



*For Sale*

# Investment | Owner User Opportunity to Purchase

Real estate only

16305 San Carlos Blvd., Fort Myers, FL 33908

Contact:

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12800 University Drive

Suite 400

Fort Myers, FL 33907



# Property Profile

Address	16305 San Carlos Blvd., Fort Myers, FL 33908
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Improvements	1,508 SF freestanding restaurant; constructed 1980
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Site Area	14,487 SF
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Parking	23 striped spaces
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Location	Northeast corner of San Carlos Blvd and Derwent Blvd, at the entrance to the Thunderbird Mobile Home Park, approximately halfway between Gladiolus Blvd. and Summerlin Rd, with dedicated turn lanes from both directions
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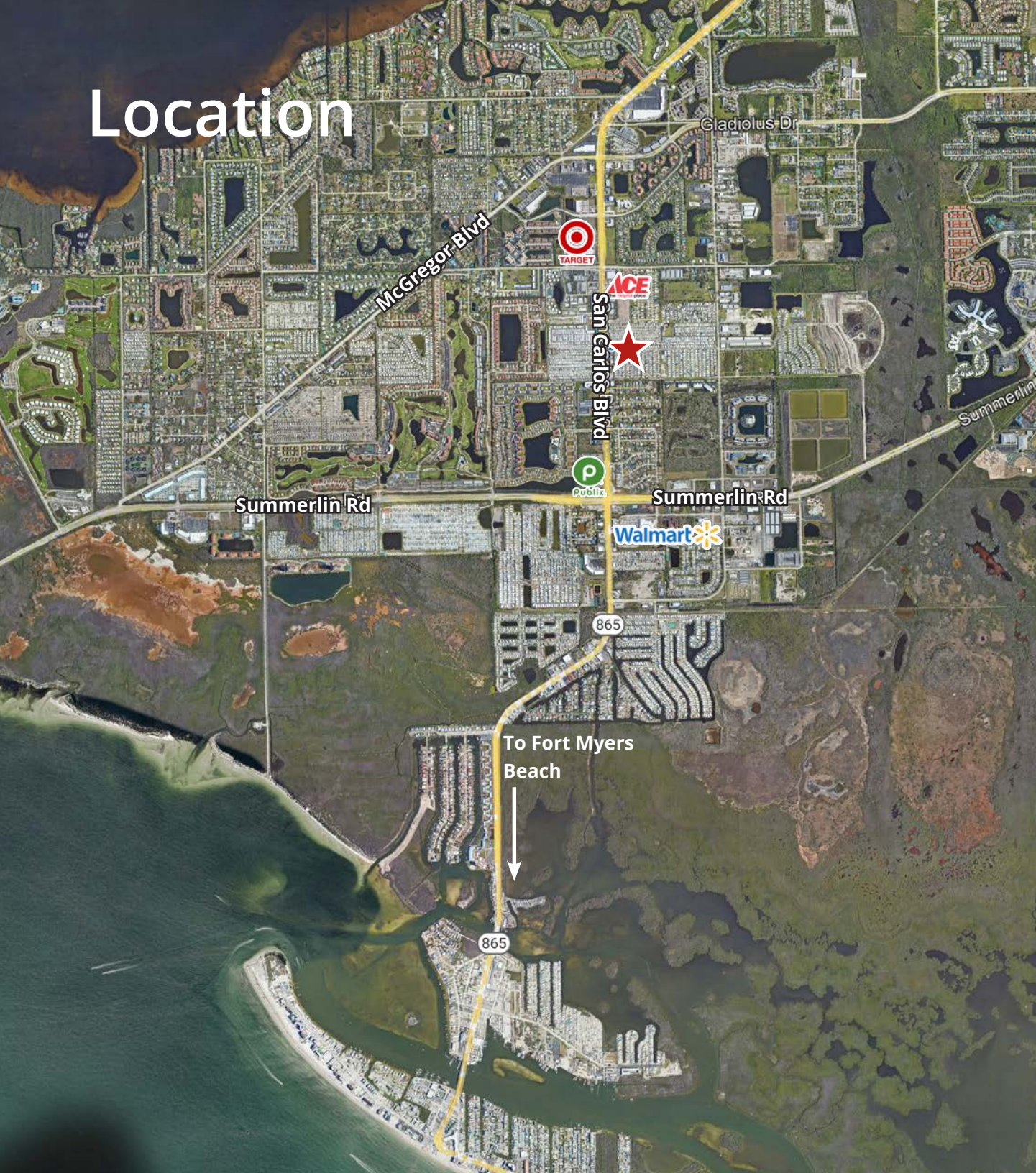
Roof	Replaced 4/21/22
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Taxes	2024 Property tax \$2,220.85
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Offered for:	\$799,000
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# Location



Current  
Population 5-mile

**90,378**



Projected  
Population 2029

**93,809**



Average  
Household  
Income

**\$106,685**



Unemployment  
Rate 2024

**3.1%**





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