

COMMERCIAL CORNERS

NWC Highway 17 & SW County Road 761 | Arcadia, FL 34266

Land For Sale



LQ Commercial
REAL ESTATE SERVICES

LQCRE.COM



\$2,500,000
PRICE



5 AC
SIZE



2,109 TRUCK COUNT
HIGHWAY 17



1,583 TRUCK COUNT
COUNTY RD 761

- Located at the busy intersection of SR 17 & 761
- Optimal for retail development like C-Store, Gas, Dollar stores etc.
- Public utilities available
- Will subdivide
- More acreage available
- Located 1 mile north of the Walmart distribution center.
- Multiple developments planned for the immediate area.
- SW Highway 17 AADT: 12,000 CPD
- SW County Rd 761 AADT: 7,500 CPD



5-MILE POPULATION
9,102



5-MILE INCOME
\$88,898



5-MILE EMPLOYEES
1,268



1614 Colonial Blvd. #101
Fort Myers, FL 33907

LQCRE.COM

Bruce Micciche, CCIM
Broker of Record

D: 239.333.2518

C: 941.999.1188

brucem@lqcre.com

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