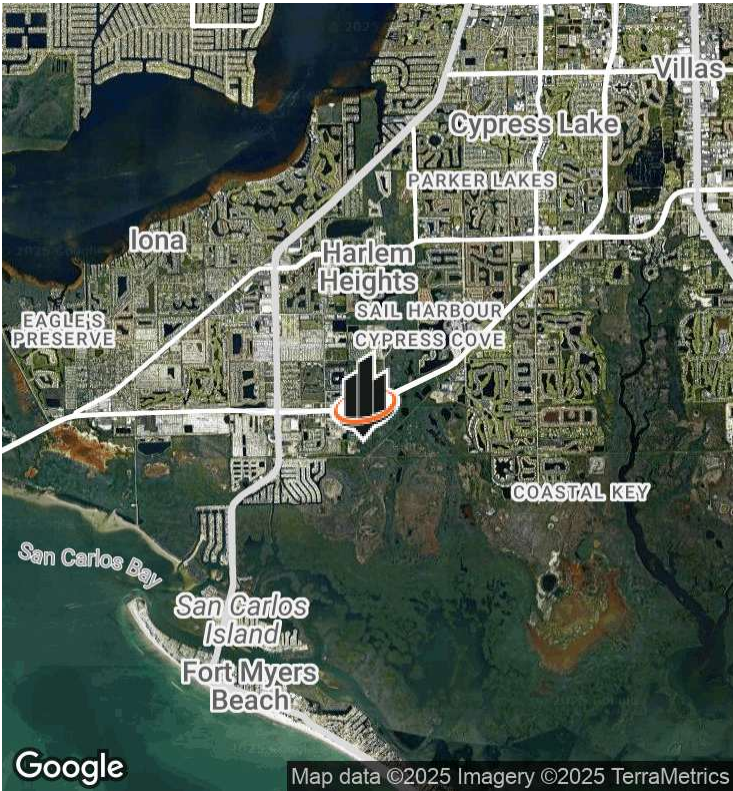


PROPERTY SUMMARY

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.

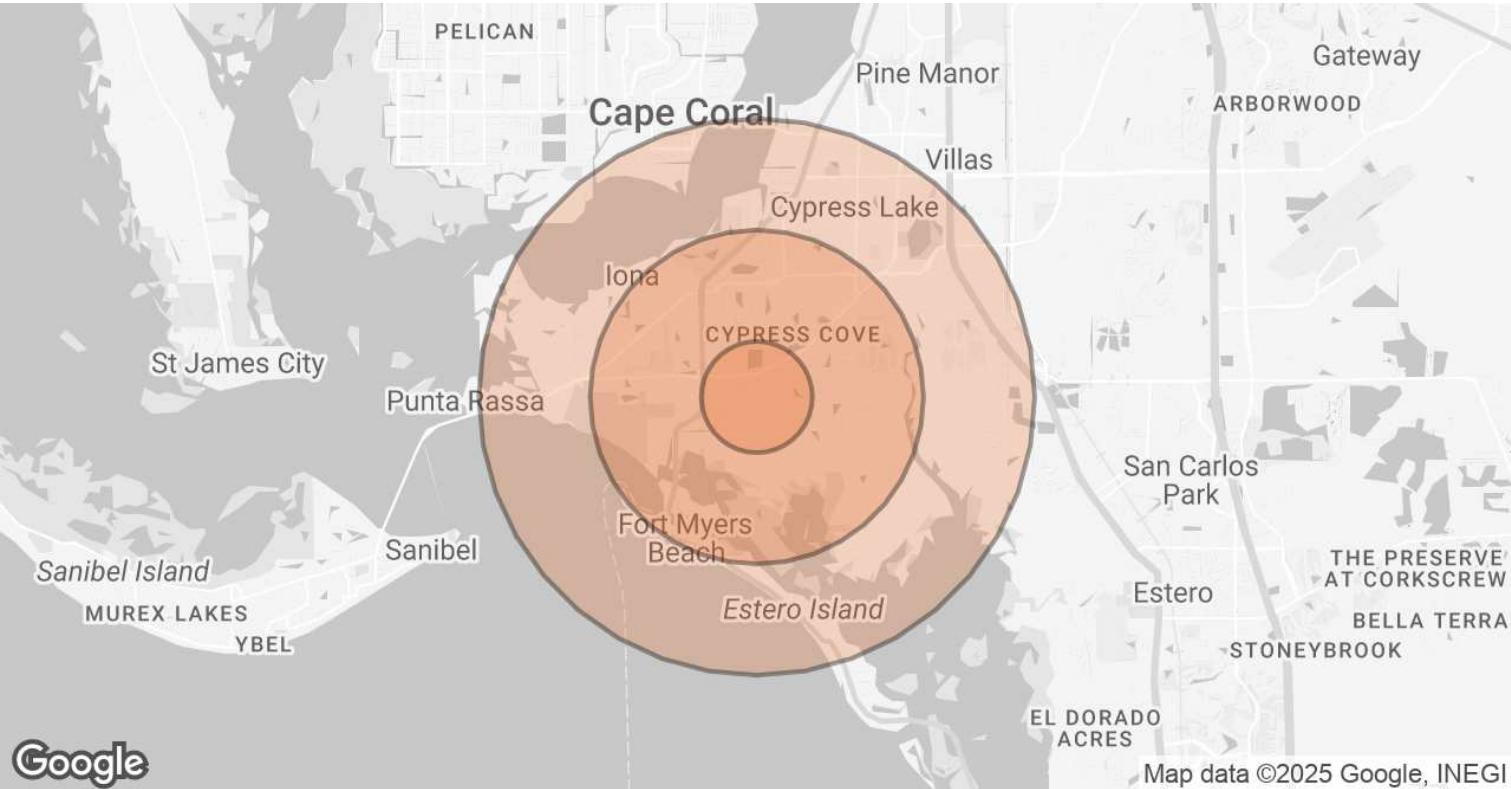
The property allows quick access to Fort Myers Beach and Sanibel.

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.

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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,044	35,936	82,171
AVERAGE AGE	62	59	59
AVERAGE AGE (MALE)	62	58	59
AVERAGE AGE (FEMALE)	63	59	60

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,138	18,097	41,903
# OF PERSONS PER HH	1.8	2	2
AVERAGE HH INCOME	\$81,561	\$100,029	\$99,697
AVERAGE HOUSE VALUE	\$360,975	\$398,050	\$437,284

Demographics data derived from AlphaMap

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