

Merchants Crossing Outparcels For Sale



LOCATION: North Fort Myers / Cape Coral, FL 33909 **POPULATION:** 105,466 (5 Mile Radius)

TRAFFIC COUNTS: Pine Island Road 30,200 (AADT 2005) **PROJECTED POPULATION:** 118,191 (2010)
 US 41 27,800 (AADT 2005)

ZONING: CPD - Commercial Planned Development **HOUSEHOLD INCOME:** \$50,000± (5 Mile Radius)

UTILITIES: Water & Sewer

LOT	ADDRESS	SIZE	SALE PRICE
Q	3131 NE Pine Island Road	1.2± Acres or 52,272± Sq. Ft.	\$1,150,000.00
R	3141 NE Pine Island Road	.73± Acres or 31,798± Sq. Ft.	\$700,000.00

COMMENTS: Great commercial outparcels located on NE Pine Island Road, just west of the US 41 intersection. Situated at the Merchants Crossing Shopping Center, in an area of commercial & residential development. No on-site water retention required. Impact fees are paid.

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