

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:

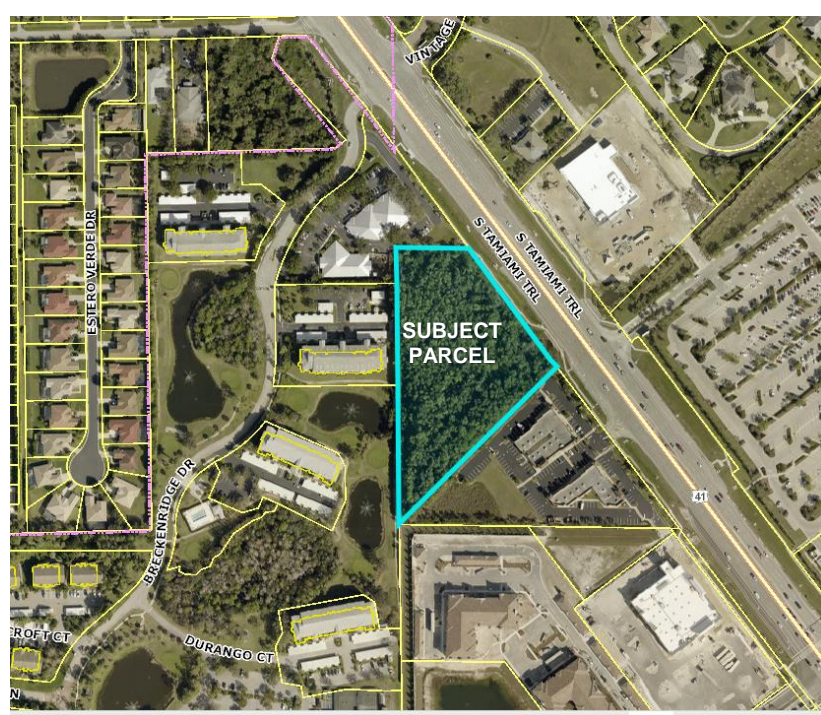
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Street View



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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