



| Lot Size   | Building Size | Sale Price  | Land Price/SF | Zoning |
|------------|---------------|-------------|---------------|--------|
| 6.09 Acres | N/A           | \$4,150,000 | \$15.64       | MPD    |

# San Carlos & Kelly Road

Fort Myers, FL 33908

## Property Features

- ± 6.09 acres at signalized intersection in dynamic retail precinct of S. Fort Myers
- MPD zoning
- Across from Super Target-anchored

Lot size is approximate and the price is based on the property, not the sq/ft price.

For more information:

## Lane Boy

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## Traffic Counts

| Collection Street | Cross Street    | Traffic Volume | Year | Distance |
|-------------------|-----------------|----------------|------|----------|
| San Carlos Blvd   | Kelly Road      | 14,500 AADT    | 2025 | Frontage |
| McGregor Blvd     | San Carlos Blvd | 17,000 AADT    | 2025 | 0.70 mi  |

## Demographics

|                           | 1-Mile   | 3-Miles   | 5-Miles  |
|---------------------------|----------|-----------|----------|
| Total Population          | 10,583   | 48,215    | 115,230  |
| Average Age               | 63.2     | 64.1      | 61.5     |
| Projected 2030 Population | 11,913   | 53,775    | 128,126  |
| Total Households          | 5,560    | 24,025    | 57,429   |
| Average Household Income  | \$86,411 | \$101,649 | \$98,947 |