# **FOR SALE**



#### COMMERCIAL PROPERTY Southwest Florida

2555 Crystal Drive Fort Myers, FL 33966



### **Property Details**

### Demographics

Strap#	18-45-25-00-00003.505B	POPULATION:	3 mile	5 mile	10 mile
Total Land Acreage	<u>+</u> 1.69 Acres or <u>+</u> 73,458 SF	2017 Population:	59,298	132,897	449,526
Land SF per parcel if split in half	A.) 36,729.20 SF B.) 36,729.20 SF	2022 Population:	67,324	151,489	509,968
		Pop Growth 2018- 2023:	13.54%	13.99%	13.45%
Property Type	Land	Average Age:	42.60	45.10	44.90
Proposed Use	Industrial/Commercial	HOUSEHOLDS:			
Zoning	IL	2018 Total Households	26,731	59,948	191,350
Frontage	AADT	HH Growth 2018-2023:	12.62%	13.15%	12.89%
Submarket	S. Fort Myers / San Carlos	Avg Household Size:	2.10	2.10	2.30

For more information, please contact:

**GARY TASMAN CEO & Principal Broker** 239.489.3600 gtasman@cpswfl.com

SHAWN STONEBURNER **Senior Director** 239.489.3600 sstoneburner@cpswfl.com

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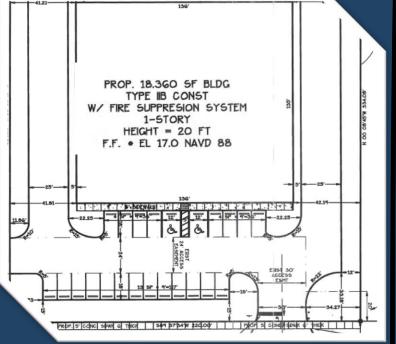
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## **PROPERTY HIGHLIGHTS**

- Property is fully entitled
- Direct frontage on Crystal Drive
- Close proximity to US-41
- DO for 18,360 SF building with fire suppression system, onestory, up to 20' height
- Property can be split into 2 separate parcels

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