

**Total Price \$425,000 or
\$225,000 per parcel if split in half**



Property Details

Demographics

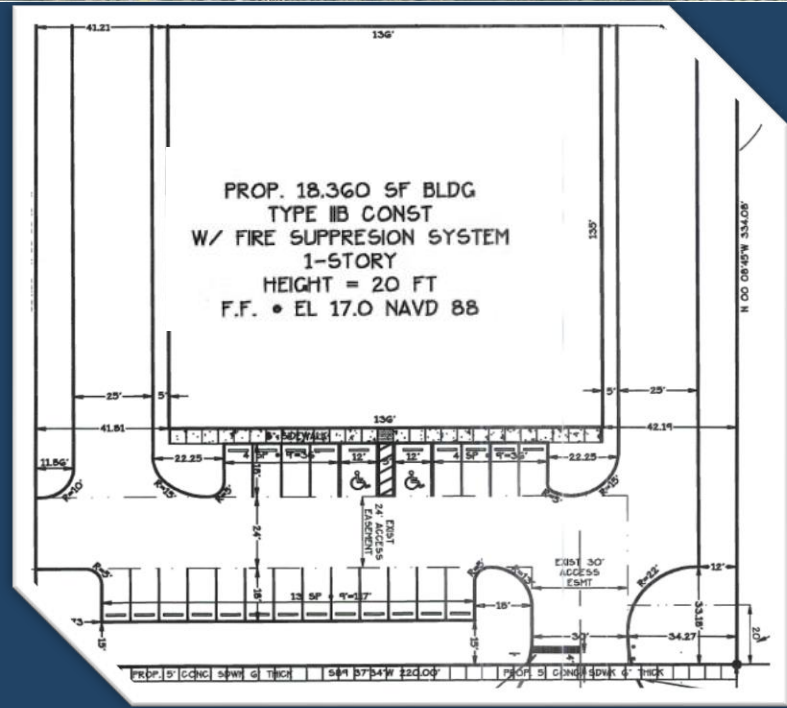
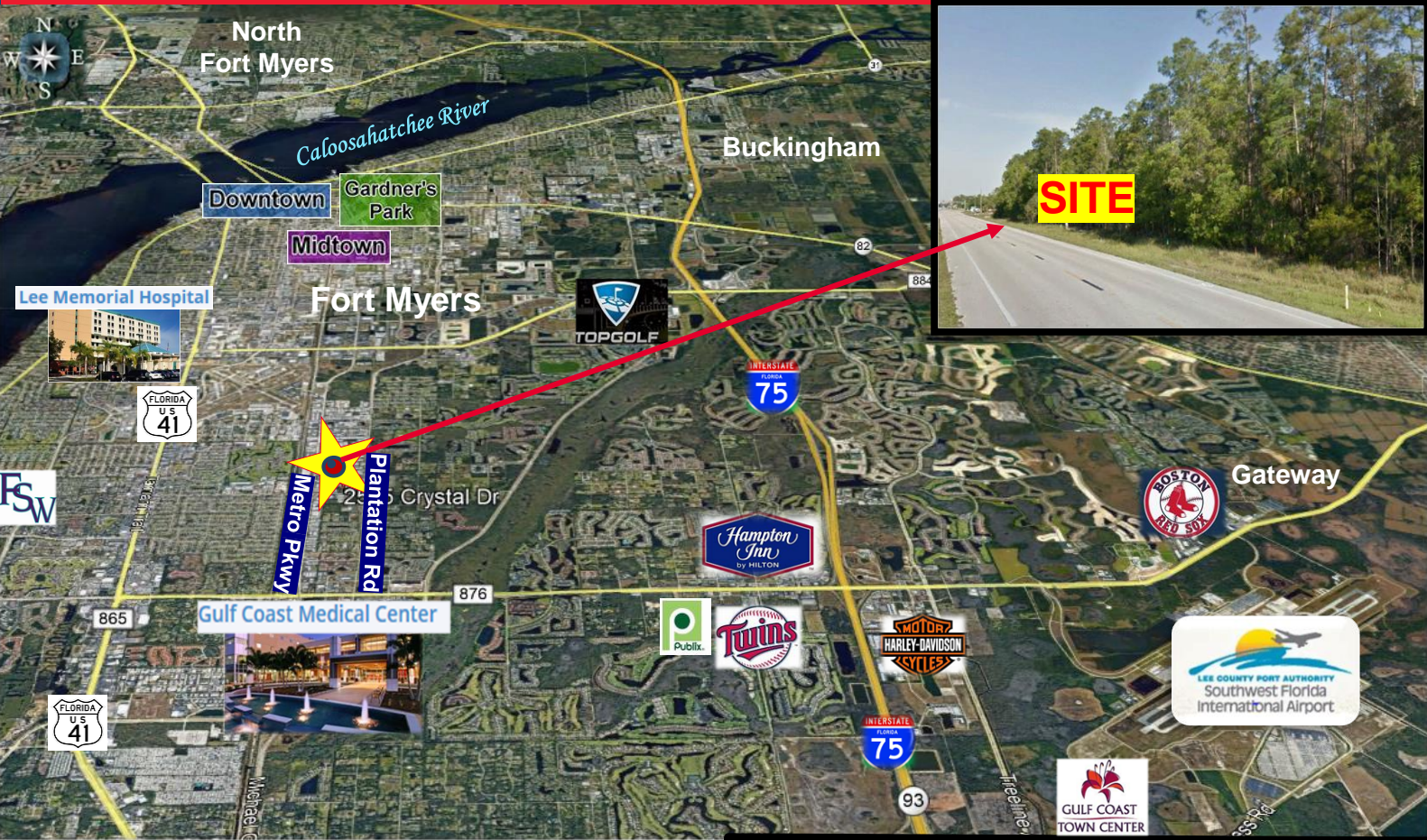
Strap#	18-45-25-00-00003.505B	POPULATION:	3 mile	5 mile	10 mile
Total Land Acreage	±1.69 Acres or ±73,458 SF	2017 Population:	59,298	132,897	449,526
Land SF per parcel if split in half	A.) 36,729.20 SF B.) 36,729.20 SF	2022 Population:	67,324	151,489	509,968
Property Type	Land	Pop Growth 2018-2023:	13.54%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

For more information, please contact:

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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, one-story, up to 20' height
- Property can be split into 2 separate parcels

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