

# FOR SALE

## 1,993 SF FREESTANDING COMMERCIAL BUILDING

6101 ESTERO BOULEVARD, FORT MYERS BEACH, FL 33931



- **BUILDING SIZE:** 1,993 SF
- **LAND SIZE:** 0.34 AC
- **SALE PRICE:** \$2,300,000
- **ZONING:** CB (Commercial Boulevard)

### PROPERTY FEATURES

- 1,993 SF Freestanding Concrete Block Commercial Building Situated on 0.34 AC
- Located on Fort Myers Beach Directly Off of Estero Boulevard!
- Near Existing & Planned Resorts, Multi-Family, and Mixed-Use Developments
- The Property is Surrounded by Hotels
- Average Household Income Over \$125,000 within 1-Mile of the Property!



Please Contact:

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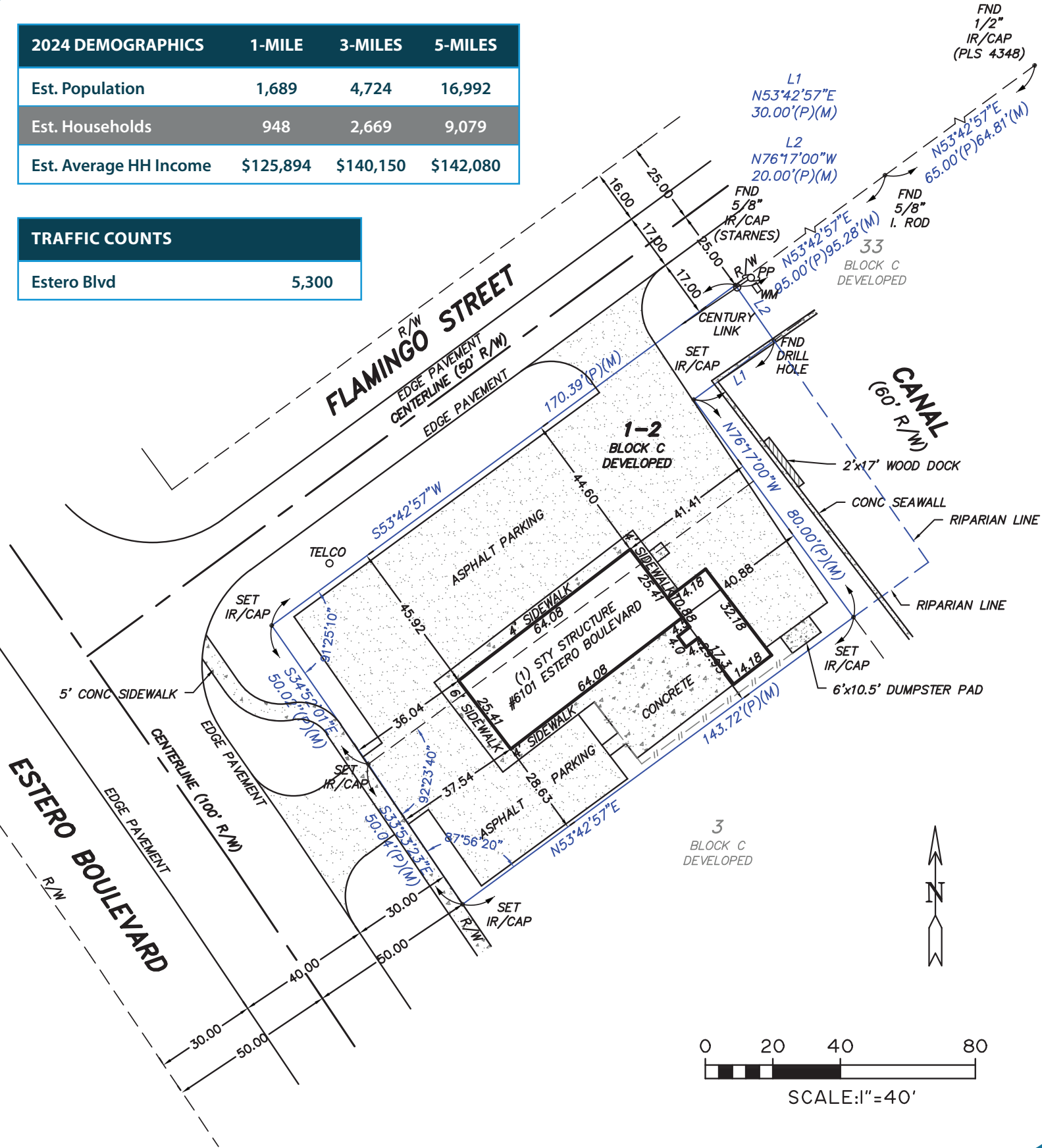
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2024 DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
Est. Population	1,689	4,724	16,992
Est. Households	948	2,669	9,079
Est. Average HH Income	\$125,894	\$140,150	\$142,080

TRAFFIC COUNTS	
Estero Blvd	5,300



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YOUR LOCAL MARKET **EXPERT**

7400 Trail Boulevard, Suite 101 | Naples, Florida 34108 | Lee-FL.com