

FOR SALE/LEASE

For Sale | Land

Medical/Professional Development Opportunity

2800 Champion Ring Rd, 9135 Forum Corporate Pkwy, 9140 Forum Corporate Pkwy, Fort Myers, FL 33905



100 S WASHINGTON BLVD | SARASOTA, FL | 941.957.3730

PRESENTED BY:

SUSAN GOLDSTEIN, CCIM

Senior Commercial Advisor

941.350.9747

susangoldstein@michaelsanders.com



MEDICAL/PROFESSIONAL DEVELOPMENT OPPORTUNITY

2800 CHAMPION RING RD, 9135 FORUM CORPORATE PKWY, 9140 FORUM CORPORATE PKWY, FORT M



OFFERING SUMMARY

Sale Price:	\$10 psf
Available SF:	475675
Lot Size:	10.92 Acres
Zoning:	SDA
Market:	Ft. Myers

PROPERTY OVERVIEW

This property can either be sold alone or alongside two other great opportunities. Promising traffic counts above 86,500, this location in Fort Myers sits next to major medical offices, education centers, and other high traffic destinations. Located next to Hyatt Place, Regional Cancer Center, Promise Healthcare, Rasmussen College, and Keiser University, this property awaits the next great commercial development to nest in a growing area.

PROPERTY HIGHLIGHTS

- Parcels have already been partially cleared
- Surrounded by Keiser University, Rasmussen College, Promise Hospital, and 184+/- room Hyatt Place
- 86,500 +/- Car Count on I-75
- Build to Suit Potential

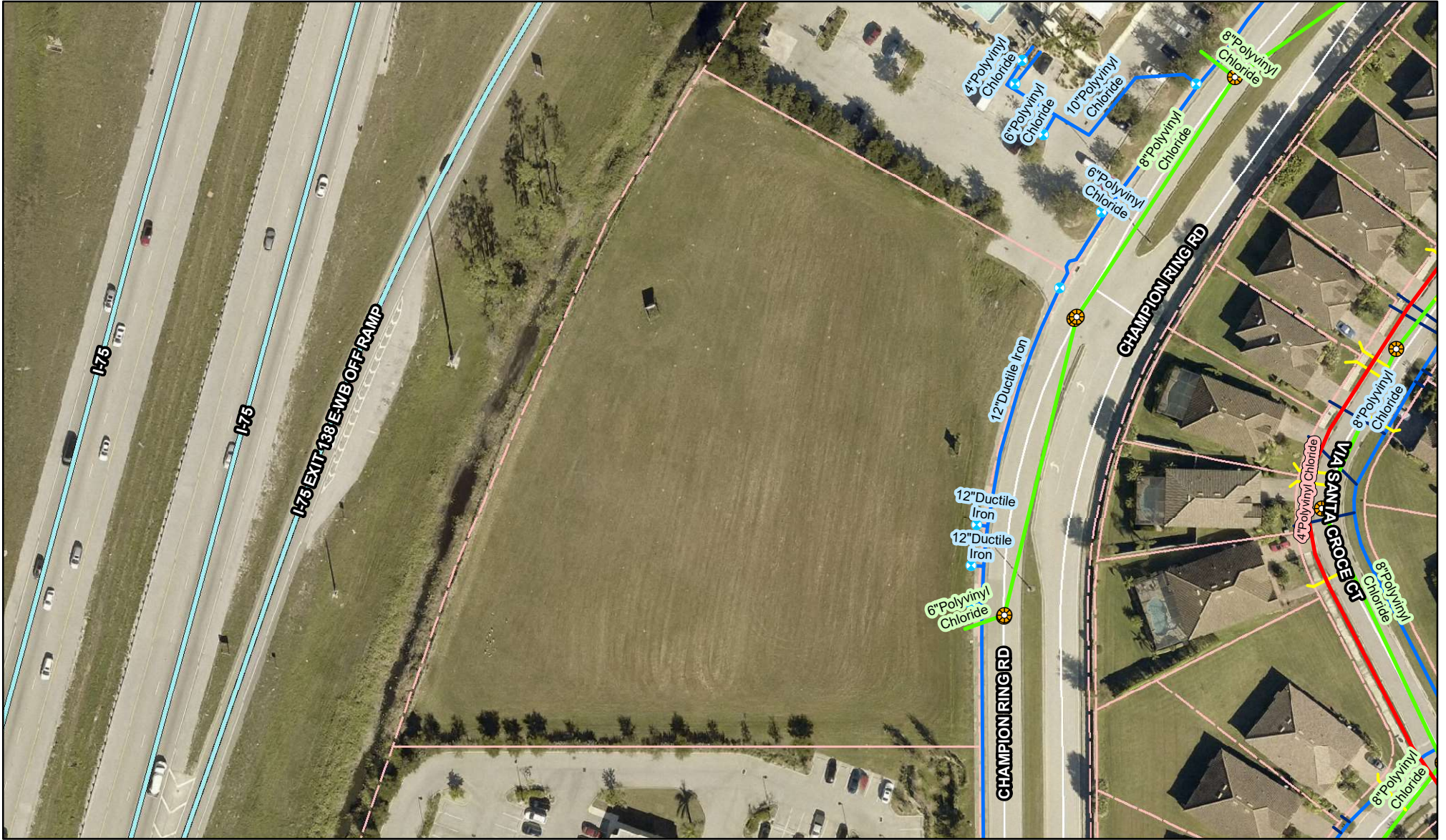
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OF PARCELS | 3 |
BEST USE | Medical/ Professional Office development |

