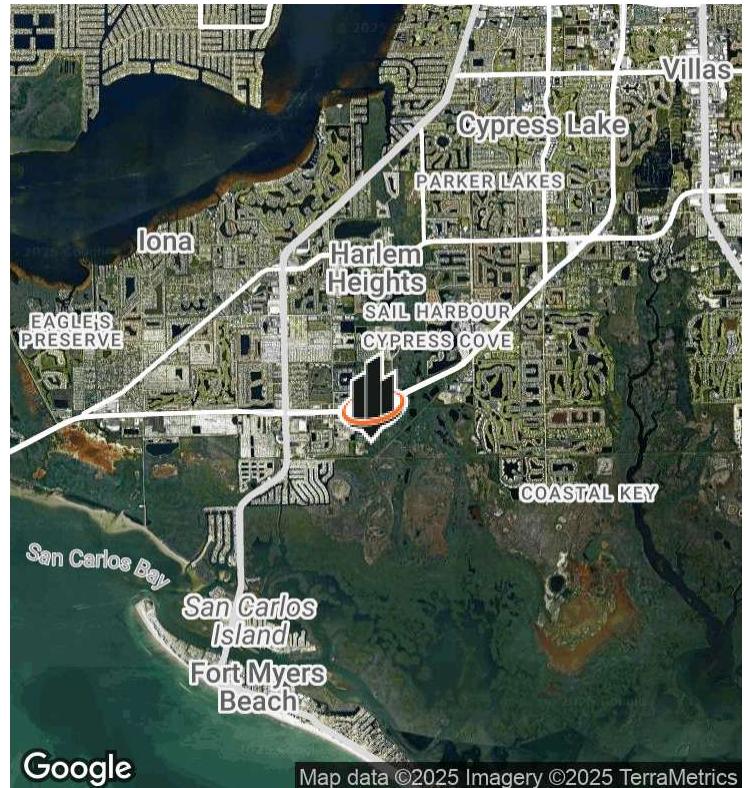


## PROPERTY SUMMARY

10501 SAFETY LANE, FORT MYERS, FL 33908



## OFFERING SUMMARY

SALE PRICE:	\$600,000
LOT SIZE:	5.85 Acres
ZONING:	CPD

## PROPERTY DESCRIPTION

The CPD allows up to three stories (45 ft) and 25,300 SF of general office and warehouse.

The property allows quick access to Fort Myers Beach and Sanibel.

## PROPERTY HIGHLIGHTS

- Approved CPD
- Allow 4 stories and up to 25,300 SF of general office & warehouse
- Quick access to the beaches of Fort Myers Beach and Sanibel Island
- Utilities available to the site.
- Between Summerlin and Pine Ridge Roads providing easy access to Fort Myers Beach and Sanibel Island.
- The property is in a Light Industrial area.
- The property is in Unincorporated Lee County.

JOHN ALBION

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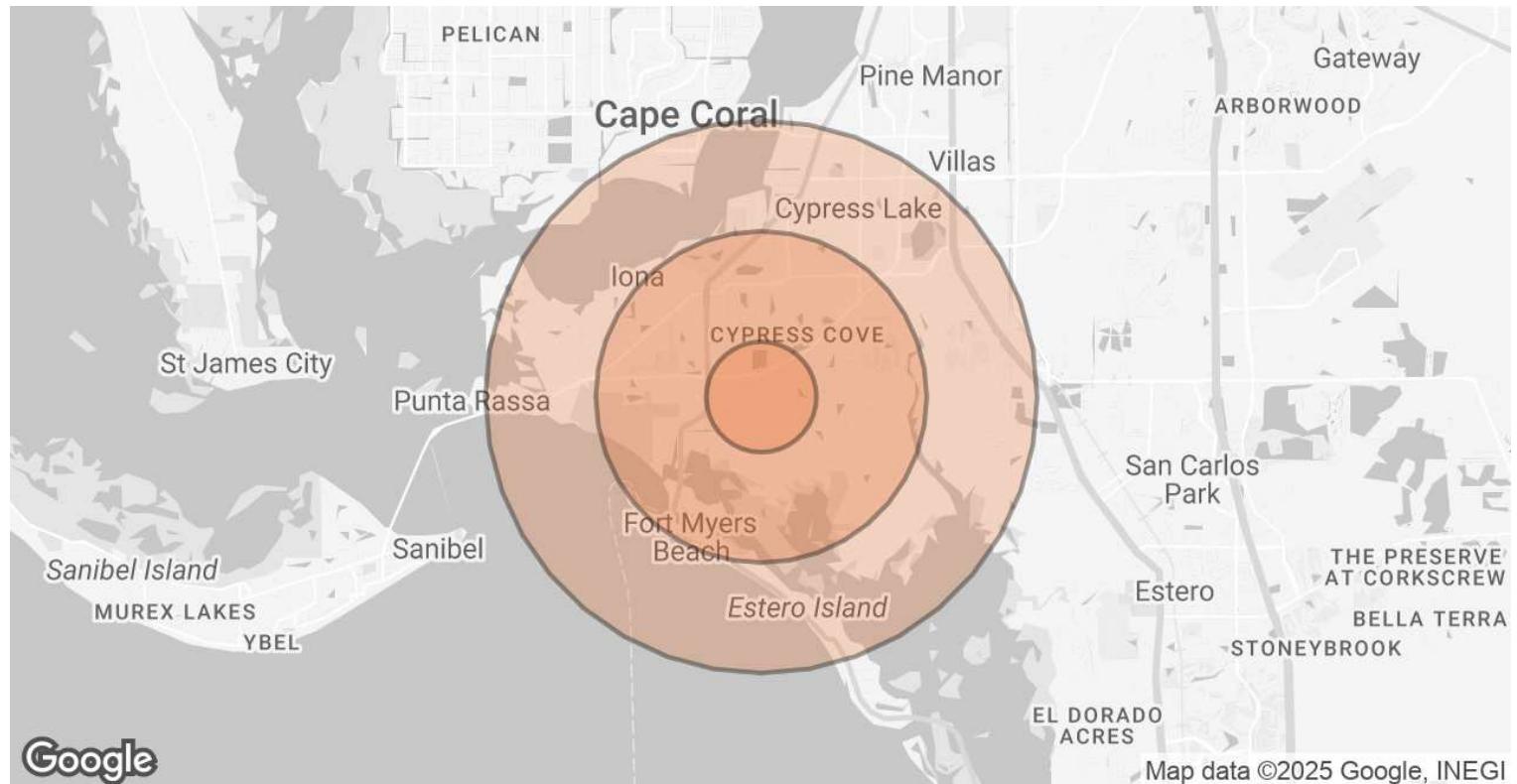
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# DEMOGRAPHICS MAP & REPORT



Map data ©2025 Google, INEGI

POPULATION	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	2,044	35,936	82,171
<b>AVERAGE AGE</b>	62	59	59
<b>AVERAGE AGE (MALE)</b>	62	58	59
<b>AVERAGE AGE (FEMALE)</b>	63	59	60
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	1,138	18,097	41,903
<b># OF PERSONS PER HH</b>	1.8	2	2
<b>AVERAGE HH INCOME</b>	\$81,561	\$100,029	\$99,697
<b>AVERAGE HOUSE VALUE</b>	\$360,975	\$398,050	\$437,284

Demographics data derived from AlphaMap

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