



# INTERSTATE -75 & RIVER ROAD

2901 N RIVER ROAD  
VENICE, FL 34292

 **8.00± AC**
 **FOR SALE/LEASE**
 **CALL FOR DETAILS**

## PROPERTY SUMMARY

**Sale Price:** Call For Offers  
**Site Size:** 8.00 ± AC  
**Zoning:** CHI  
*Commercial Highway Interchange*  
**Interstate -75 AADT:** 93,500 CPD  
**N River Road AADT:** 23,000 CPD

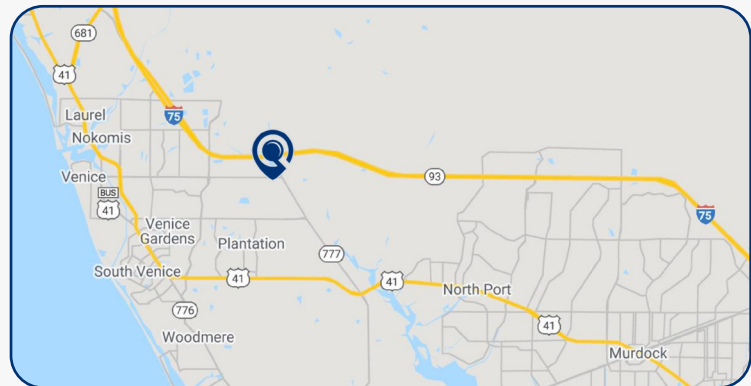
The subject site fronting I-75 & River Road may be a viable option for Affordable and Workforce Housing Via Senate Bill 102 (SB-102) aka Live Local Act. The site is in a Small Area Difficult Development Area (SADDA)

Zoned Commercial Highway Interchange (CHI) the site is suitable for a broad range of uses such as: All Office Use, Urgent Care, Hotel, Auto Service & Parts, Car Wash, Restaurant, Retail, and Storage

Site condition: Raw land utilities stubbed into lot line. Booming River Road is currently being widened, FDOT has indicated a Right-In/Right-Out will be allowed on River Rd.

DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
Total Population	771	14,101	50,922
2026 Increase	5.4%	3.6%	2.7%
Avg HH Income	\$86,380	\$90,350	\$89,539
# Households	303	6,524	25,414

(Applied Geographic Solutions 2021)



1614 Colonial Boulevard #101, Fort Myers, FL 33907

**BRETT LOW**  
 Senior Associate  
 D: 239.333.2514  
 C: 941.536.3538

[brettlow@lqwest.com](mailto:brettlow@lqwest.com)

[LQWEST.COM/RIVER-ROAD-PADS](http://LQWEST.COM/RIVER-ROAD-PADS)

Information obtained from owner(s) or other sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. All properties subject to change or withdrawal without notice.

