

FOR SALE | FOR LEASE

UP TO 6 ACRES AVAILABLE

NEC of San Carlos Boulevard and Kelly Road, Fort Myers, FL 33908



UP TO 6 ACRES AVAILABLE AT THE SIGNALIZED INTERSECTION

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES


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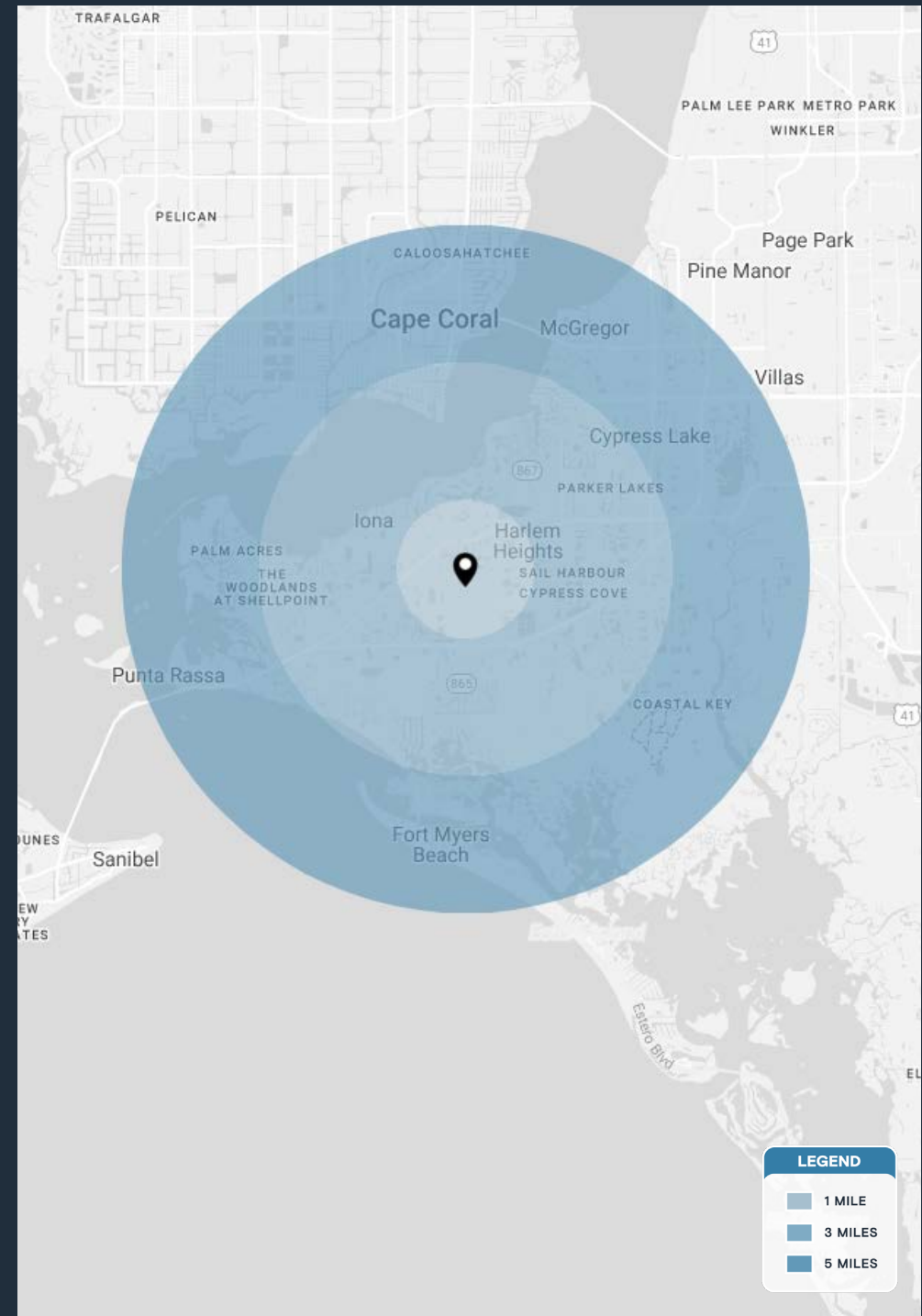
Property Overview

