

FOR SALE

13770-13830 Metropolis Ave.

Fort Myers, FL 33912

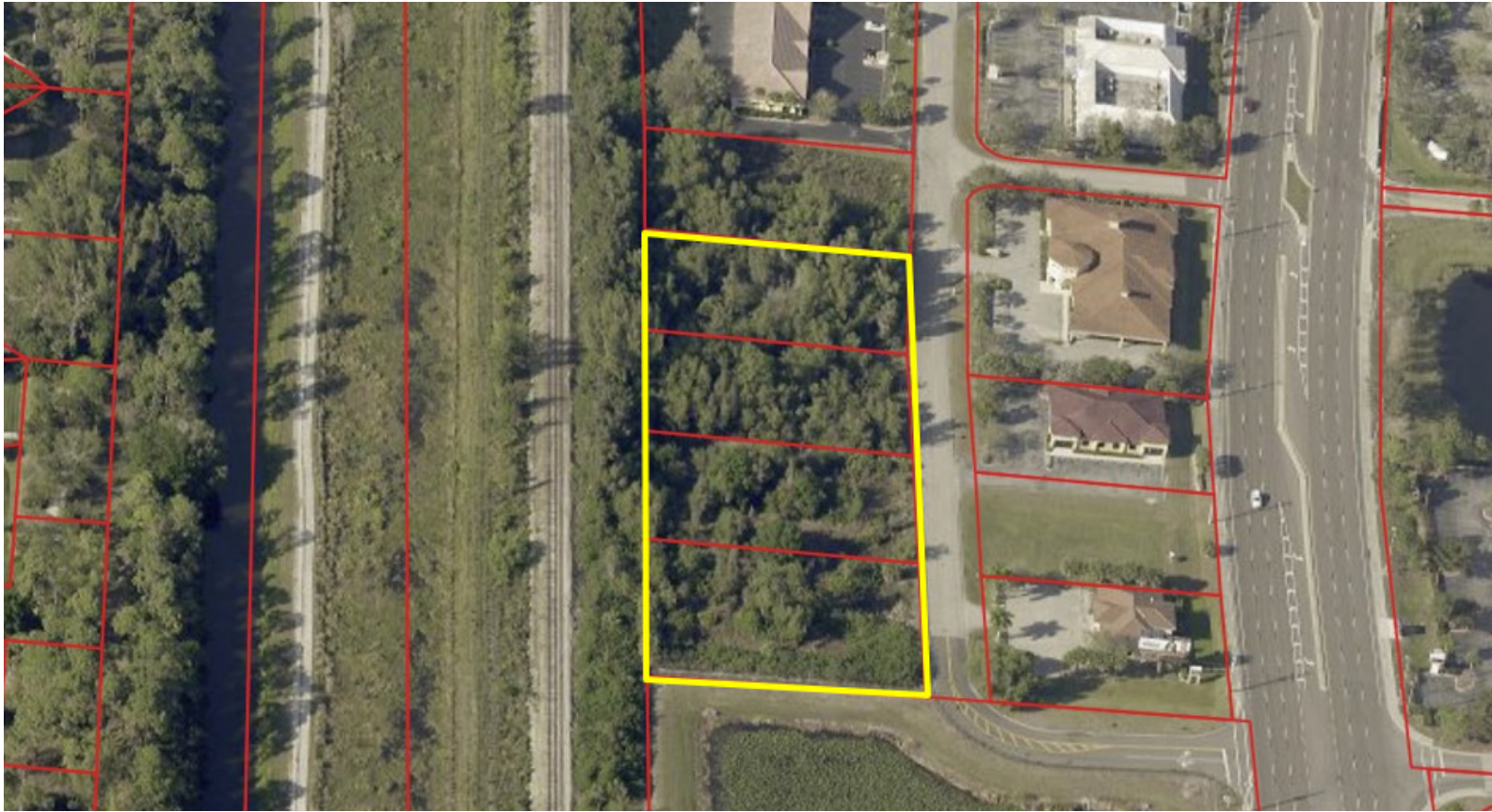


CUSHMAN & WAKEFIELD

COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA

2.36 Acre Vacant Land

Sale Price: \$1,599,000



Cushman & Wakefield | Commercial Property Southwest Florida is pleased to present four contiguous parcels of vacant land totaling 102,600 SF, approximately 2.36 acres. The site is zoned CPD, presenting an excellent opportunity for uses such as medical office development due to its proximity to the Gulf Coast Medical Center. The site is easily accessed through Metro Pkwy, a road with high traffic counts of 21,000 AADT.

Property Highlights

Address	13770-13830 Metropolis Ave. Fort Myers, FL 33912
Total Land Size (AC)	2.36 acres
Total Land Size (SF)	102,600 SF
Type	Vacant Commercial Land
Zoning	CPD
Proposed Use	Medical Office
Submarket	Lee County
Parcel ID Numbers	19-45-25-14-00000.0080 19-45-25-14-00000.0090 19-45-25-14-00000.0100 19-45-25-14-00000.0110



