



**PROPOSAL**

# Pristine Daycare Facility on US41

**19660 S TAMiami TrL**

Fort Myers, FL 33908

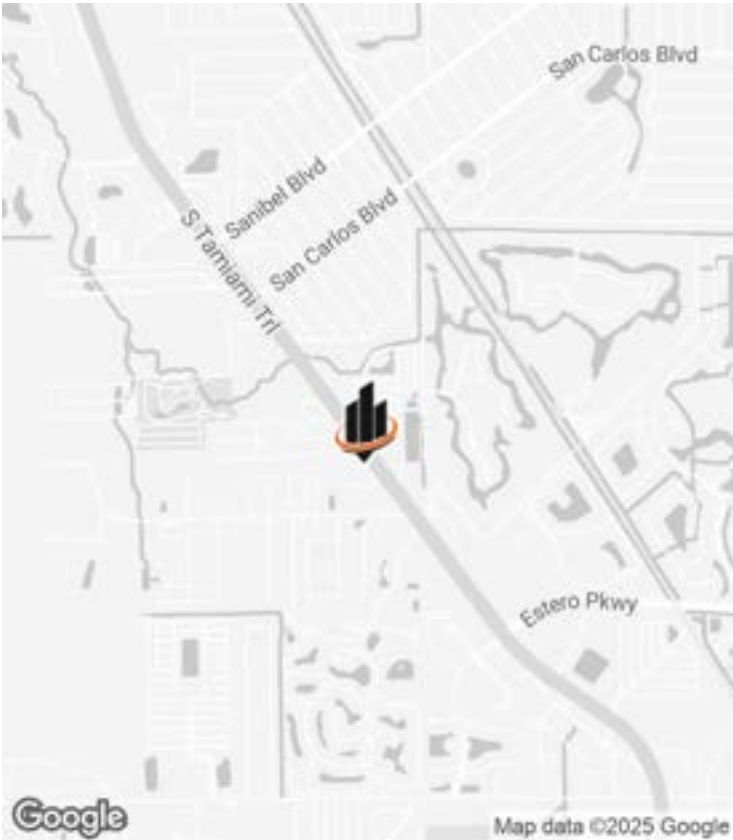
**PRESENTED BY:**

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,590,000
NUMBER OF UNITS:	CN-2
LOT SIZE:	38,442 SF
BUILDING SIZE:	5,596 SF
US 41 FRONTAGE:	250+ Linear Feet

PROPERTY DESCRIPTION

Pristine Daycare/Preschool located just north of the Estero borderline. Over 250 feet of Frontage on US41. While this facility could easily be used as it is currently, the CN-2 Zoning offers many alternative uses. Zoning is through Lee County, NOT Estero. There are Seven large classrooms plus reception, office, kitchen, storage, and more. With over 51,000 cars per day traffic count at this location, it offers excellent visibility and easy access.

