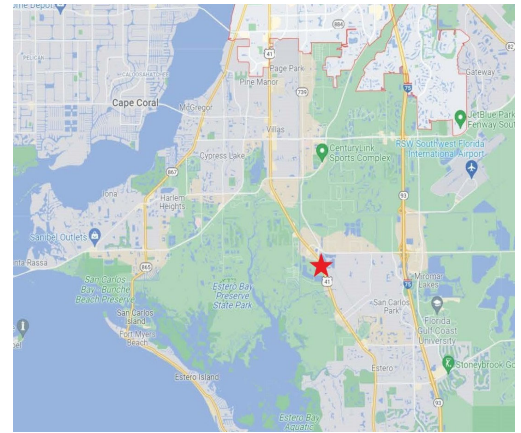




**For Sale 11.68 Acres**  
**Great Development Opportunity S. Ft Myers 33908**  
**Over 1,200 ft of Frontage on US 41**  
**\$6,750,000**

**Located between Harborage Drive & Park Road West of 41**

**GREAT REGIONAL ACCESS – CLOSE TO ALL  
 URBAN COM LAND USE & ZONED FOR COMMERCIAL CPD, CN-2 & CS-1  
 MAY ALSO BE WELL SUITED FOR MULTI-FAMILY  
 SURVEY, CPD, ENV ASSESSMENT AVAILABLE**



**Traffic Counts US 41: 50,720 AADT**  
**Demographics**

	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
<b>Population</b>	<b>5,828</b>	<b>37,762</b>	<b>90,029</b>
<b>Households</b>	<b>2,422</b>	<b>15,484</b>	<b>38,524</b>
<b>AVG. HH Income</b>	<b>\$88,009</b>	<b>\$93,350</b>	<b>\$100,449</b>



**Annette M. Barbaccia**  
**Miloff Aubuchon Realty Group Inc.**  
**4707 SE 9<sup>th</sup> Place**  
**Cape Coral, FL 33914**  
**(239) 850-8301 [abarbaccia@ambpl.com](mailto:abarbaccia@ambpl.com)**