



LOCATION: 19241 San Carlos Boulevard, Fort Myers Beach, FL 33931

STRAP #: 24-46-23-01-00009.0010

TRAFFIC COUNTS: (2008) 25,000

ZONING: MH2

FUTURE LAND USE: Industrial Development & Urban Community

SIZE: 1.29± AC or 56,192± SF

LAND DIMENSIONS: Frontage: 200'±
Depth: 280'±

PRICE: \$1,325,000 or \$23.57 PSF

2008 Demographics	1 Mile	3 Mile	5 Mile
Population	2,523	19,775	48,010
Median Income	\$36,873	\$39,737	\$47,825

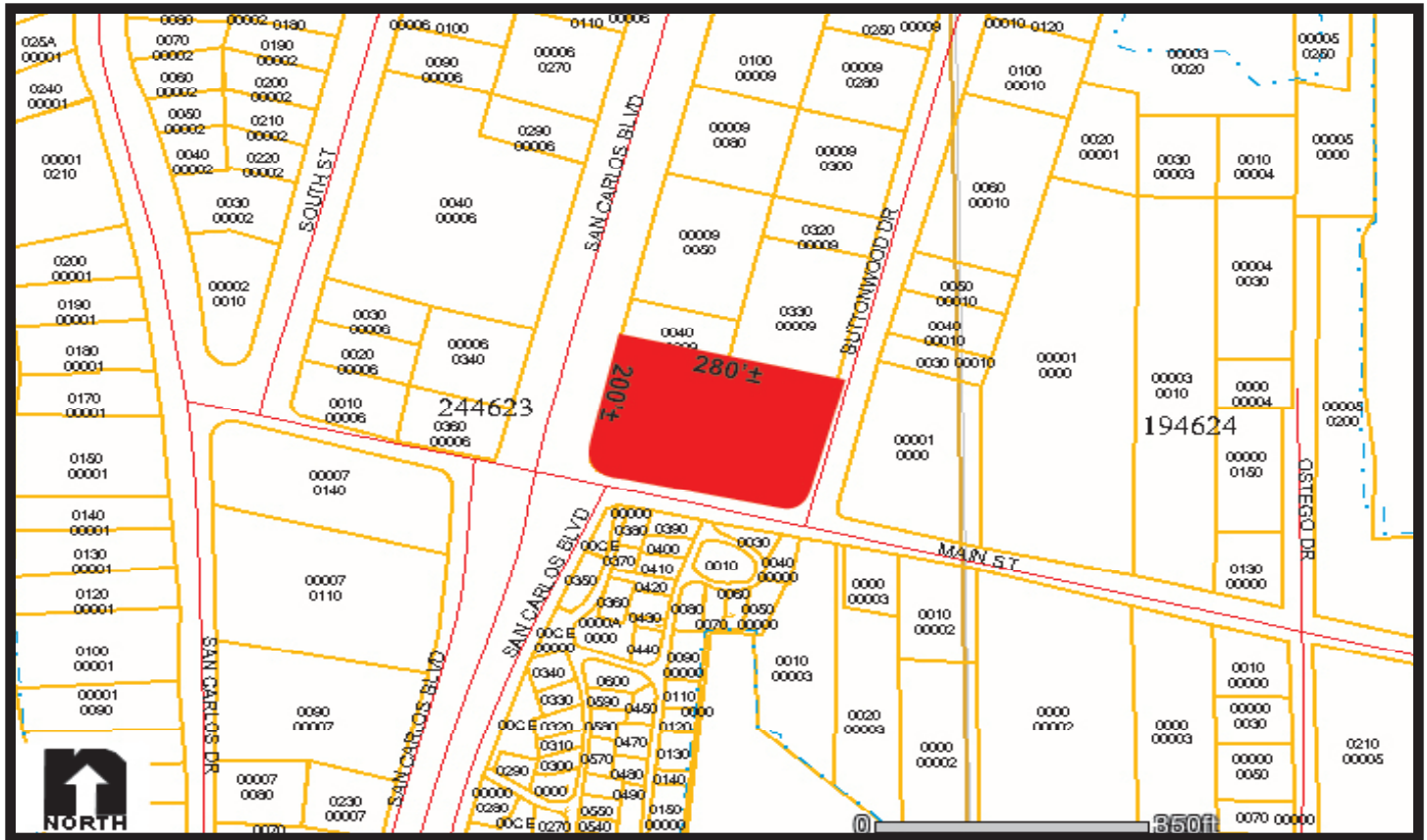
COMMENTS: CORNER SITE – REDEVELOPMENT. Property consists of 1.29± acres and is located directly on San Carlos Blvd at the duel corner of Main Street and Buttonwood Drive. This location may be combined with the adjacent .80± acre site for a total of approximately 2 acres at the corner at San Carlos Blvd and Main Street. Property sits on San Carlos Island allow you just seconds away from San Carlos Bay & Fort Myers Beach. Zoned MH2. Future land use is industrial development and urban community. Ideal location for a commercial development.

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