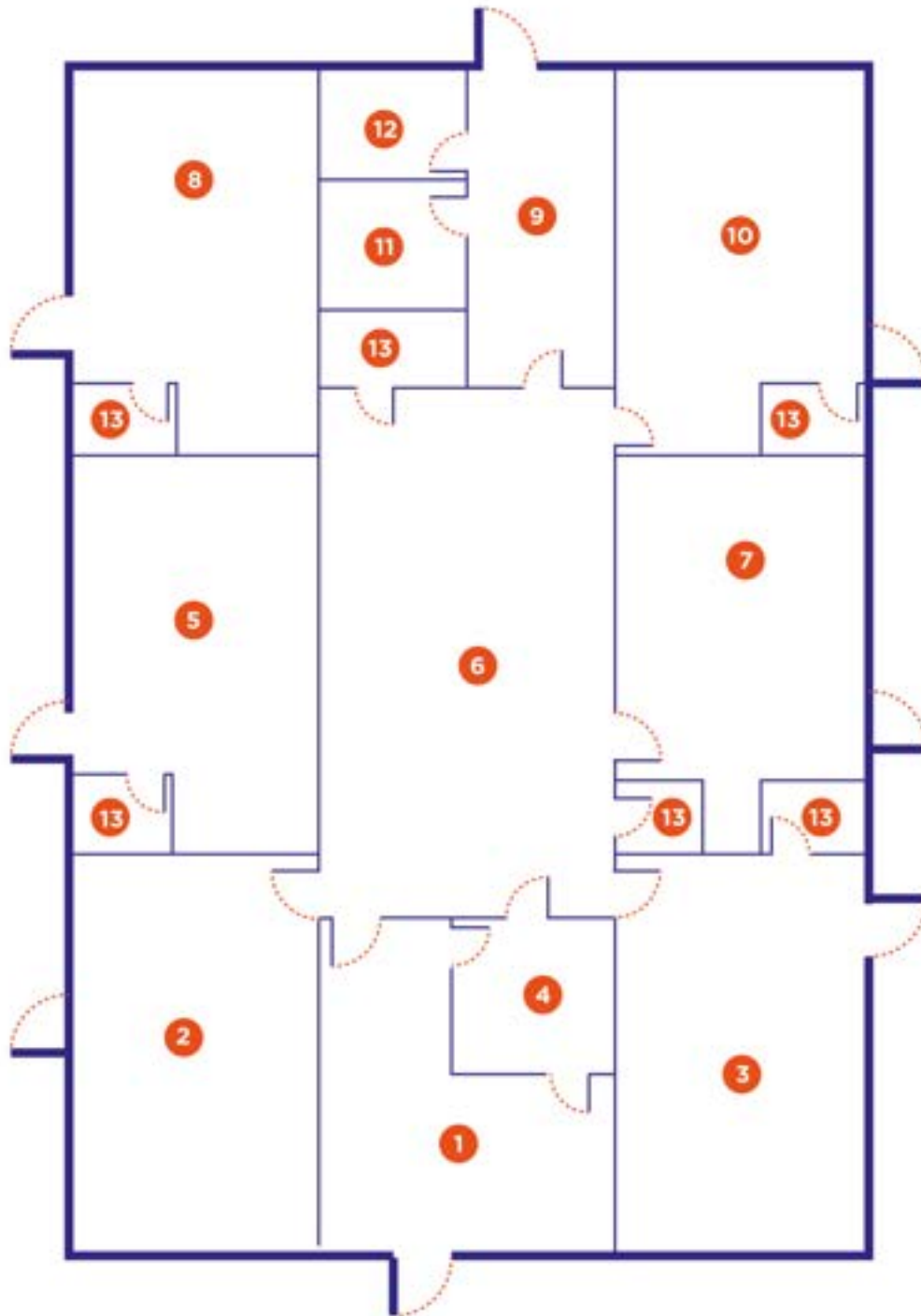
PROPERTY HIGHLIGHTS

- Highly Visible Daycare Facility on US41
- Estero Location - Lee County Address
- CN-2 Zoning (Neighborhood Commercial) Allows a Wide Array of Uses
- 51,500 AADT
- Location is NOT in a Flood Zone



