

D'Alessandro & Woodyard ^{INC.} 2.44± Acre Commercial Site in Summerlin Center

COMMERCIAL REALTORS®



LOCATION: 15100 & 15120 Elderberry Lane, Fort Myers, FL 33907

STRAP #: 34-45-24-16-00000.0040 & .0030

2005 TAXES: \$11,747.48

ZONING: CC - Commercial

UTILITIES: Water & Sewer

SIZE: 2.44± Acres or 106,481± Sq. Ft. Total

TRAFFIC COUNTS: 26,200 AADT 2005

Lot 3	1.38± Acres	\$ 16.50 Per Sq. Ft.
Lot 4	1.07± Acres	\$ 16.50 Per Sq. Ft.
Both Lots	2.44± Acres	\$ 14.95 Per Sq. Ft.

PRICE: \$14.95 Per Sq. Ft. or \$1,591,890.00 Total **Reduced** Price for Both Parcels

COMMENTS: Commercial site with 307± Ft. of frontage on Summerlin Road. Join Burger King, Shell Gas Mart, Denny's Restaurant and First Class Car Wash & Care Center in this high-growth corridor, just north of Gladiolus Road in Summerlin Center, minutes from Health Park. It has convenient access to all major roadways.

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15100 & 15120 Elderberry Lane, Fort Myers, FL 33908