LOT #	ADDRESS	SIZE	PRICE
A	2800 Champion Ring Rd	3.58 Acres	\$1,559,448
B	9135 Forum Corporate Pkwy	3.85 Acres	\$1,677,060
C	9140 Corporate Forum Pkwy	3.49 Acres	\$1,520,244





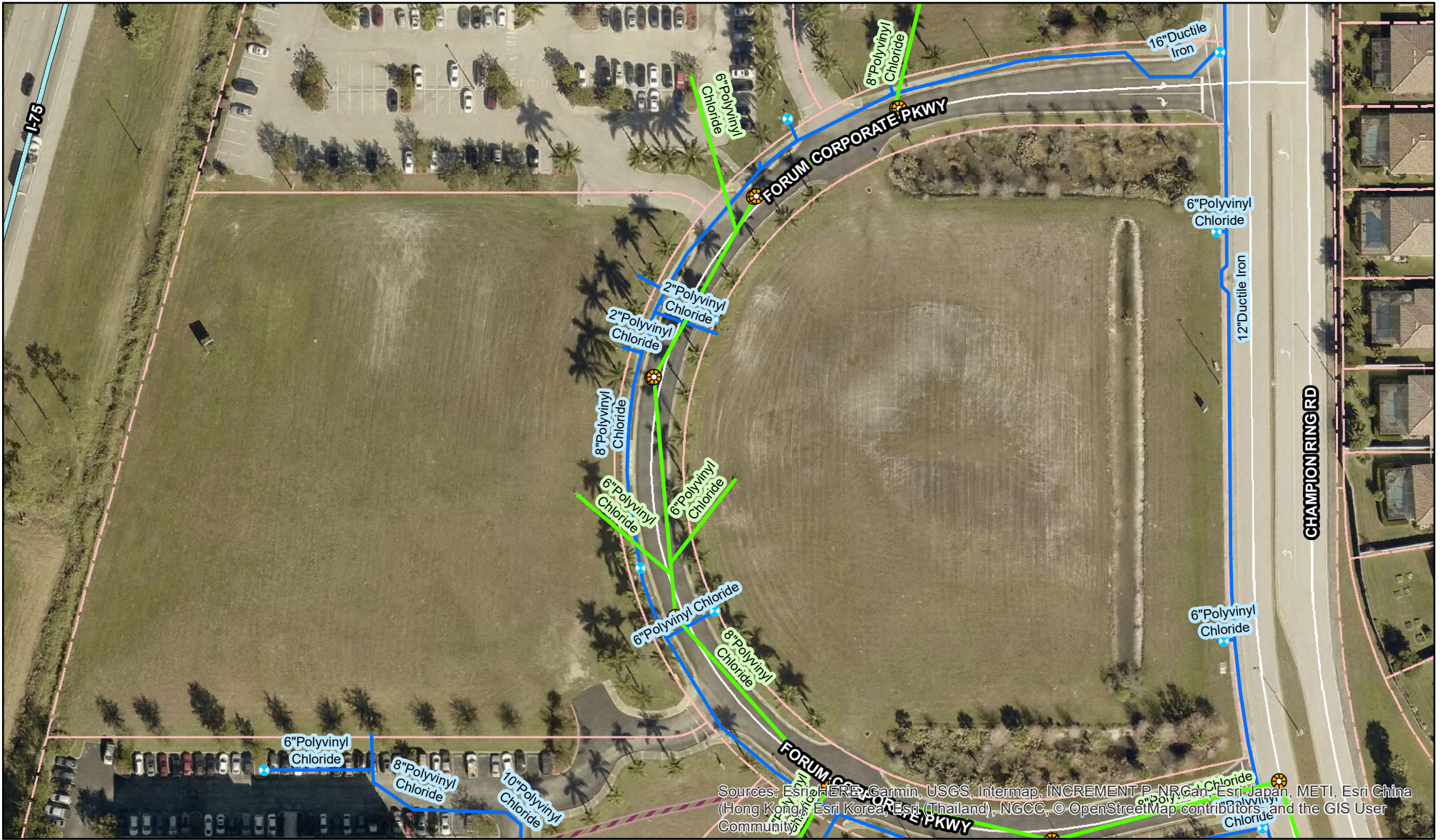
Legend

- Force Mains
- Sewer Gravity Mains
- Water Mains



