



**For Sale 40.4 Acres**

**Great Development Opportunity Mixed Use Permitted**

**Over 900 ft of Frontage on Colonial Blvd**

**\$10,950,000**

**3970 Colonial Blvd. , Fort Myers FL 33966**

**GREAT REGIONAL ACCESS – CLOSE TO I-75 & RSW AIRPORT**

**ZONED CG CITY OF FORT MYERS**

**ALLOWS MULTI-FAMILY 25 UNITS/ACRE & COMMERCIAL**



**Traffic Counts: 54,000 AADT**  
**Demographics**

	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
<b>Population</b>	<b>9,548</b>	<b>47,765</b>	<b>135,348</b>
<b>Households</b>	<b>3,751</b>	<b>18,671</b>	<b>54,847</b>
<b>Median HH Income</b>	<b>\$51,693</b>	<b>\$49,320</b>	<b>\$51,707</b>



**Annette M. Barbaccia**  
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**SURROUNDING COMMUNITY**



**CG – Commercial General Zoning**

- Multi-Family 25 Units Per Acre
- Day Care
- Medical Facilities
- Educational Facilities
- Restaurants, Bars, Night Clubs
- Retail Sales & Services
- Convenience Stores With or WO Pumps
- Indoor Self Storage



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