

# SIGNALIZED CORNER DEV SITE

2381 N. TAMAMI TRAIL  
N. FT MYERS, FL 33903



2.12± AC



LAND FOR SALE



\$250,000

## PROPERTY INFORMATION

Sale Price:	\$250,000
Site Size (AC):	2.12± AC
Property Zoning:	AG-2
N. Cleveland Avenue AADT:	24,000 CPD
N. Tamiami Trail (US 41) AADT:	10,000 CPD
Littleton Road AADT:	7,800 CPD

- 2.12 Acres available for rezoning and future development.
  - 300' Frontage along N. Tamiami Trail.
  - 280' Frontage along Littleton Road.
- Hard, signalized corner immediately south of North Fort Myers tourist attraction, Shell Factory & Nature Park, with 400+ animals, zipline, restaurants and more.
- North of the bustling Pine Island retail corridor, featuring AMC Theaters, Bealls, Home Depot, and Walmart Supercenter.



## DEMOGRAPHICS

	1-MILE	3-MILES	5-MILES
Total Population	6,342	41,980	109,626
Five-Year Increase	2.7%	2.8%	3.0%
Avg Household Inc.	\$37,111	\$47,616	\$52,774
Total Households	3,364	19,632	45,668
Daytime Employees	1,024	10,091	37,763

(Applied Geographic Solutions 2018)

[LQWEST.COM/LITTLETON-LAND](http://LQWEST.COM/LITTLETON-LAND)

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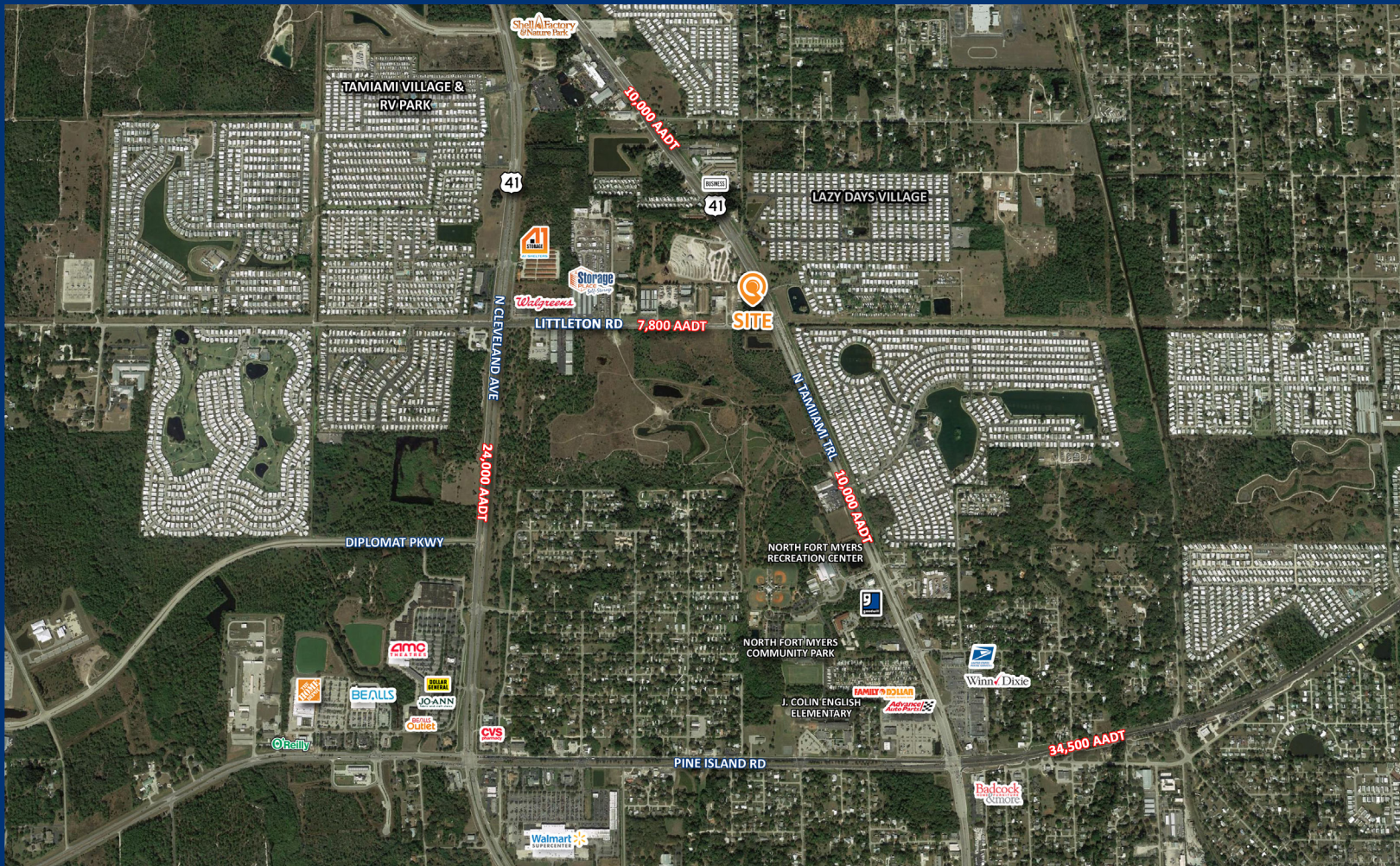
**PROPERTY FEATURES**

This two-acre site is located at the northwest corner of the signalized intersection of N. Tamiami Trail and Littleton Road in North Fort Myers.

The site is zoned AG-2 and benefits from 300' of frontage along N. Tamiami Trail, as well as 280' of frontage along Littleton Road.

This highly visible site is ideally positioned between the popular tourist attraction, Shell Factory and Nature Park to the North, and the bustling Pine Island retail corridor to the South.

The expanding Pine Island area offers AMC Theaters, Bealls, Home Depot, and Walmart Supercenter.



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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.