

SUBDIVIDE? YES! LOVE? YES! 4.8 ACRES! YES!

2706 N TAMIAMI TRAIL, NORTH FORT MYERS, FL



FOR SALE

Sale Price: \$975,000

Property Type: Land

Lot Size: 4.8 Acres

Zoning: CC



Features:

- 3 Parcels Totaling 4.8 Acres!
- Hard Hard Corner!
- 4-Way Traffic Signal!
- 490 +/- Feet Of Frontage On US 41!
- 370 +/- Feet Of Frontage On Laurel Drive!
- Mostly Cleared!
- Will Subdivide!

Contact:

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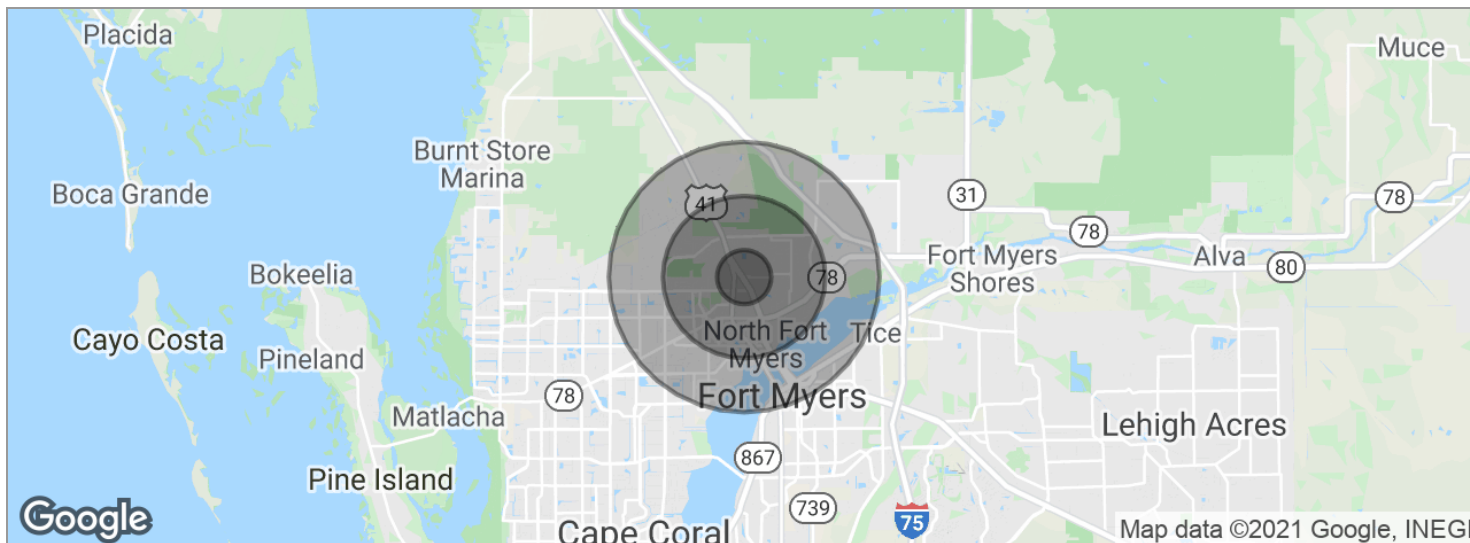
*Each office Independently Owned and Operated

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SperryCGA - The Signature Group // 1922 VICTORIA AVENUE, SUITE A, FORT MYERS, FL 33901 // SPERRYCGA.COM

DEMOGRAPHICS MAP



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|---------------|----------------|----------------|
| Total population | 5,035 | 33,339 | 76,042 |
| Median age | 62.1 | 55.3 | 49.9 |
| Median age (male) | 60.7 | 54.3 | 48.3 |
| Median age (Female) | 62.4 | 55.8 | 51.0 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total households | 2,438 | 15,423 | 32,986 |
| # of persons per HH | 2.1 | 2.2 | 2.3 |
| Average HH income | \$39,661 | \$45,973 | \$51,486 |
| Average house value | \$72,410 | \$132,527 | \$174,124 |

* Demographic data derived from 2010 US Census