

Commercial Development Site

North Fort Myers, Florida



PRESENTED BY: Millard Brown
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Location: 3404 Hancock Bridge Pkwy, North Fort Myers, adjacent to Walgreens & 7-11

Size: 87,928 SF 2.01 Acres 255' X 355'

Pricing: \$1,900,000

Terms: Sale or Lease, Seller will Build - To - Suit, Turn Key Develop your Plan

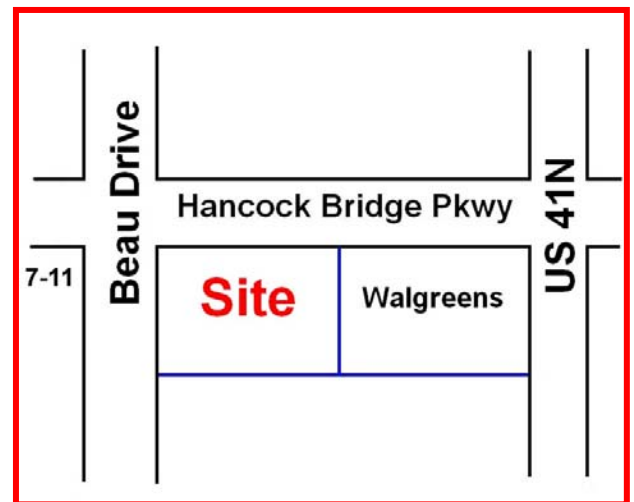
Comments: Building permit in hand, impact fees paid, 24,880 SF retail & office building (2 story) with terrific access, exposure, parking, signage on high traffic corridor.

Strap # 11-44-24-00-00017.005A			
Zoning: C-1A, suitable for a wide range of retail / business			
Demographics 1, 3, 5 miles			
	1-Mile	3-Miles	5-Miles
Total Population 2007	4,754	51,260	136,951
Median HH Income 2007	\$39,708	\$36,832	\$37,973
(AADT 2007)	Hancock 23,200	US41 51,900	

The Miller Alliance
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Additional details or a complete package are available at www.milleralliance.com

Although obtained from sources deemed reliable, this information is not warranted and should be verified by any interested party. All dimensions and amounts are approximate. Subject to prior sale, lease, withdrawal and price change without notice.



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