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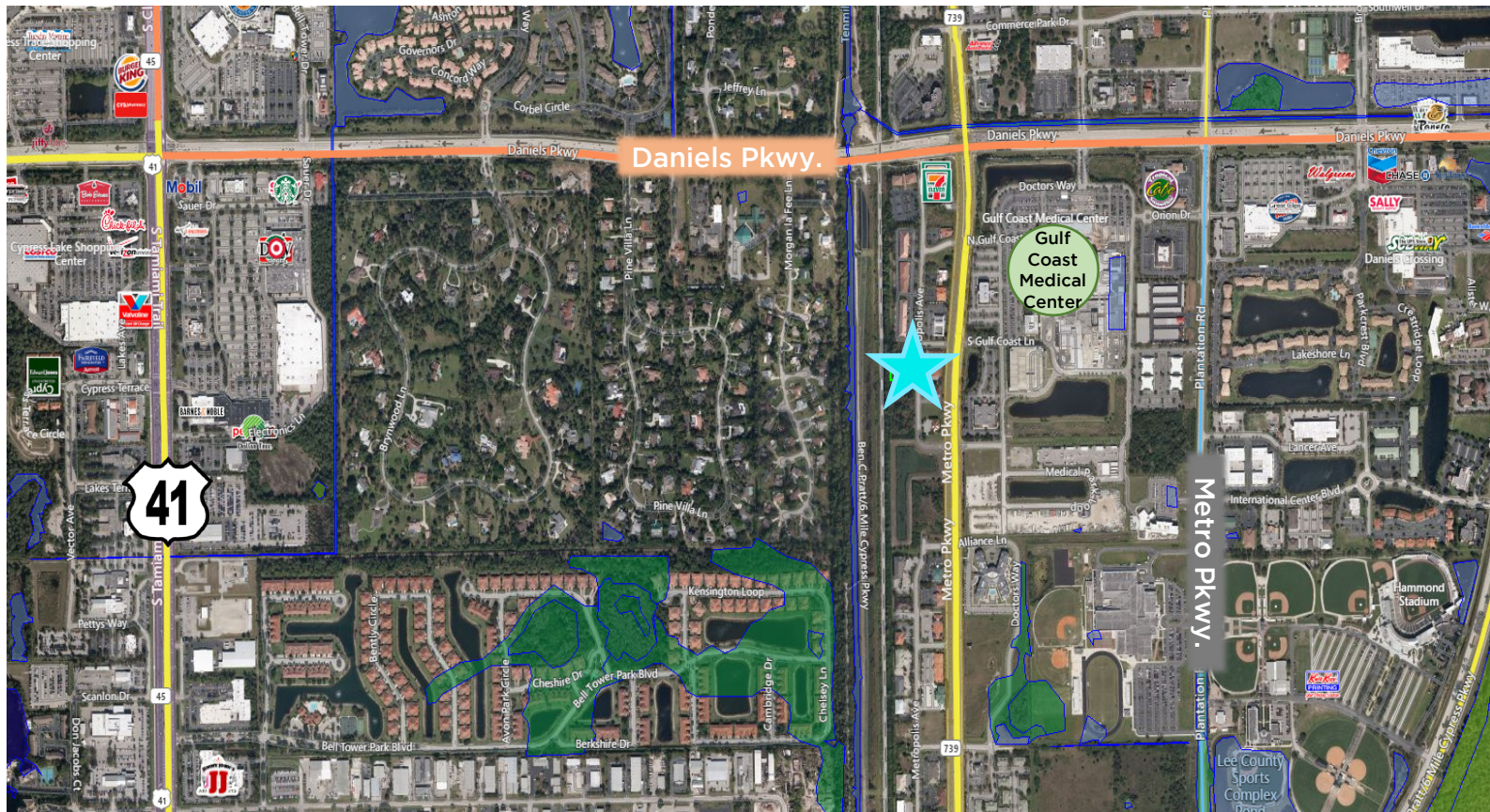
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COMMERCIAL PROPERTY
SOUTHWEST FLORIDA

Aerial / Location Map



POPULATION TRENDS AND KEY INDICATORS

13770 Metropolis Ave, Fort Myers, Florida, 33912 2

5,652	2,767	2.04	42.2	\$75,072	\$277,759	91	138	50
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



\$9,719

Avg Spent on Mortgage & Basics



15.5%

Percent of Income for Mortgage

POPULATION BY GENERATION



8.5%

Greatest Gen: Born 1945/Earlier



24.1%

Baby Boomer: Born 1946 to 1964



18.6%

Generation X: Born 1965 to 1980



28.9%

Millennial: Born 1981 to 1998



15.9%

Generation Z: Born 1999 to 2016

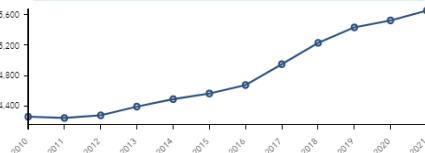


4.0%

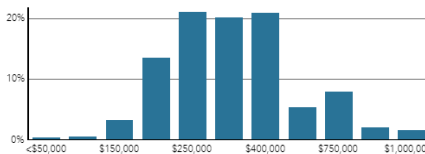
Alpha: Born 2017 to Present

*One Mile Radius
ACS, Est. 021, 2024.

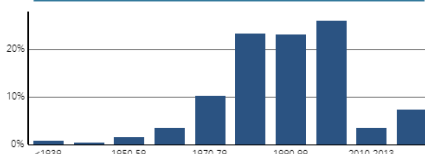
Historical Trends: Population



Home Value



Housing: Year Built



Demographics

	1 Mile	2 Mile	3 Mile
Population	5,652	53,055	136,572
AVG. HH Income	\$75,072	\$61,078	\$62,308
Total Businesses	926	4,856	9,675

Traffic Counts

Metropolis Ave.	21,000 AADT
Daniels Pkwy.	47,500 AADT

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