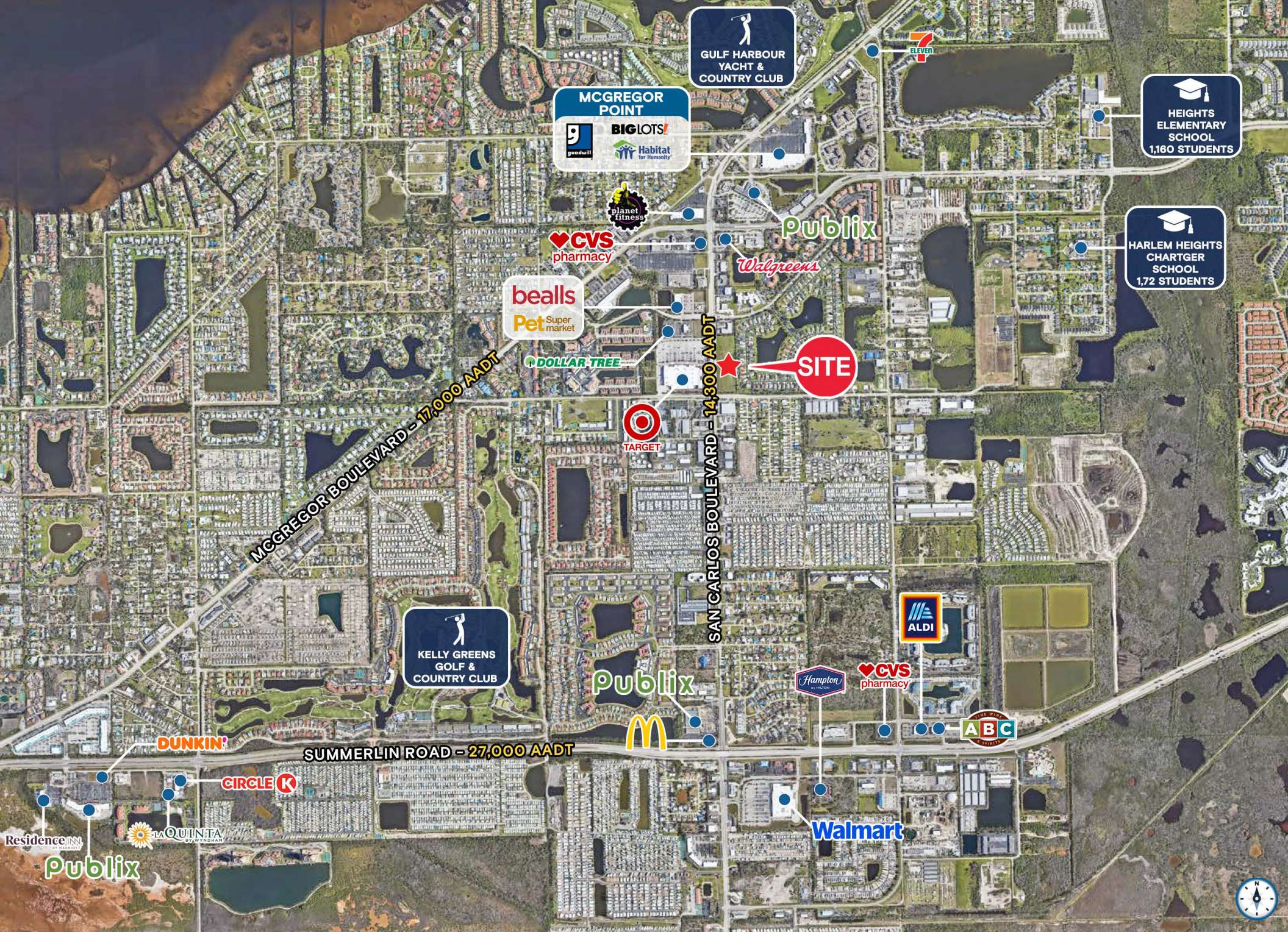
HIGHLIGHTS

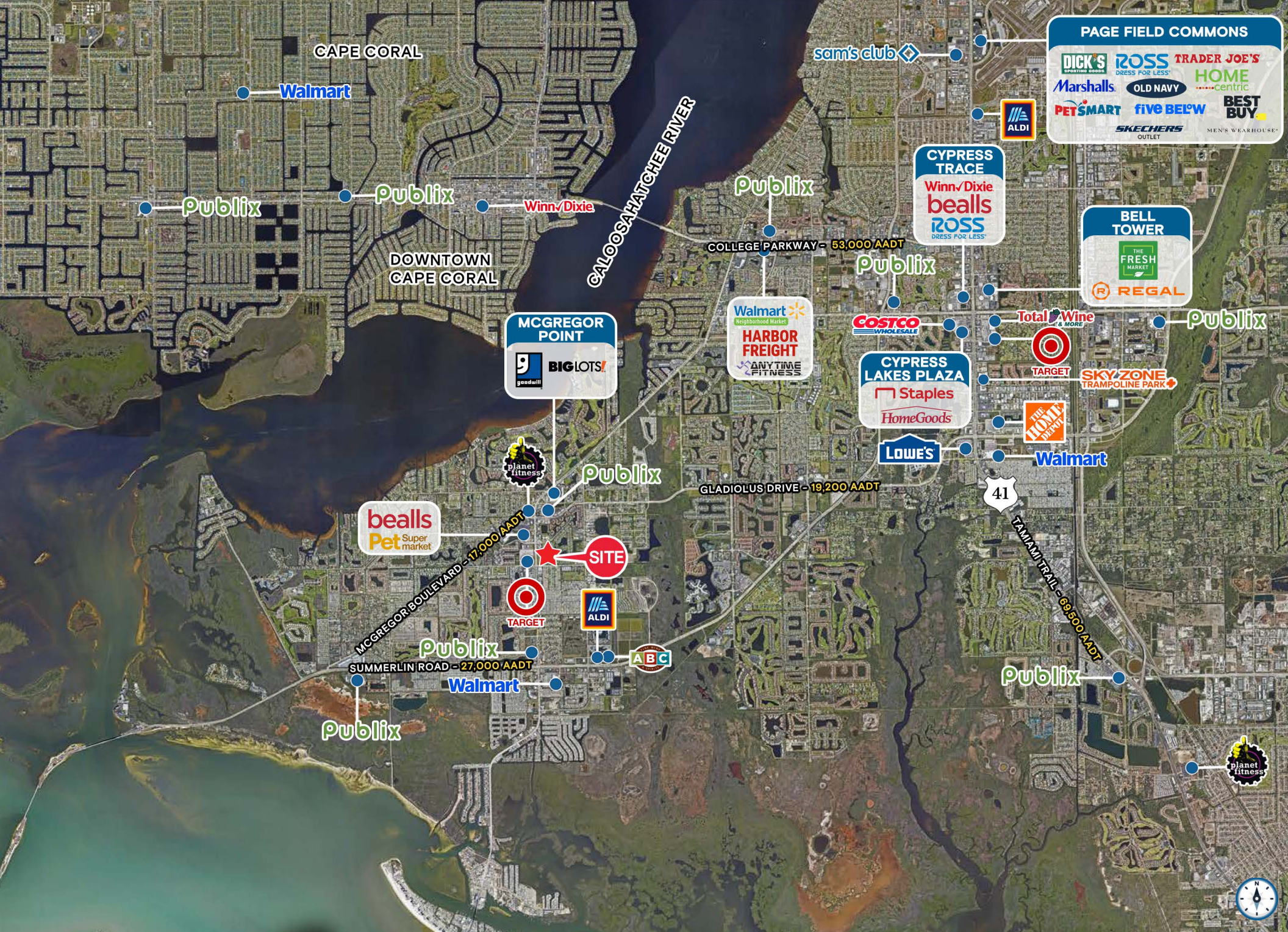
- Up to 6 acres available for Sale or Lease at the hard corner signalized intersection – will consider subdividing
- Zoned MPD (Master Planned Development) with an CN-1 zoning overlay
- Ideal Uses: retail, office, daycare, indoor self-storage, medical, senior housing/assisted living facility, etc
- Restricted Uses: car wash, drive-thru's, gas, oil, hotel
- Located across from  with strong visibility to San Carlos Boulevard
- Access off San Carlos Boulevard and Kelly Road

