

Sherwood Emblem
365 Multi Family Units
In permitting

Under Construction:
Asher Park
800 Units

Novo Multifamily
364 Units

The Hendry Multifamily
941 Units
permitted

The Hendry Multifamily
409 Units

In permitting
SLIM CHICKENS

Colonial Blvd

58,000 VPD

Lee Blvd

39,500 VPD

44,500 VPD

SITE 1
0.5 -2.5 AC
Available

SITE 2
8.90 AC
Available

FOR LEASE

Fort Myers Retail Vacant Land

Colonial Blvd & SR 82 | Fort Myers, FL

 SRS

Fort Myers Retail Vacant Land

Colonial Blvd & SR 82 | Fort Myers, FL



0.5 - 2.5 AC

Site 1

8.90 AC

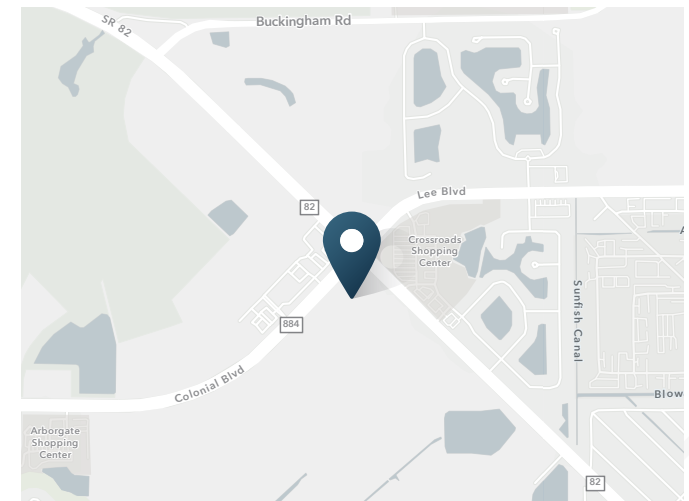
Site 2

Contact
Broker

Rate

ABOUT THE PROPERTY

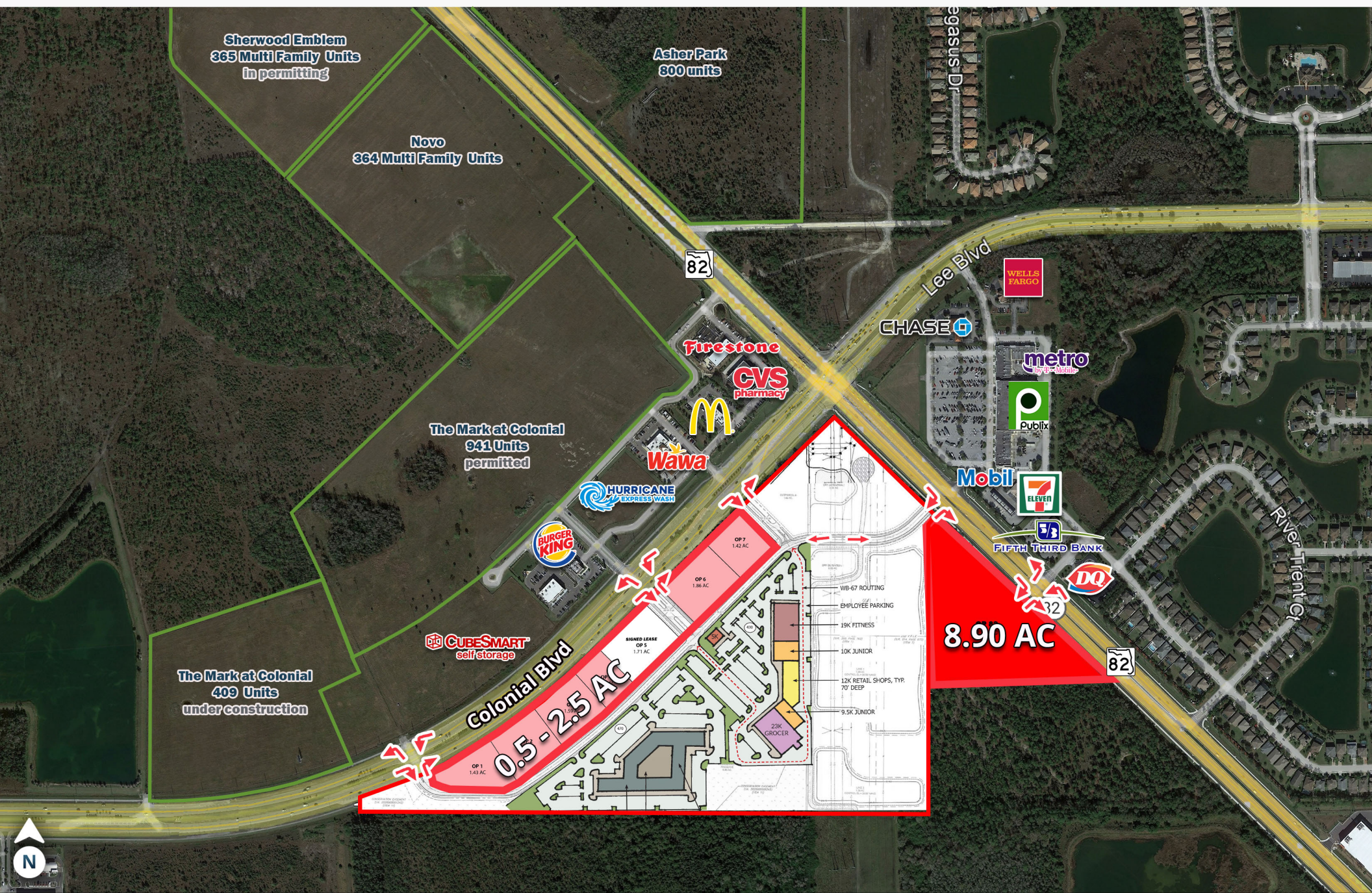
- Site 1 has approximately 0.5 - 2.5 acres available with frontage on Colonial Blvd. Owner will subdivide
- Site 2 has approximately 8.90 acres available with 1,300 feet of frontage on SR 82
- Traffic count: 58,000 VPD on Colonial Blvd
- Traffic count: 44,500 VPD on SR 82
- Full access to Colonial Blvd and SR 82





Colonial Blvd & SR 82

Fort Myers, FL



Fort Myers Retail Vacant Land

Colonial Blvd & SR 82 | Fort Myers, FL



MARKET OVERVIEW



Traffic Counts

Colonial Blvd, adjacent to Site 1	58,000 VPD
SR 82, adjacent to Site 2	44,500 VPD
Lee Blvd, N of Site	39,500 VPD

Year: 2022 | Source: FDOT



Market Highlights

#1
fastest-growing cities (Cape Coral, Fort Myers area) in the US in 2023
