

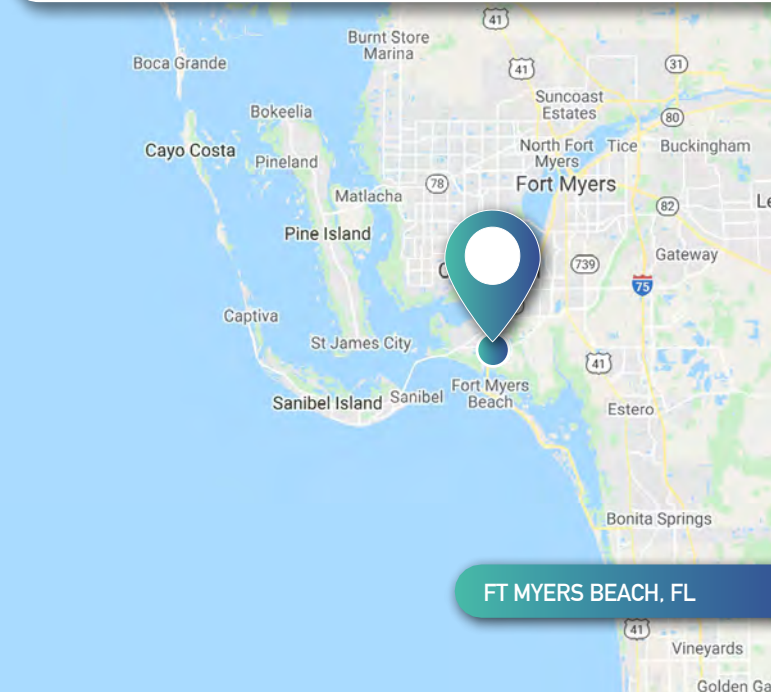


WALMART SHADOW-ANCHORED RETAIL BUILDING

FOR SALE & LEASE • FREESTANDING BUILDING
17220 SAN CARLOS BLVD • FORT MYERS BEACH, FL 33931



EAST ELEVATION
SCALE 1/8"=1'-0"



FT MYERS BEACH, FL

PROPERTY FEATURES

PRICE:
\$2,195,000 or \$18 PSF NNN

BUILDING:
9,900± SF
1± AC Open Storage

LAND:
2.32± AC

ZONING:
C2 (Lee County) [Click for allowable uses](#)

LOCATION:
The subject site is located on the west side of San Carlos Blvd just south of Summerlin Rd in Fort Myers Beach, FL.

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2024 DEMOGRAPHICS	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
EST. POPULATION:	5,104	33,013	67,185
EST. EMPLOYMENT DENSITY:	1,231	12,913	25,874
MEDIAN H.H. INCOME:	\$62,511	\$72,930	\$74,895



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