

SALE

Marina on Main St.

1120, 1122, 1130 & 1138 MAIN ST.

Fort Myers Beach FL

PRESENTED BY:

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PROPERTY SUMMARY



VIDEO

OFFERING SUMMARY

SALE PRICE:	\$7,458,000
LOT SIZE:	1.83 Acres
OFFERED:	As Is Where Is
ZONING:	IL
SALES TYPE:	Redevelopment
BOAT SLIPS:	56 Permitted Wet Slips Potential to add 88-132 Dry Docks
MANATEE PROTECTION PLAN	Preferred Property, Unlimited Slips

PROPERTY DESCRIPTION

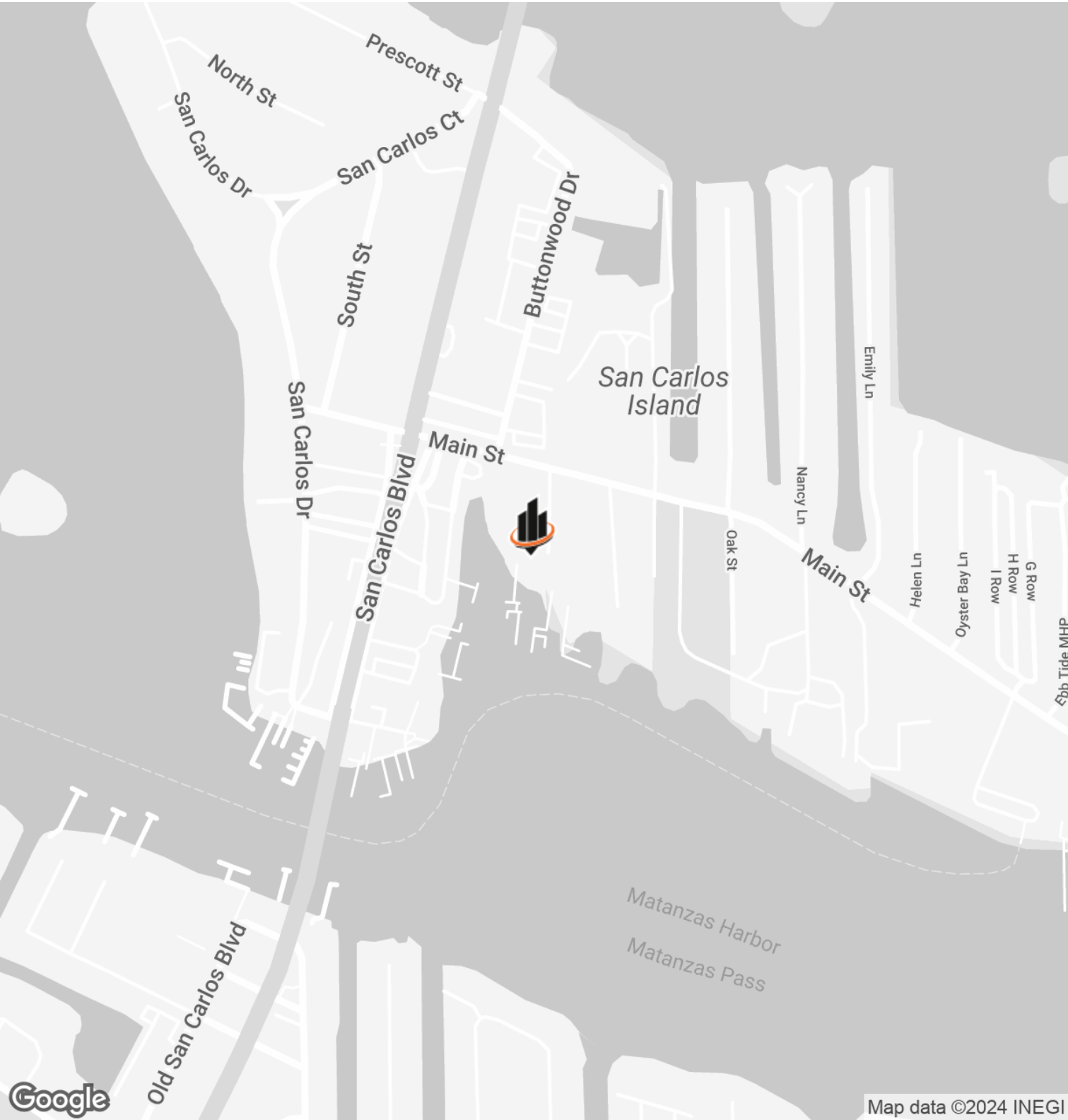
1120, 1122, 1130 & 1138 Main Street

PROPERTY HIGHLIGHTS

- Income-Producing Marina with Newly Rebuilt Slips and Dock
- This offering comprises four parcels, which total 1.83 AC and 56 permitted wet boat slips.
- All utilities are already on site.
- While working through entitlement and permitting processes, investors can capitalize on the existing revenue streams.
- The marina has an existing submerged land lease with the State of Florida.
- Designated a Preferred Property by Lee County Manatee Protection Plan for unlimited slips.
- Potential redevelopment for an additional 88 to 32 dry docks (depending on size).
- Additional uses include restaurant and retail to enhance

