

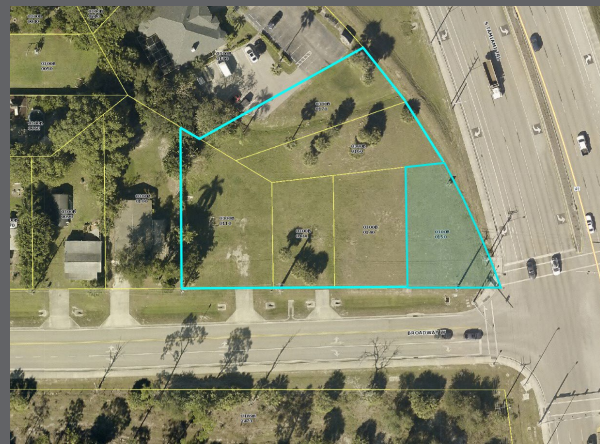
FOR SALE – Commercial Corner
3400 Broadway Ave W., Estero, FL 33928

PRICE: \$1,500,000 (\$34/PSF)

Size: 1± Acre | (240' x 295')

Zoned: CPD – Commercial Planned Development

Strap #: 28-46-25-E2-0300B.0150



PROPERTY DESCRIPTION:

- Prime Development on hard corner
- AADT: 50,000+
- One mile from Corkscrew Rd leading to I-75
- Signalized Intersection | Dedicated Turn Lane
- Development Project was approved in 2005 but was not completed
- May divide as property consists of 6 lots

Scan the QR Code below for a 360 Viewing.



JOEY STEFKO
(330) 782-7660
joeystefko@gmail.com



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3400 Broadway Ave. W

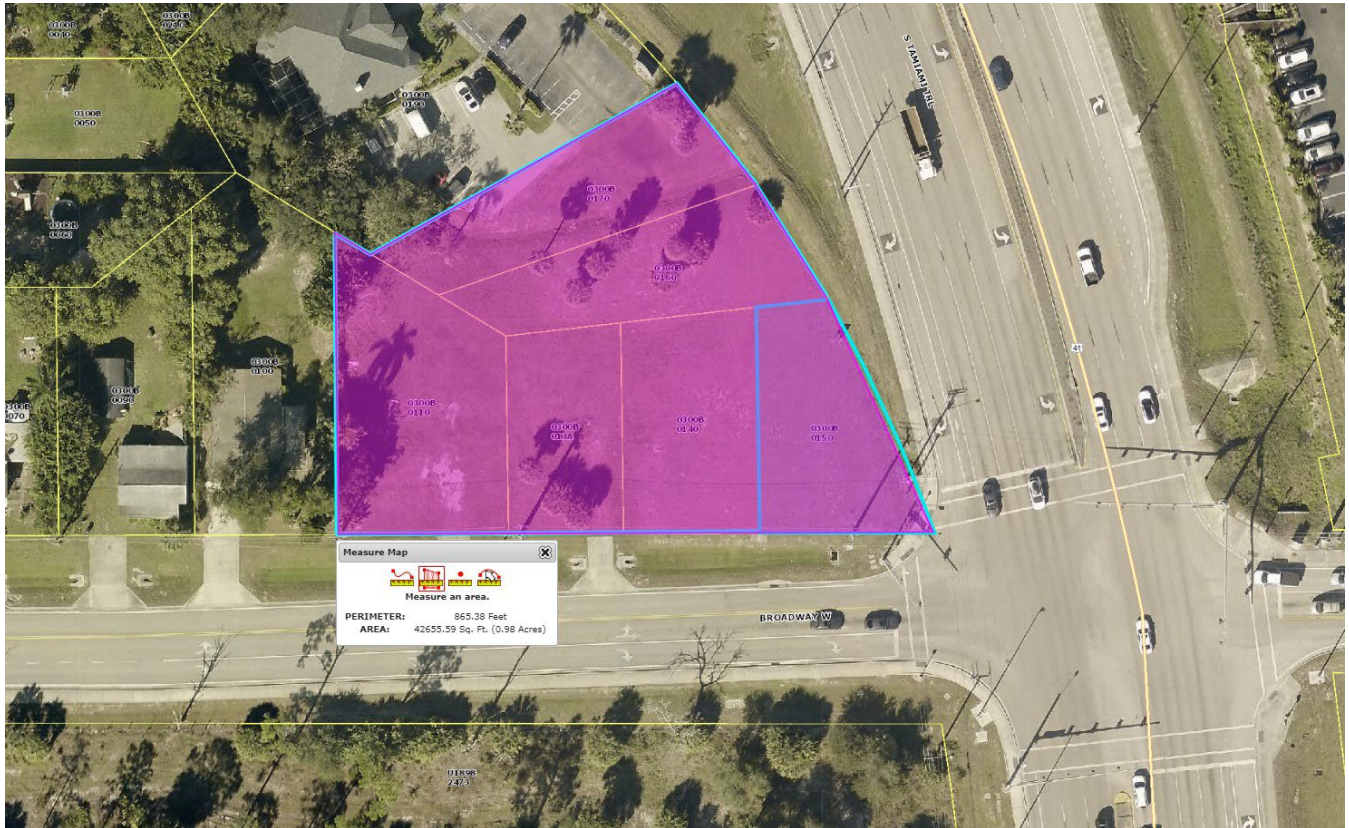


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DEMOGRAPHICS

3400 Broadway Ave. W, Estero, FL 33928

	2 MILES	5 MILES	10 MILES
2022 TOTAL POPULATION	29,716	83,954	259,367
2022 MEDIAN AGES	54.4	52.9	56.1
2022 HOUSEHOLDS	13,477	36,496	118,530



7910 Summerlin Lakes Dr., Fort Myers, FL 33907 | O: (239) 489-0444

ftmyerscommercial.com | michaeljfrye.com