

# 158 ACRES IN FORT MYERS

I-75 & State Road 82, Fort Myers, FL 33905, Fort Myers, FL

## EXECUTIVE SUMMARY



### LOCATION OVERVIEW

Interstate 75 and State Road 82

### PROPERTY HIGHLIGHTS

- 158 Acres Available for Sale
- Located on the southwest corner of I-75 & State Road 82 in Fort Myers (Exit 138)
- Approximately 1 mile of frontage/visibility on I-75
- Currently zoned Commercial Intensive and Commercial General
- Unimproved land with wetland credits
- Excellent traffic counts in a high growth corridor
- Easy access and great visibility from I-75 (both north & south bound)
- Traffic Counts I-75 - 97,000 and State Road 82 - 43,500

### DEMOGRAPHICS

|                        | 1 MILE | 3 MILES | 5 MILES |
|------------------------|--------|---------|---------|
| Total Population       | 2,709  | 41,506  | 110,190 |
| Daytime Population     | 3,026  | 42,069  | 121,874 |
| Households             | 451    | 14,502  | 42,758  |
| Average HH Income (\$) | 81,546 | 60,405  | 69,862  |



### EXCLUSIVE AGENT(S)

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## LAND LOTS



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