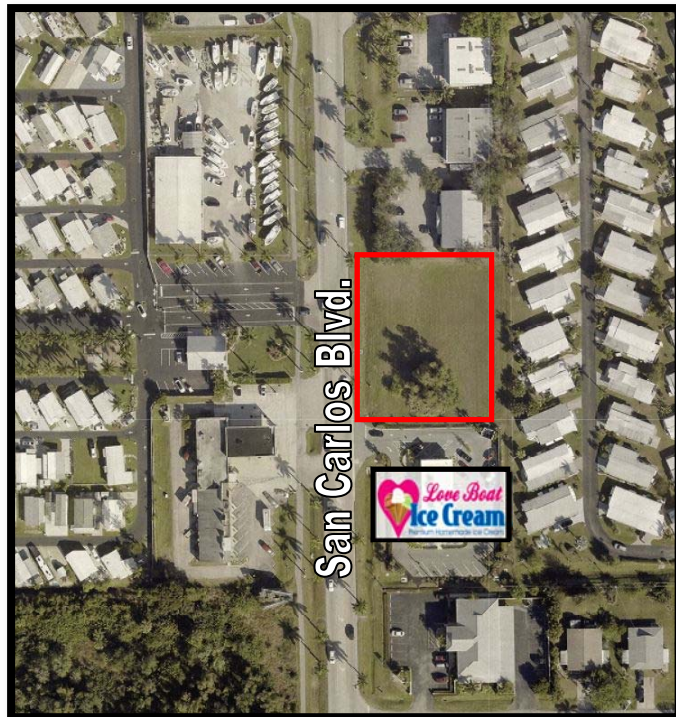




**FOR SALE | .78± ACRE COMMERCIAL SITE | SAN CARLOS BLVD.
JUST MINUTES FROM FORT MYERS BEACH & SANIBEL ISLAND**



PROPERTY DESCRIPTION

- Location: 16415 & 16445 San Carlos Blvd.
Fort Myers, FL 33908
- S.T.R.A.P. #'s: 06-46-24-05-0000A.0040 & 06-46-24-05-0000A.0030
- Total Land Size: .78± Acres (34,000± SF)
- Zoning: CC & C1-A (Commercial) within Lee County
- Utilities: All Available to the Site

Comments: This .78± acre commercial site is available for sale. The site is made up of two parcels with a total of approximately 206 feet of frontage along San Carlos Blvd. Both parcels are zoned commercial, with similar allowable uses such as office, medical, personal services, pet shop or pet services, retail, or restaurant. The property is located next door to the new Love Boat Ice Cream location on San Carlos Blvd., just north of Summerlin Road and just minutes from Fort Myers and Sanibel Island. Per the FDOT, the Annual Average Daily Traffic Count in 2018 was 16,000 cars per day.

