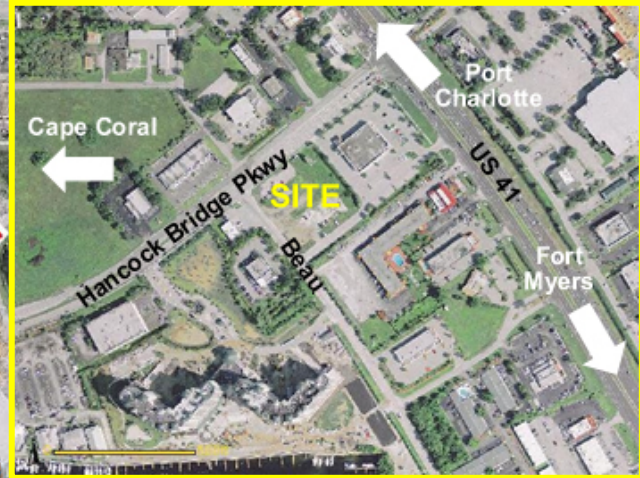


Commercial Development Site

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: \$799,000 **FIRE SALE – way 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.

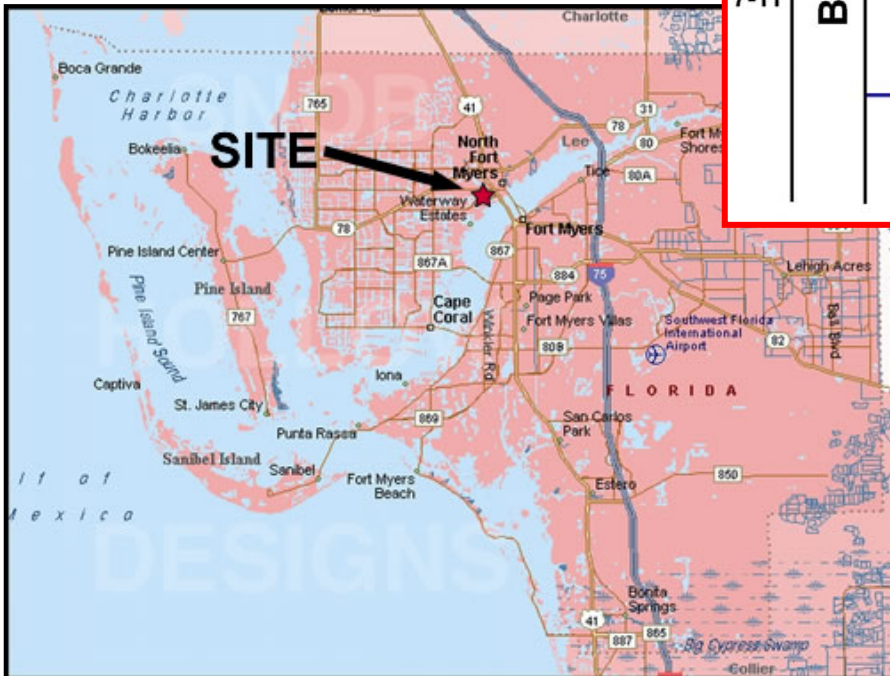
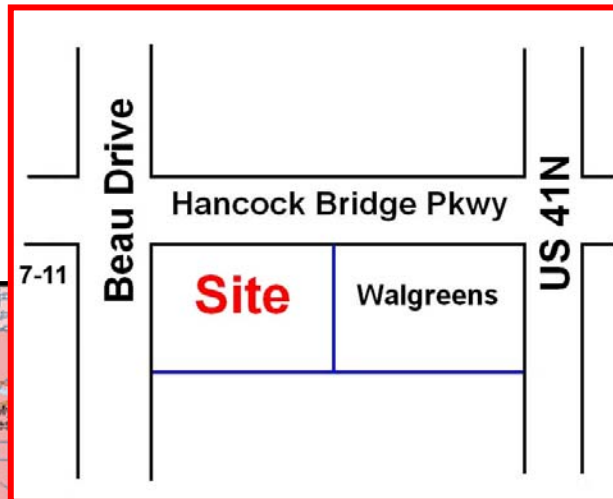
Strap # 11-44-24-00-00017.005A			
Zoning: C-1A, suitable for a wide range of retail / business			
Demographics 1, 3, 5 miles			
	1-Mile	3-Miles	5-Miles
Population 2007	4,754	1,260	\$6,951
an HH Income 2007	\$39,708	\$6,832	\$7,973
(AADT 2007)	Hancock 23,200	US41 51,900	

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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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.