

For Sale or Lease

- 1.18 Acre hard corner site
- Up to 10,000 SF buildable GLA
- Shared light with Publix on Palm Beach Blvd (34,000 ADT)
- At gateway to Babcock Ranch master planned community entitled for 19,500 homes
- Dominant AM side of the road
- Ideal for fast food, convenience store, automotive or retail use


2018 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	7 MILE
Population	1,868	14,790	40,397	94,780
Avg HH Income	\$73,345	\$71,489	\$68,098	\$65,557

Matt Lynch


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\$71,489
AVG HH INCOME
IN 3 MILE RADIUS

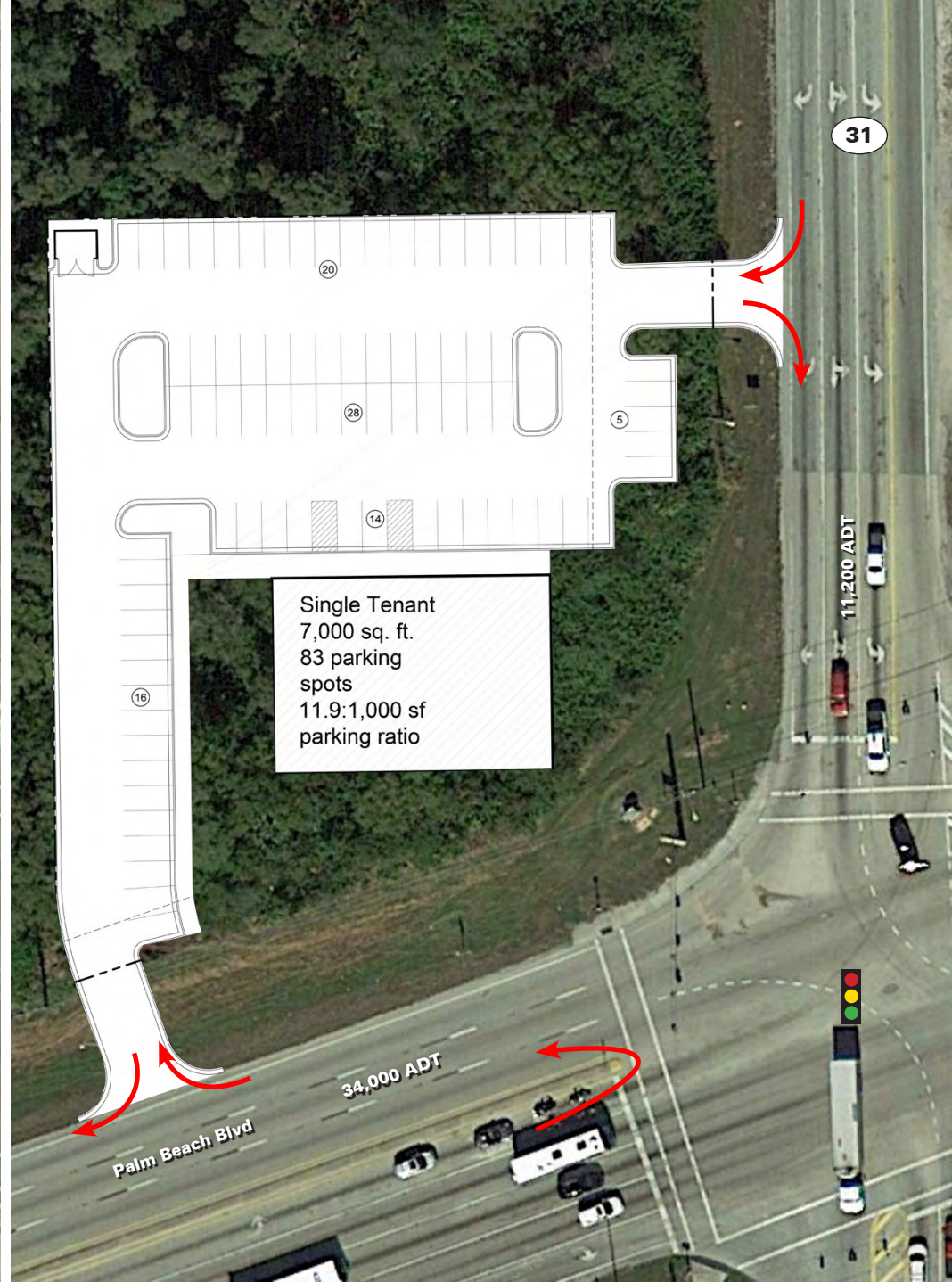
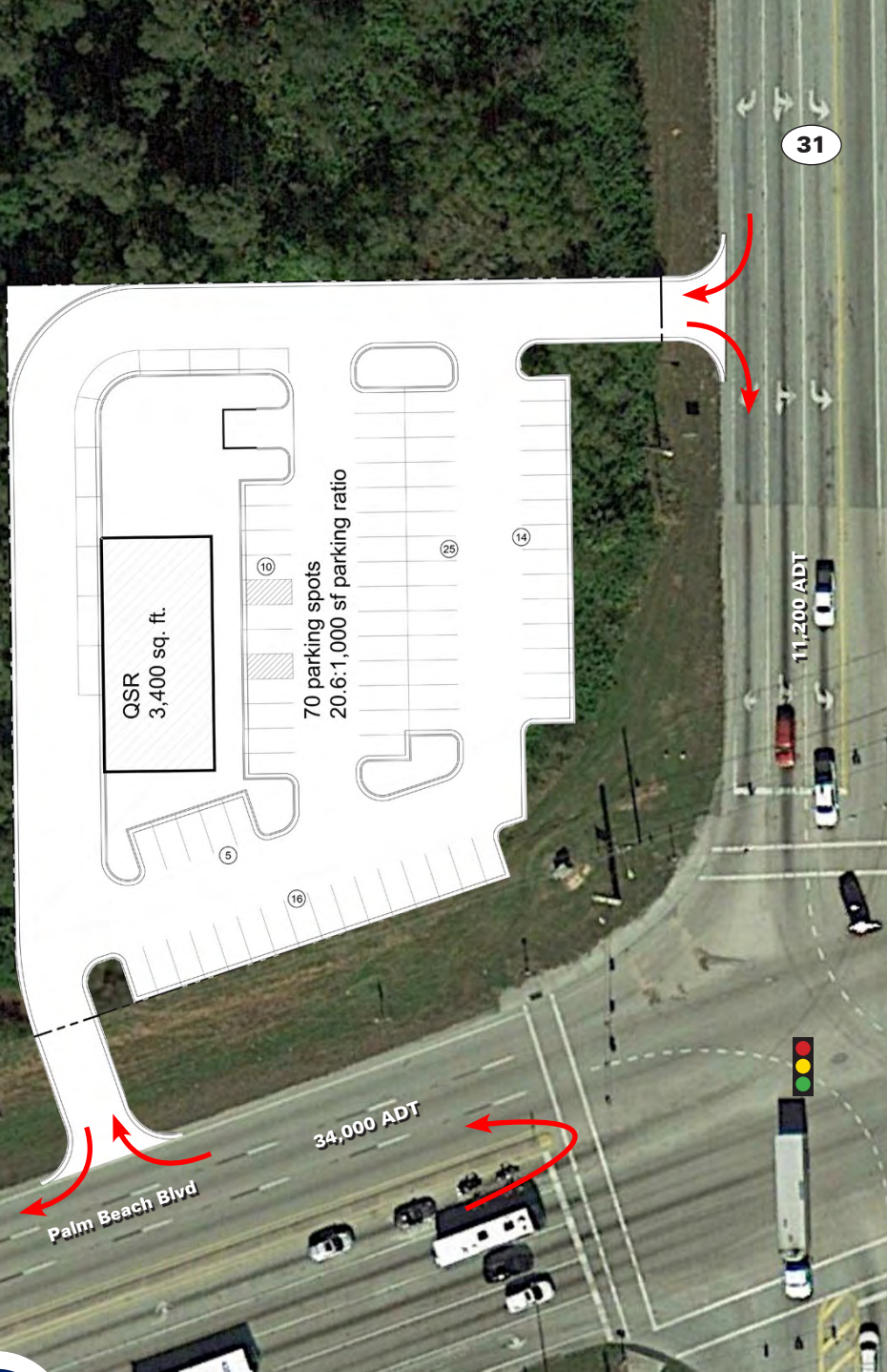


92,000
ADT ON NEARBY
INTERSTATE 75



FORT MYERS, FL
16101 State Road 31

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SITE PLAN OVERLAY

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