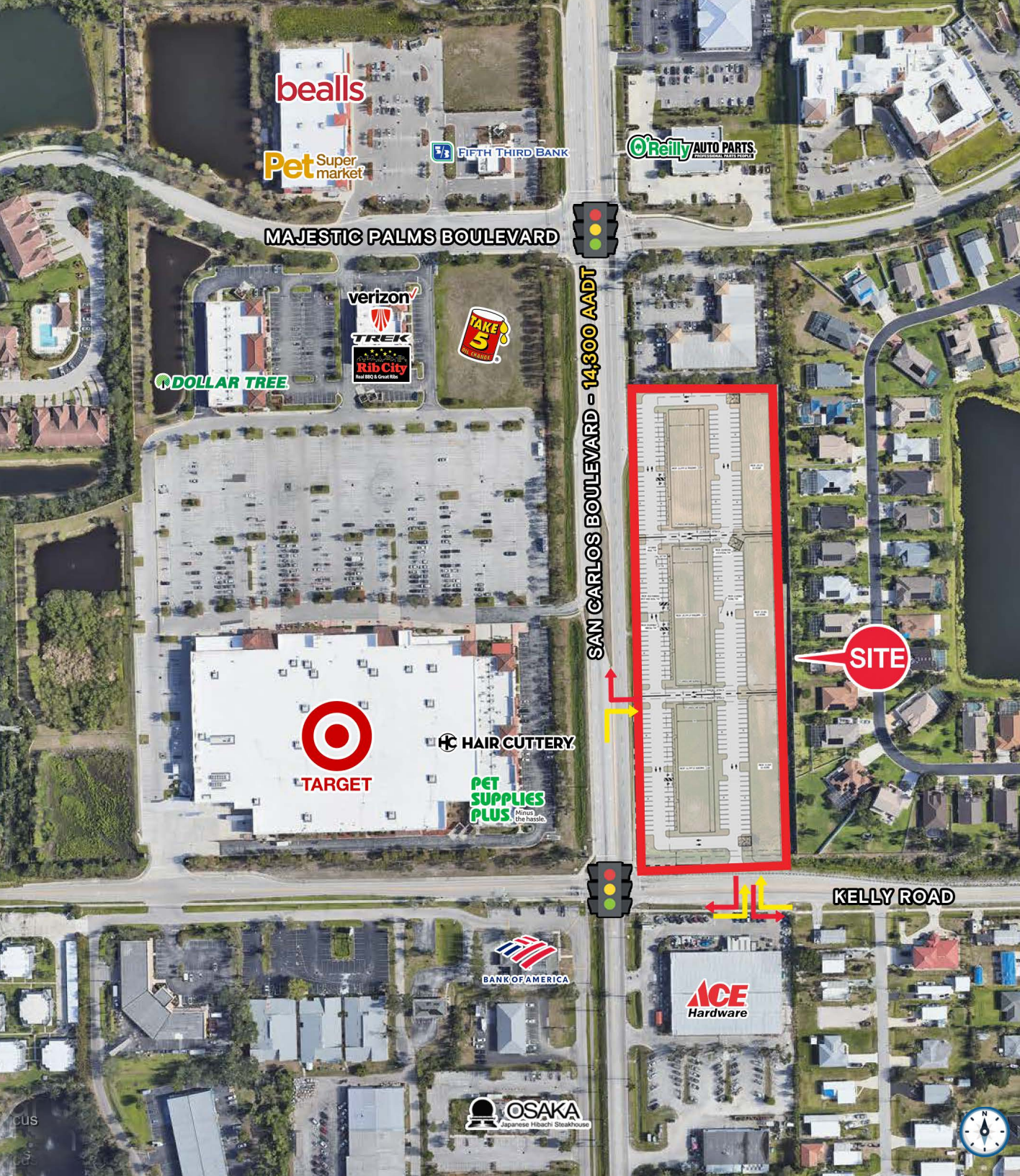
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	7,340	37,887	92,761
HOUSEHOLDS	3,986	18,940	46,791
EMPLOYEES	6,761	34,733	84,501
AVERAGE HH INCOME	\$83,397	\$109,469	\$109,302

DEMOGRAPHICS	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	16,507	43,054	67,024
HOUSEHOLDS	7,672	21,675	33,911
EMPLOYEES	15,121	39,387	61,192
AVERAGE HH INCOME	\$103,935	\$108,046	\$107,327









Contact Brokers

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