcels (Rear Parcel, Outparcels 1 and 2)

Administrative Offices
Auto Parts Store (no installation)
Automatic Teller Machine (ATM)
Banks and Financial Establishments, Groups I and II
Business Services, Group I
Clothing Stores - General
Consumption on Premises (COP) - (only in conjunction with Restaurant, Group III; and Clubs, Commercial, Fraternal, or Membership Organizations. Outdoor seating for a Restaurant, Group III COP, and Clubs COP must be reviewed through the Special Exception process on a case-by-case basis.)
Convenience Food and Beverage Store (limited to 12 fuel pumps and as restricted in Condition # 9)
Day Care Center - Adult, Child
Drive Through [limited to Banks and Financial Establishments, Groups I, and II; Laundry or Dry Cleaning, Group I; Drugstore, Pharmacy; Restaurants, fast food (restricted to ONE only on entire site)]
Essential Services
Essential Service facilities, Group I
Fences, Walls
Food Store, Group I
Hardware Store
Hobby, Toy and Game Shop
Household and Office Furnishings, Groups I, II, and III
Laundry or Dry Cleaning, Group I
Medical Office
Novelties, Jewelry, Toys, and Signs, Groups I, II, and III
Paint, Glass, and Wallpaper
Parking lot, accessory
Personal Services, Groups I, and II
Restaurants, Fast Food (limited to ONE free-standing on the entire site, but no restrictions in conjunction with the in-line shopping center)
Restaurants, Groups I, II, and III
Self Service Fuel Pumps in conjunction with a Convenience Food and Beverage Store (limited to 12 fuel pumps and as restricted in Condition #9)
Signs in accordance with Chapter 30
Specialty Retail Shops, Groups I-IV

VI. Business Restrictions and Exclusives: The types of uses permitted in the Center shall be of a retail, office and/or commercial nature found in Center of a similar size and quality in the metropolitan marketing area in which the Center are located. No business providing drive-up or drive-through lanes shall be permitted in the Center without the prior written approval of Developer, which approval may be withheld for any reason or for no reason.

Pursuant to Par. 6.1 of Declaration of Easements, Covenants and Restrictions by San Carlos Six Acres, LTD. For San Carlos Six Acres Center 14.May.2004 Instr#6281387 or BK 84303 Pgs 4678 to 4727

Traffic Analysis

PCS 25 - US 41 south of Hickory Dr

2022 AADT = 55,000 VPD

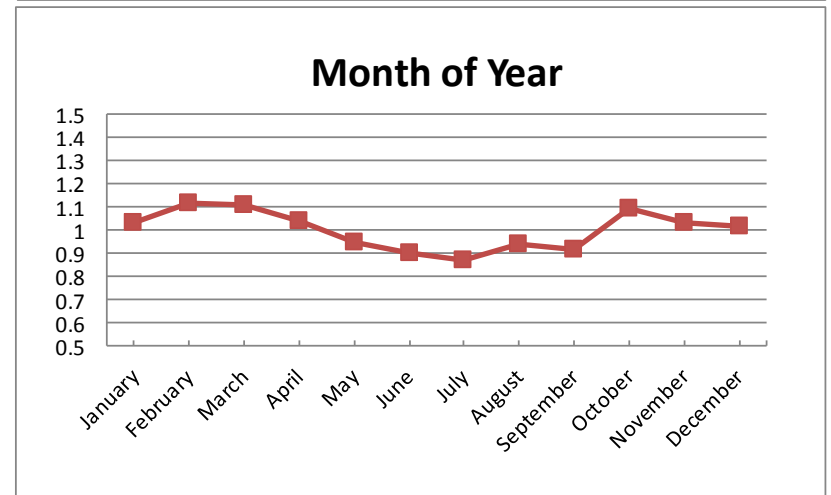
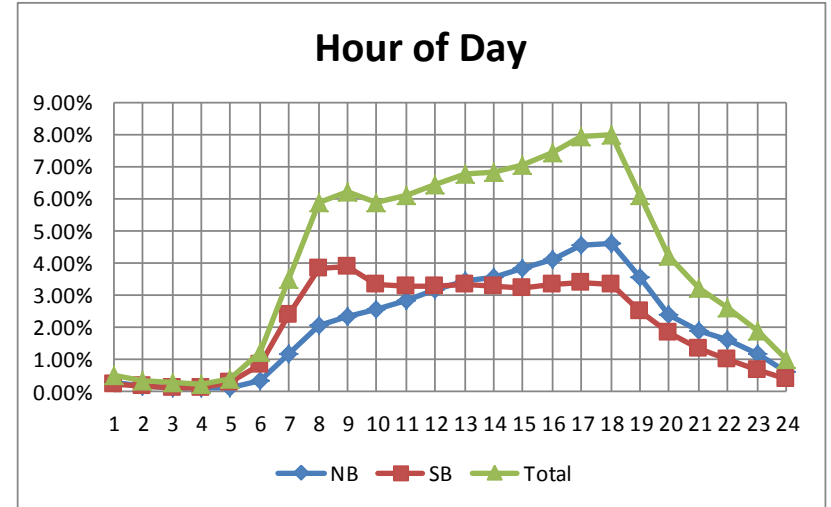
Hour	NB	SB	Total
0	0.30%	0.22%	0.52%
1	0.18%	0.16%	0.34%
2	0.14%	0.13%	0.28%
3	0.09%	0.13%	0.22%
4	0.14%	0.27%	0.41%
5	0.34%	0.86%	1.20%
6	1.15%	2.37%	3.52%
7	2.07%	3.82%	5.89%
8	2.33%	3.86%	6.20%
9	2.55%	3.33%	5.88%
10	2.85%	3.25%	6.10%
11	3.17%	3.27%	6.43%
12	3.45%	3.32%	6.77%
13	3.56%	3.26%	6.81%
14	3.80%	3.24%	7.05%
15	4.12%	3.32%	7.45%
16	4.55%	3.37%	7.92%
17	4.62%	3.34%	7.96%
18	3.57%	2.52%	6.09%
19	2.41%	1.82%	4.23%
20	1.91%	1.33%	3.23%
21	1.59%	1.02%	2.61%
22	1.19%	0.68%	1.87%
23	0.64%	0.38%	1.02%

Month of Year	Fraction
January	1.03
February	1.12
March	1.11
April	1.04
May	0.95
June	0.9
July	0.87
August	0.94
September	0.92
October	1.09
November	1.03
December	1.02

Day of Week	Fraction
Sunday	0.69
Monday	1.03
Tuesday	1.08
Wednesday	1.11
Thursday	1.09
Friday	1.12
Saturday	0.86

Directional Factor		
AM	0.67	SB
PM	0.57	NB

Design Hour Volume		
#	Volume	Factor
5	5602	0.102
10	5550	0.101
20	5447	0.099
30	5410	0.098
50	5360	0.097
100	5263	0.096
150	5178	0.094
200	5100	0.093



18940 S Tamiami Trail Floor Dimensions

(note: depiction not drawn to actual scale)