SALE PRICE: \$590,000



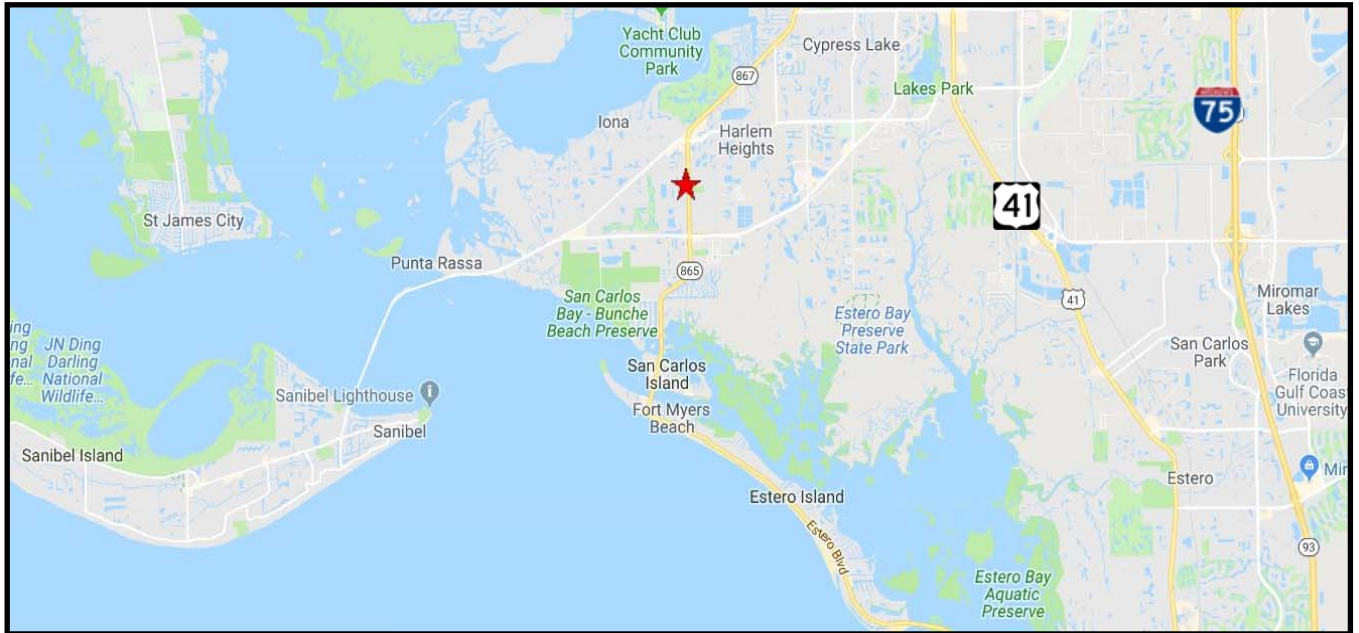
COMMERCIAL

For More Information Contact:

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 (239) 470-5582
 LSands@viprealty.com
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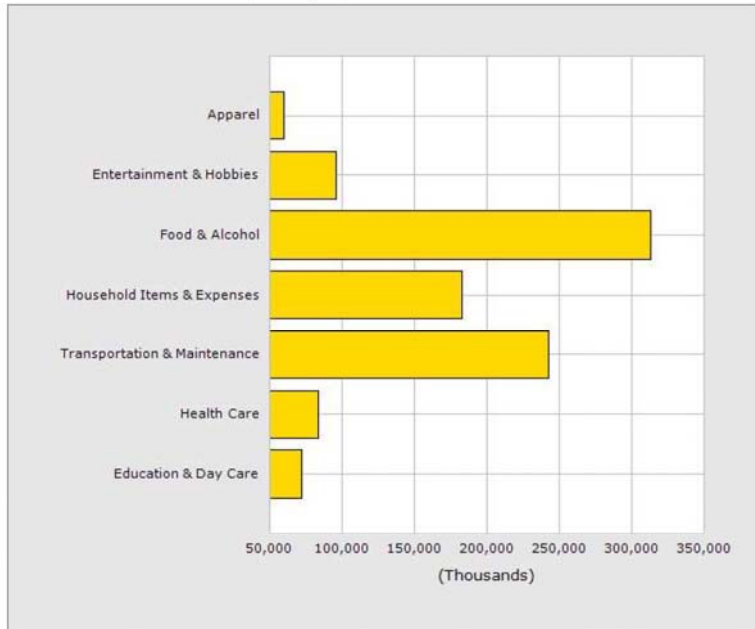


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Consumer Spending Totals for 5 Mile Radius

16415 & 16445 San Carlos Blvd, Fort Myers, FL 33908



	1 Mile	3 Mile	5 Mile
Population			
2019 Total Population:	10,637	46,475	99,151
2024 Population:	12,191	52,727	112,017
Pop Growth 2019-2024:	14.61%	13.45%	12.98%
Average Age:	59.40	54.40	53.20
Households			
2019 Total Households:	5,654	22,309	48,785
HH Growth 2019-2024:	13.51%	12.17%	11.74%
Median Household Inc:	\$44,314	\$58,763	\$56,735
Avg Household Size:	1.80	2.00	1.90
2019 Avg HH Vehicles:	1.00	1.00	1.00
Housing			
Median Home Value:	\$225,536	\$270,013	\$268,999
Median Year Built:	1989	1995	1987



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5/6/2019

**VIP Realty - Commercial | 13131 University Drive | Fort Myers | Florida | 33907
 Phone 239.489.3303**

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