NOT TO SCALE

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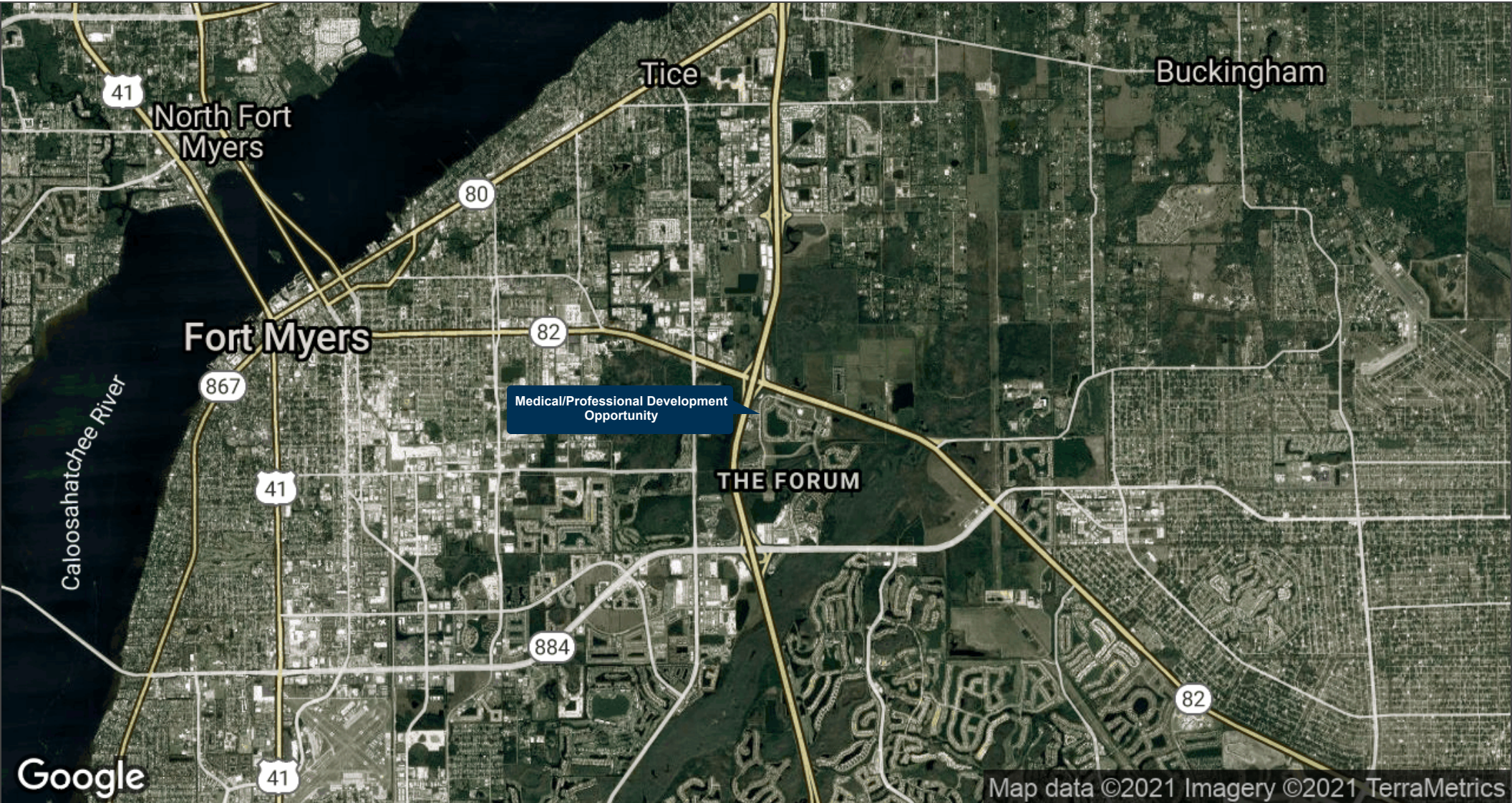
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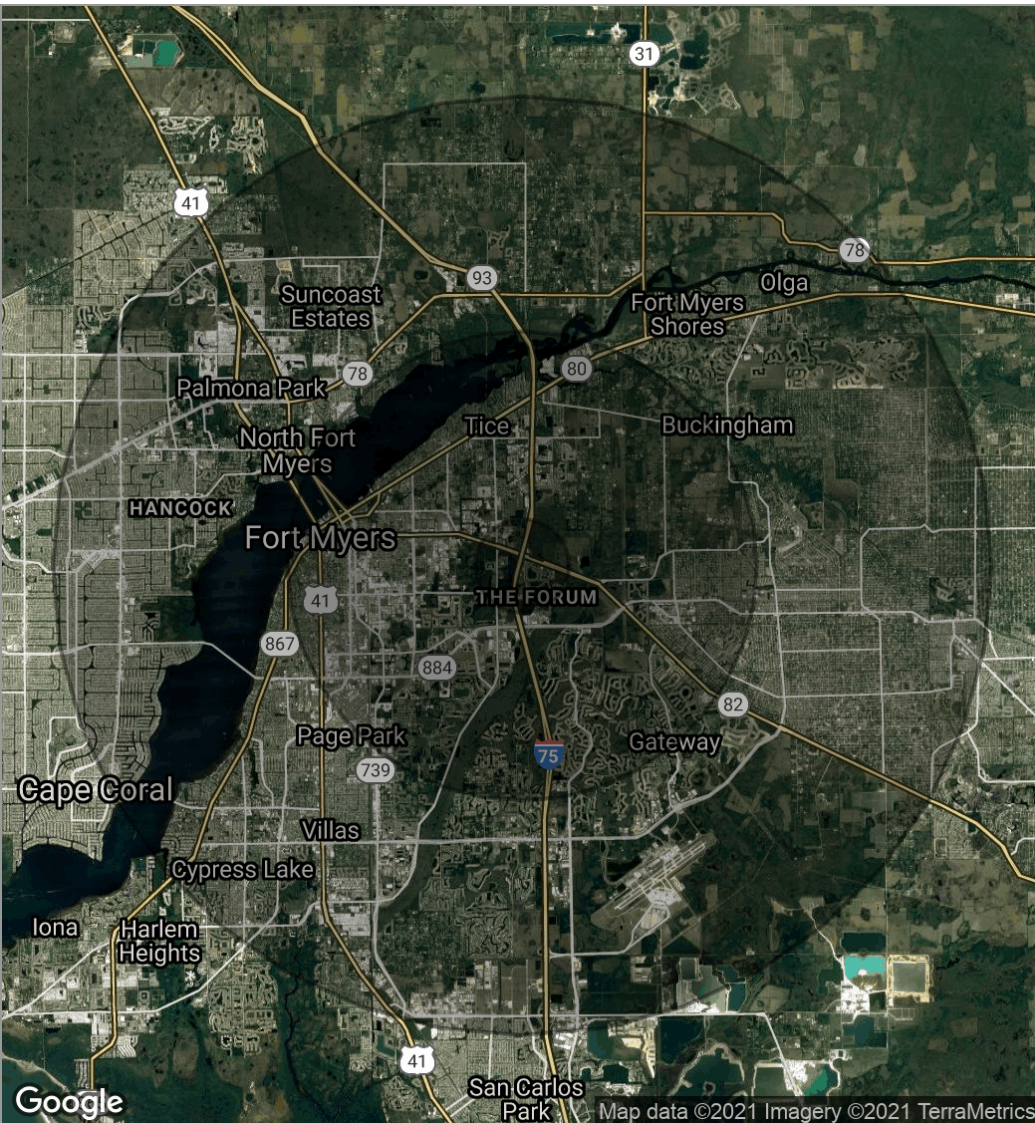
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,427	87,804	296,945
Median age	27.9	35.1	41.6
Median age (male)	28.3	34.2	40.5
Median age (Female)	27.7	35.9	42.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	866	31,898	117,866
# of persons per HH	2.8	2.8	2.5
Average HH income	\$51,948	\$55,893	\$63,325
Average house value	\$202,434	\$224,833	\$251,399

