



**COMMERCIAL REAL ESTATE SERVICES**

of SWFL, INC.

**CARLOS ACOSTA, CCIM**

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FOR SALE

# THE ESTATES OF ENTRADA COMMERCIAL TRACT

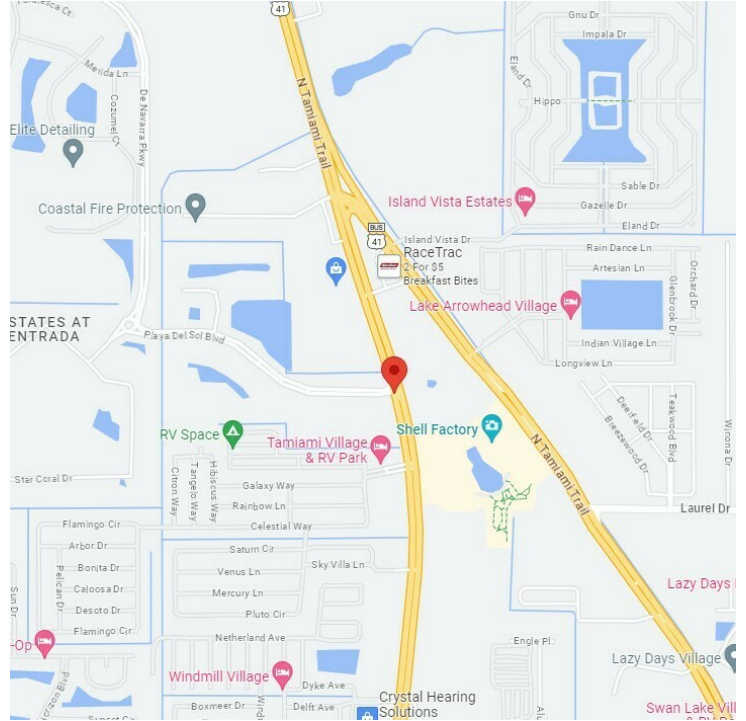
NORTH FORT MYERS, FL 33903



# THE ESTATES OF ENTRADA COMMERCIAL TRACT NORTH FORT MYERS, FL 33903



FOR SALE



**SALE PRICE** **\$4,841,694**

**OFFERING SUMMARY**

Lot Size: 12.35 Acres

Price / SF: \$9.00

**DEMOGRAPHICS**

	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,070	4,716	12,160
Total Households	520	2,650	7,804
Median Age	34.4	44.5	52.5
Average HH Income	\$43,845	\$38,964	\$39,053

**PROPERTY OVERVIEW**

- Zoned for 170,000 square feet for a wide range of commercial uses.
- Approved for up to 492 Assisted Living, Skilled Nursing, Continuing Care and Independent Living Units .
- Height Limit 50 feet.
- The tract is cleared with utilities to property line and landscape buffers in place.
- Easy access to US 41, I-75, Fort Myers and SW Florida International Airport.
- Minutes to shopping, schools, 222,000 square foot VA Hospital, Cape Coral Hospital, Lee Memorial Hospital.
- Surrounding lots are all sold with plans for residential development.
- Zoning - CPD and up to 492 Senior Housing & Care Units

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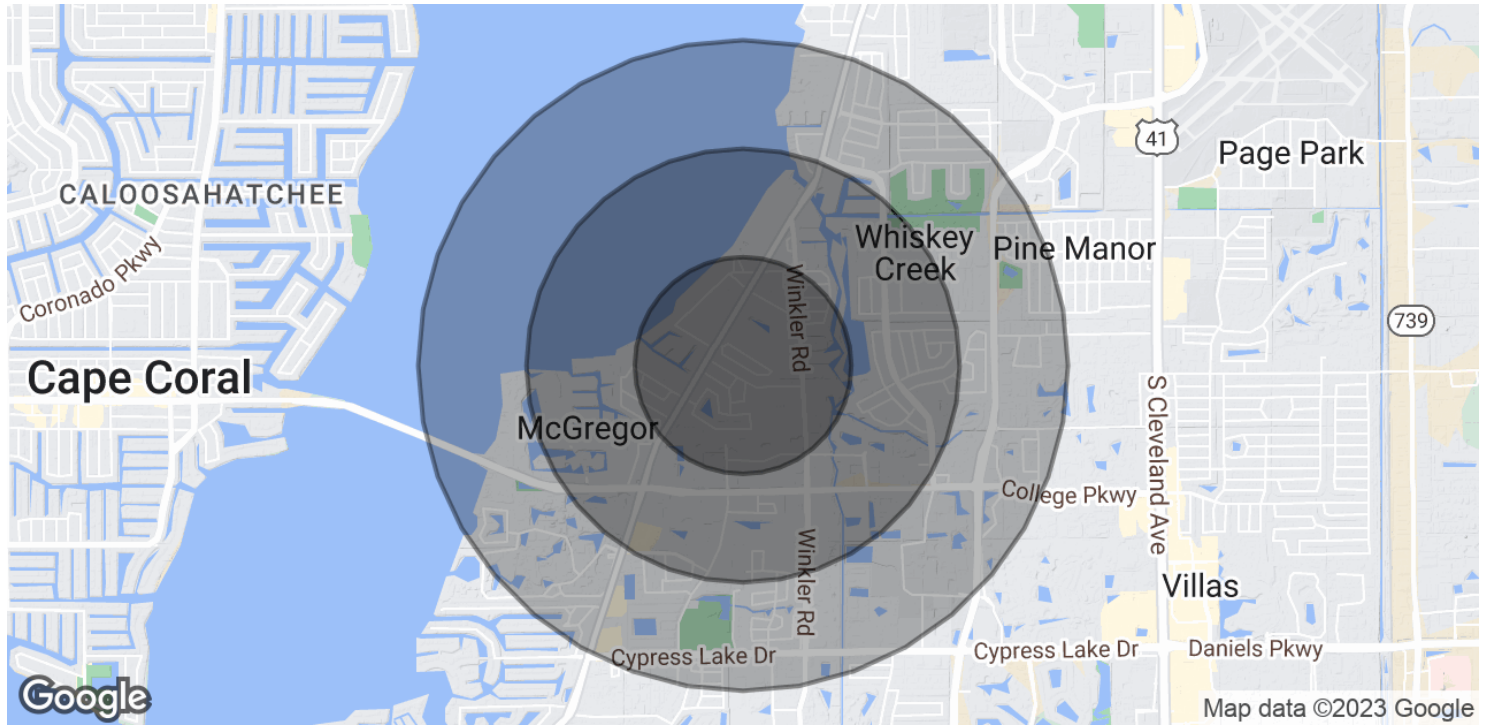
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## Demographics Map & Report



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,070	4,716	12,160
Average Age	34.4	44.5	52.9
Average Age (Male)	29.2	40.3	50.9
Average Age (Female)	42.0	48.7	54.9
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	520	2,650	7,804
# of Persons per HH	2.1	1.8	1.6
Average HH Income	\$43,845	\$38,964	\$39,053
Average House Value	\$109,143	\$103,921	\$120,538

\* Demographic data derived from 2020 ACS - US Census