

## 1.53± Acres For Sale Colonial Blvd Corridor



**LOCATION:** Kernel Circle, Fort Myers, FL 33916  
Located on the north side of Colonial Boulevard, just east of Metro Parkway

**STRAP #:** 31-44-25-P4-00100.0100

**ZONING:** B-2 Business (Offers Generous Commercial Uses)

**SIZE:** 1.53± Acres

**TRAFFIC COUNTS (2003):** 45,300 (Colonial Blvd)

**PRICE:** \$467,472.00 or \$7.00 PSF

**REAL ESTATE TAXES:** \$4,344.46 (2004)

**COMMENTS:** Located in a strong growth area. Colonial Boulevard is Lee County's East-West roadway, connecting Cape Coral and Lehigh Acres. Easy access to all major corridors. New residential construction along Colonial Boulevard has created demand for commercial uses.

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