Quicken Loans

\$1.972 B
seasonally adjusted taxable sales for the month of October 2022 in Lee County
*Regional Economic Research Institute at
Lutgert College of Business*

10.3 M+
passenger traffic in and out of Southwest Florida International Airport (RSW) in Fort Myers in 2022
RSW

#3
safest places to live in the US in 2022-2023
US News and World Report

17,000+
housing units under construction or planned or in the permit stage in Fort Myers
City of Fort Myers

172%
increase in residential active listings from January 2022 to January 2023 for Southwest Florida
Florida Gulf Coast University

FORT MYERS

Fort Myers Retail Vacant Land

Colonial Blvd & SR 82 | Fort Myers, FL



DEMOGRAPHIC HIGHLIGHTS

1 MILE

2,549	3,131	\$100,004	818
Population	Total Daytime Population	Average Household Income	Total Households

3 MILES

43,915	38,133	\$112,263	16,282
Population	Total Daytime Population	Average Household Income	Total Households

5 MILES

117,678	103,622	\$101,162	44,407
Population	Total Daytime Population	Average Household Income	Total Households

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





SRS Real Estate Partners
200 SW 1st Avenue, Suite 970
Fort Lauderdale, FL 33301

Michael Weiss
954.703.3647
michael.weiss@srsre.com

Brandon Woulfe
954.703.3604
brandon.woulfe@srsre.com

SRSRE.COM

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