ADDITIONAL PHOTOS

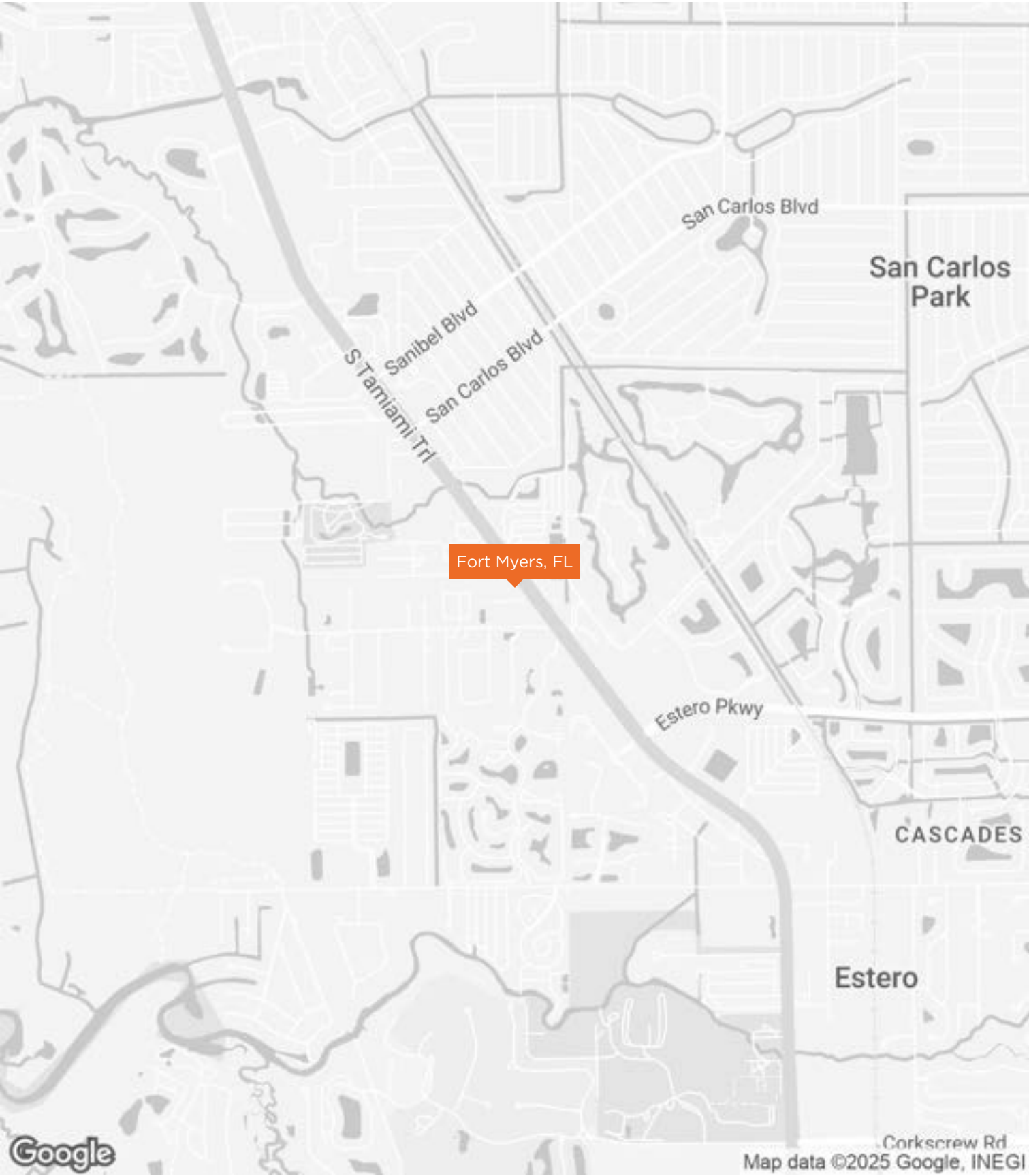




- 1 Reception Area
- 2 Infants
- 3 VPK: 4+5 years
- 4 Managers Office
- 5 Ones (21x18 ft)
- 6 After School (35x20 ft)
- 7 Threes (21x18 ft)
- 8 Twos (27x18 ft)
- 9 Kitchen
- 10 Threes + Fours (27x18 ft)
- 11 Storage
- 12 Cleaning
- 12 Bath

