

**FOR SALE**


## Property Highlights

- Property has 496' +/- of frontage on SE Bonita Beach Rd.
- Ideally centered between Ft. Myers and Naples
- Includes a 2,590 SF house built on the property in 1982
- Convenient Access to I-75
- All utilities are in place
- Located near many new high-end residential developments
- Great demographics
- 10+% population growth over the next 5 years expected

## PROPERTY DETAILS

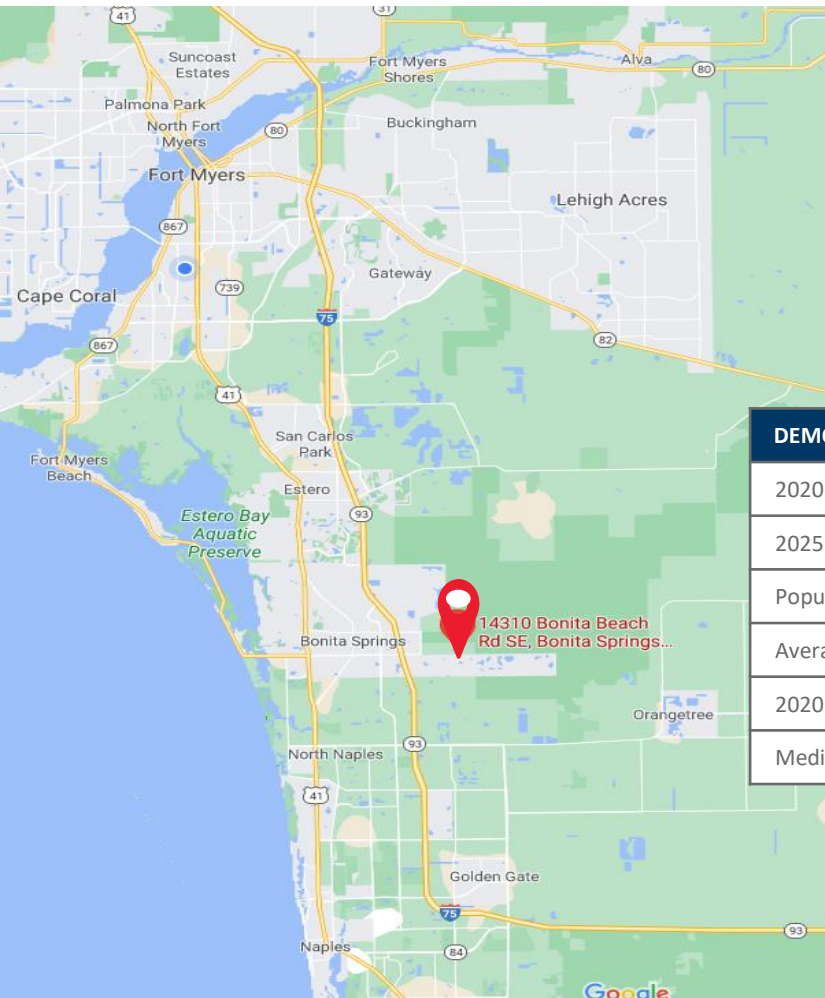
SALE PRICE	\$2,150,000
PRICE PSF	\$3.96
LAND SIZE (AC)	12.45 AC
LAND SIZE (SF)	542,322 SF
BUILDING SIZE	2,590 SF
SUBMARKET	Bonita Springs
ZONING	AG-2
PARCEL #	33-47-26-00-00001.012A

For more information, please contact:

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TRAFFIC COUNTS	Cross Street	Traffic Volume
Bonita Beach Rd. SE	Grossetto Way SE	12,253 AADT
Bonita Beach Rd. SE	I-75 NW	11,081 AADT
Bonita Beach Rd. SE	Quails Nest Ln. W	29,795 AADT

DEMOGRAPHICS	2 Miles	5 Miles	10 Miles
2020 Total Population	22,561	99,919	270,916
2025 Projected Population	24,843	110,542	299,138
Population Growth 2020-2025	2%	2.1%	2.1%
Average Age	44.8	59.2	56.4
2020 Total Households	8,478	44,753	119,112
Median Household Income	\$62,098	\$76,099	\$79,997