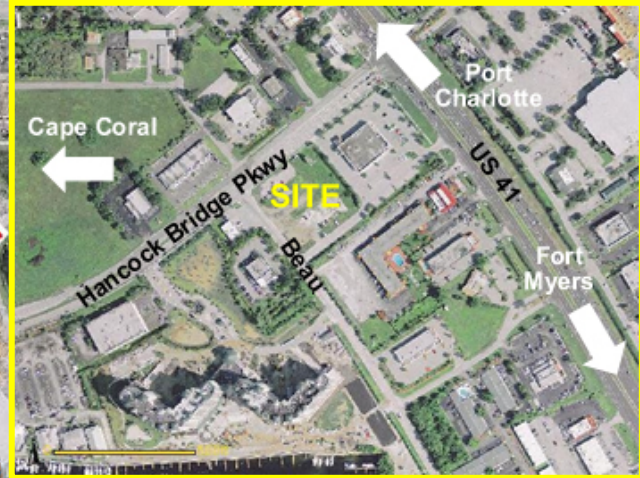


# Commercial Development Site North Fort Myers, Florida



**FOR SALE**

**Location:** 3404 Hancock Bridge Pkwy, North Fort Myers, adjacent to Walgreens & 7-11 – corner parcel, median opening, frontage road, multiple access points – great site

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

**Pricing:** \$899,000 **FIRE SALE – over \$200,000 below owner's cost**

**Permits:** Sale includes Final Development Order (DO) for 24,880 SF building

**Comments:** Building plans, (permit ready) for 24,880 SF retail & office building (2 story) with terrific access, exposure, parking, signage on high traffic corridor.

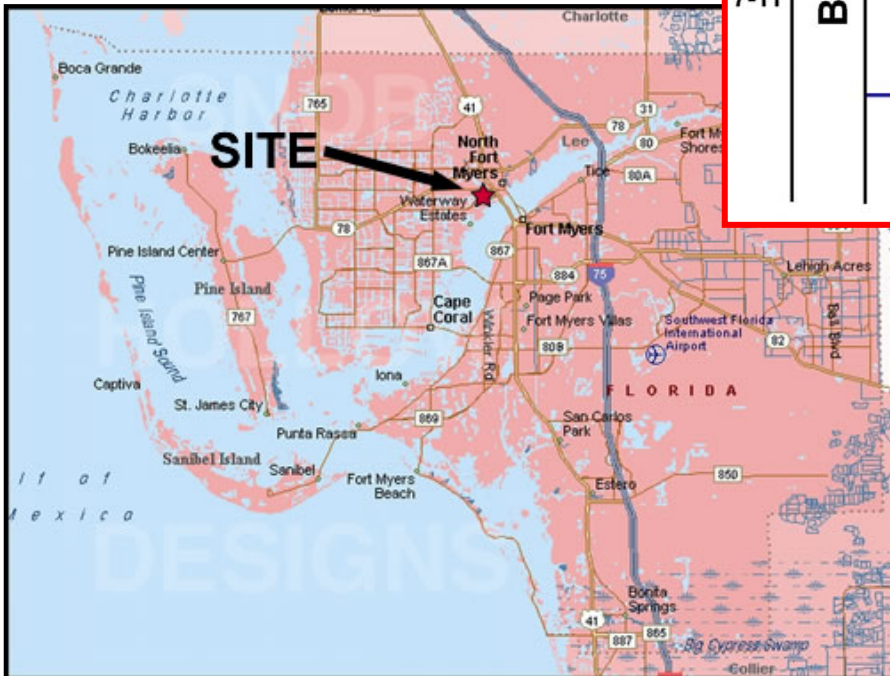
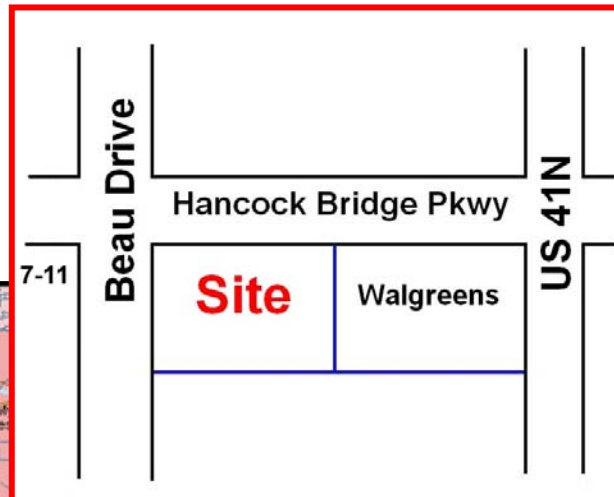
Strap # 11-44-24-00-00017.005A			
Zoning: C-1A, suitable for a wide range of retail / business			
Demographics 1, 3, 5 miles			
	1-Mile	3-Miles	5-Miles
Population 2007	4,754	1,260	\$6,951
an HH Income 2007	\$39,708	\$6,832	\$7,973
(AADT 2007)	Hancock 23,200	US41	51,900

The Miller Alliance, RE/MAX Realty Group  
7910 Summerlin Lakes Dr. Fort Myers, Florida 33907

**(239)689.4900**

**Complete details available at  
WWW.MILLERALLIANCE.COM**

# Permit ready plans included for 24,880 SF 2 story building



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