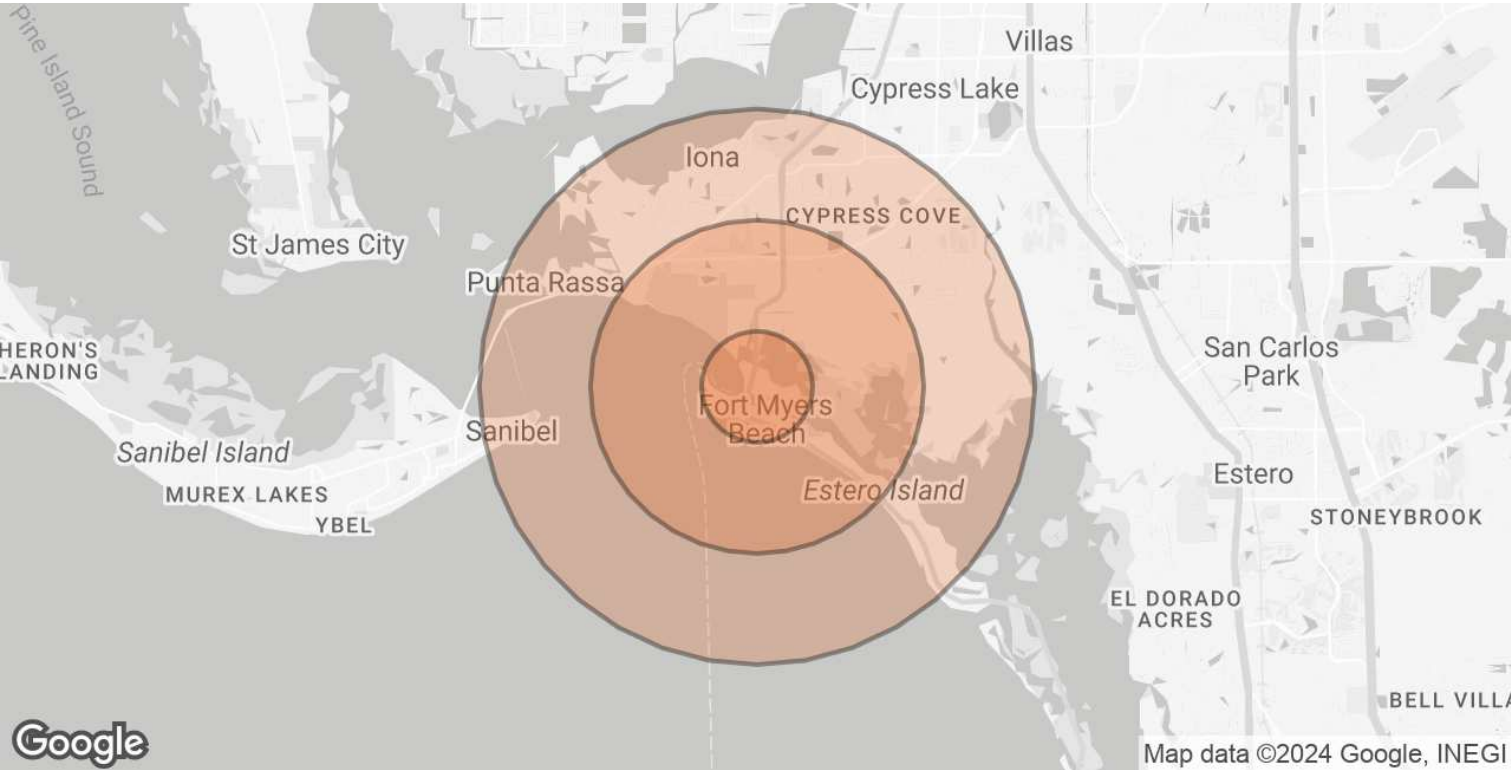
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,160	11,695	41,523
AVERAGE AGE	65	66	60
AVERAGE AGE (MALE)	64	65	60
AVERAGE AGE (FEMALE)	65	66	61

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,244	6,707	20,862
# OF PERSONS PER HH	1.7	1.7	2
AVERAGE HH INCOME	\$100,154	\$94,599	\$100,871
AVERAGE HOUSE VALUE	\$492,176	\$410,682	\$452,769

Demographics data derived from AlphaMap

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