

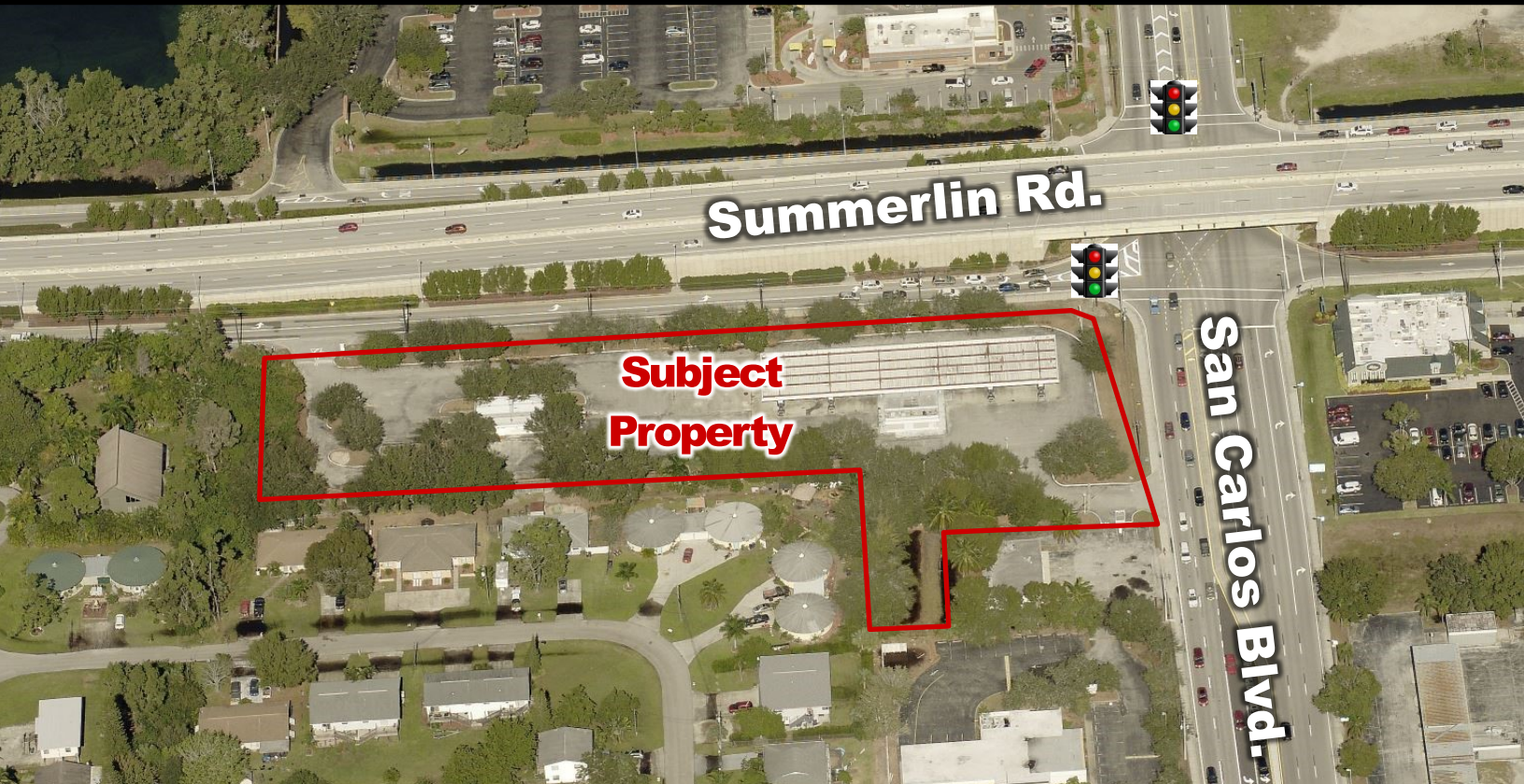


**MAYHUGH**  
COMMERCIAL ADVISORS

**FOR SALE**

2.64 +/- Acres

17050 SAN CARLOS BLVD. - FORT MYERS BEACH, FL 33931



**Property Description:** Commercial site located at the SW signalized corner of San Carlos Blvd. & Summerlin Blvd. with over 26,586 +/- vehicular traffic daily. Permitted for mini warehouses, ideal for commercial, office and retail uses.

**Property Highlights:**

- 2.64 +/- Acres with 600' on Summerlin Rd. & 223' on San Carlos Blvd.
- High traffic counts with over 26,586 +/- cars daily
- 2 miles from Health Park Medical Center
- Direct access to San Carlos Blvd. & Summerlin Rd. off ramp
- Located at major intersection with easy access to both Sanibel Island & Fort Myers Beach markets
- Great location for mini warehouses, retail, restaurant and offices.

<b>Price:</b>	\$1,195,000.00
<b>Price P/S/F:</b>	\$10.39
<b>Acreege Size:</b>	2.64 +/- Acres
<b>SF Size:</b>	114,998 +/- SF
<b>STRAP #:</b>	07-46-24-00-00002.0020
<b>Zoning:</b>	CPD (Lee County)
<b>Taxes:</b>	\$13,134.88 (2016)
<b>Daily Traffic Counts:</b>	26,586 +/- Cars

Advisor:

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Drawing not to scale. The statements, information and figures presented herein in this offering, while not warranted or guaranteed, are secured from a source we believe to be reliable. Subject to prior sale, withdrawal and price change without notice.

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**Property Location:**



**Property Demographics:**

	1-MILE	3-MILE	5-MILE
Population	6,575	35,537	71,076
Households	3,681	17,785	36,159
Average Household Income	\$55,918	\$79,139	\$79,367
Median Age	68.0	63.1	61.4
Employed	2,747	13,349	34,287

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