* Demographic data derived from 2010 US Census



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100 S Washington Blvd
Sarasota, FL 34236
T 941.350.9747
C 941.350.9747
susangoldstein@michaelsaunders.com
FL #3125850

PROFESSIONAL BACKGROUND

Susan Goldstein has repeatedly earned the position of MS&C's Top Producing Commercial Agent. She focuses on sales and leasing in the Sarasota and Manatee County marketplace. Susan provides superior service to her clients.

Balancing an understanding of client needs and objectives with dynamics of the market, the financial realities of all parties, and a willingness to work hard to get the job done contribute to Susan's success. Susan has been involved in a multitude of transactions with clients ranging from national corporations to local businesses and developers. Susan is considered an important player in the vibrant commercial real estate arena.

With an MBA from Columbia University, strong Marketing experience with companies such as American Express and Proctor & Gamble, along with the CCIM Designation, the highest level of Commercial Realtor educational achievement, Susan ensures her clients the most professional and profitable real estate transaction.

EDUCATION

CCIM Designation
Columbia University Business School MBA
Duke University BA

MEMBERSHIPS & AFFILIATIONS

The Commercial Real Estate Association (CREA) of the Realtor Association of Sarasota and Manatee 2019 President, Board Member
Lakewood Ranch Business Alliance Governmental Affairs Committee Chair and Executive Committee Member

Columbia Alumni Club Immediate Past President.

Realtor Association of Sarasota and Manatee: Past Public Policy Chair, Form Based Code Task Force Chair, Attorney/ Realtor Committee Chair

The Sarasota and Manatee County Economic Development Corporation Real Estate Office Oversight Committee