## 19660 S Tamiami Trail, Ft. Myers FL

REGIONAL MAP

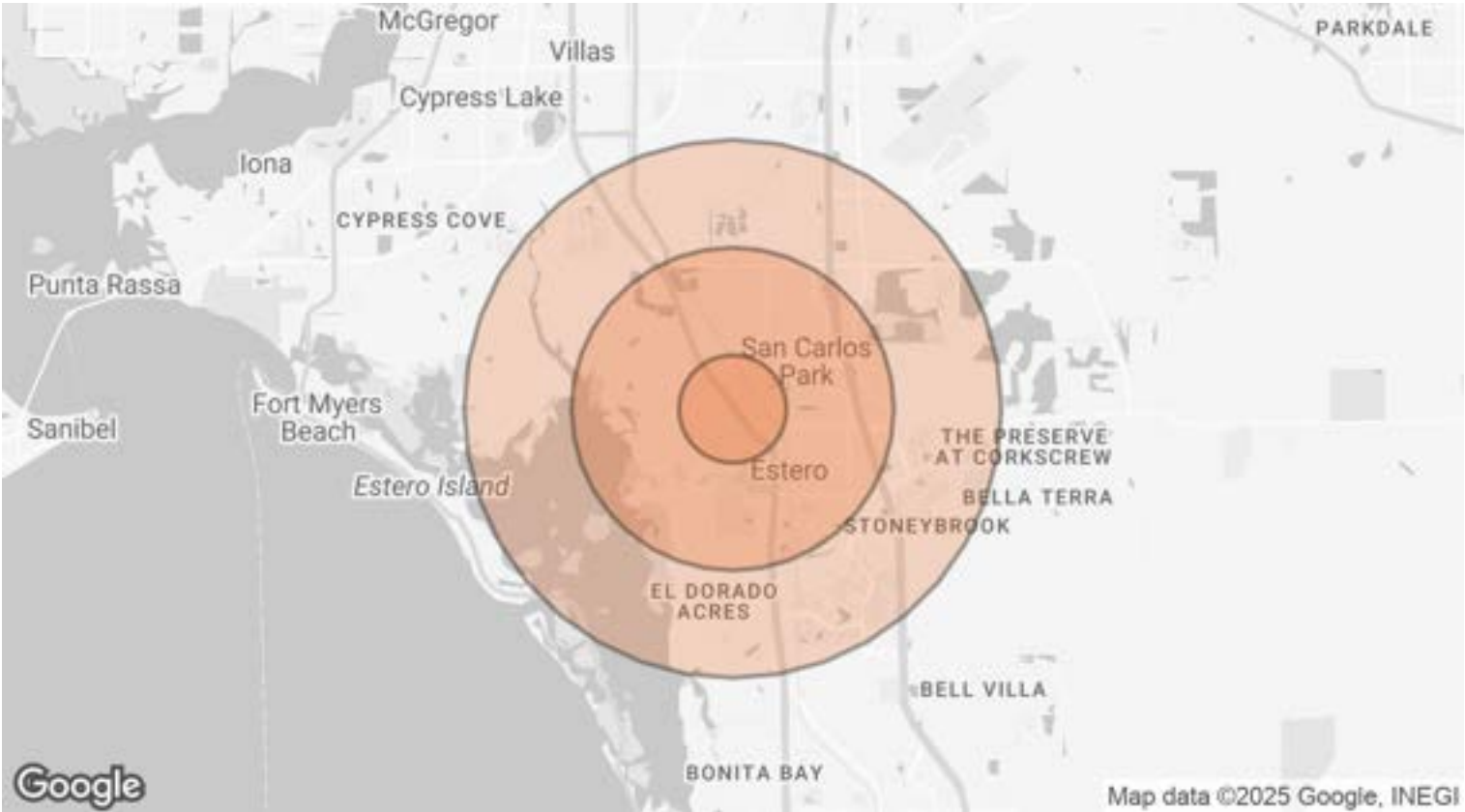




AERIAL MAP



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,762	53,453	88,179
AVERAGE AGE	52	46	50
AVERAGE AGE (MALE)	52	45	49
AVERAGE AGE (FEMALE)	53	46	50

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,634	22,139	38,086
# OF PERSONS PER HH	2.1	2.4	2.3
AVERAGE HH INCOME	\$88,760	\$110,707	\$123,399
AVERAGE HOUSE VALUE	\$381,517	\$438,951	\$495,752

Demographics data derived from AlphaMap