

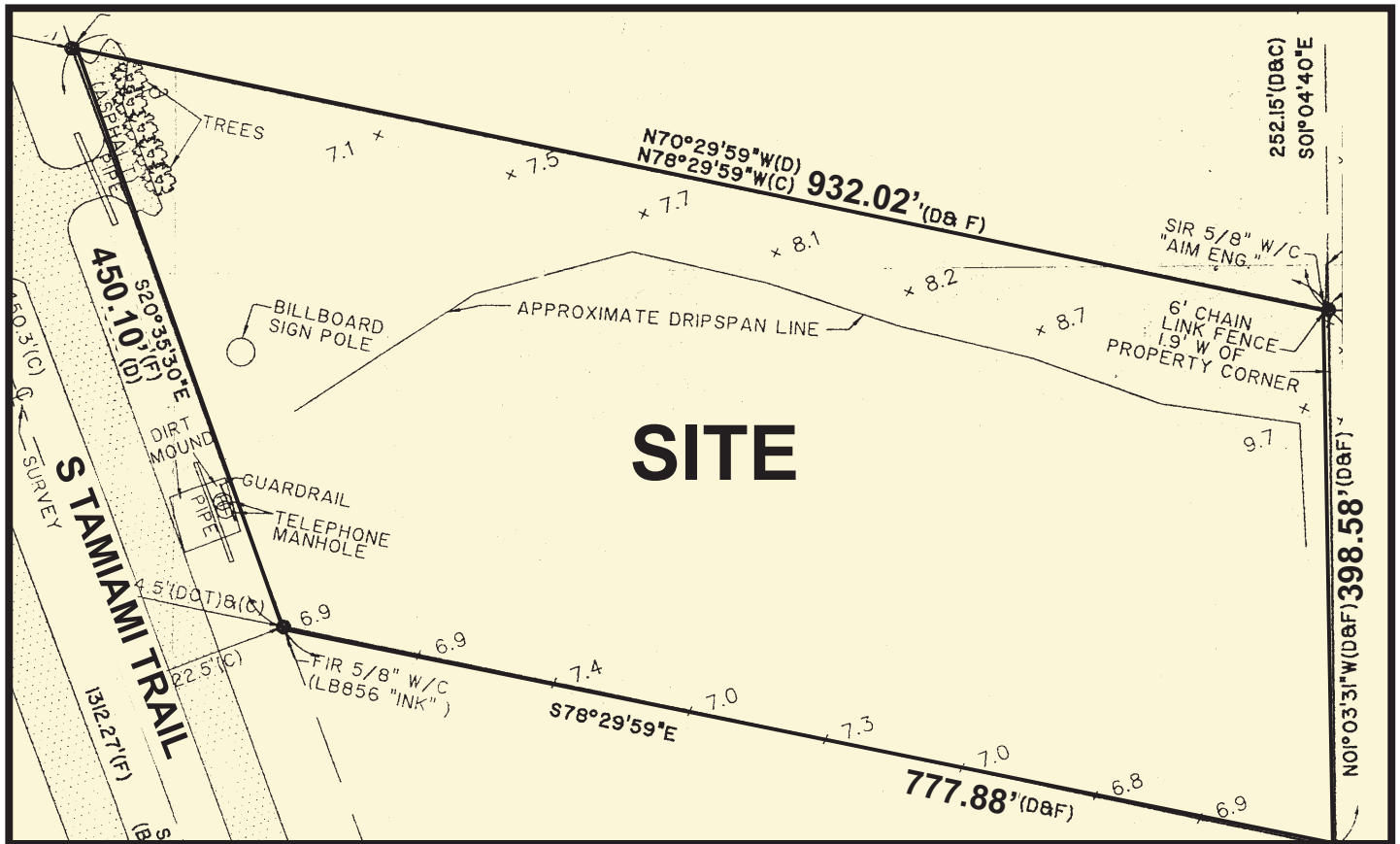


<b>LOCATION:</b>	South Tamiami Trail, Fort Myers, Florida, 33908		
<b>STRAP #:</b>	07-46-25-00-00008.0020	<b>ZONING:</b>	C-1A & C-2 Commercial
<b>SIZE:</b>	7.48± Acres	<b>DIMENSIONS:</b>	450' x 778' x 391' x 932'
<b>UTILITIES:</b>	Water & Sewer Available	<b>TRAFFIC COUNTS:</b>	42,600 AADT 2005
<b>PRICE:</b>	\$5,702,000.00	<b>2005 TAXES:</b>	27,026.00 (2005)

**COMMENTS:** Commercial site with 450 ft. of frontage on US 41. Located 3/4 mile south of Alico Road in an Area of extensive new developments: Wendy's, Walgreen's, Hess Mart, and Publix. Across from Bonita Bay's Shadowoods, Centex's new residential development: Harborage & Emerson Square and Hidden Harbor community is under construction.

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# South Tamiami Trail, Fort Myers, FL 33908



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