

#### COMMERCIAL PROPERTY Southwest Florida

#### 19950 S. Tamiami Trl. **Estero, FL 33928**

### **BUILD TO SUIT FOR LEASE**



### **Property Highlights**

- Pre-leasing for 40,000 SF medical office building
- Detail & elevation coming soon
- Located near many residential communities
- Good access and visibility on US-41/Tamiami Trail.
- Access to signalized intersection of Estero Pkwy and US-41
- Across from major retailers: Walmart & Aldi
- Proposed site plan includes dedicated turn lane from US-41
- Lot is adjacent to several demand generators which carry heavy foot traffic
- High Traffic Counts

**PROPERTY DETAILS** 

PRICE	\$30-35 NNN		
PROPERTY TYPE	Vacant Commercial Land		
STRAP NUMBER	21-46-25-E4-U1817.2582		
LAND SIZE (AC)	4.24		
LAND SIZE (SF)	184,694		
ZONING	CPD		
SUBMARKET	Estero		

For more information, please contact:

**GARY TASMAN Principal Broker** 239.489.3600 gtasman@cpswfl.com

SHAWN STONEBURNER **Senior Director** 239.489.3600 sstoneburner@cpswfl.com

5220 Summerlin Commons Blvd. Ste. 500 Fort Myers, FL 33907 239.489.3600 www.cpswfl.com

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2020 POPULATION	7,959	51,602	80,645
2025 POPULATION PROJECTION	8,908	57,009	89,813
POP GROWTH 2020-2025	11.9%	10.5%	11.4%
2020 TOTAL HOUSEHOLDS	3,790	20,686	34,154
2025 HOUSEHOLD PROJECTION	4,207	22,755	37,858
HH GROWTH 2020- 2025	11%	10%	10.8%
MEDIAN HOME VALUE	\$261,729	\$264,827	\$306,062

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