



## 1,944± SF FREESTANDING RETAIL BUILDING | DRIVE THRU ACCESS PONDELLA ROAD | NORTH FORT MYERS



### PROPERTY DESCRIPTION

- Location: 102 Pondella Road  
North Fort Myers, FL 33903
- S.T.R.A.P. #: 02-44-24-00-00046.0000
- Zoning: C1-A (Commercial) Lee County
- Building Size: 1,944± SF
- Land Size: .36 Acres (15,520± SF)
- Year Built: 1972
- 2018 Property Taxes: \$2,314.52
- Overhead Door: (1) 10' x 10'
- Parking: 7 Surfaces Spaces
- Utilities: All Available to the Site

**Comments:** This freestanding commercial retail building is currently available for sale. The building is currently a commercial dry cleaner drop off/pickup site with drive-thru access. The property is located on the north side of Pondella Road, between River Road & Monica Lane and between N. Cleveland Avenue/US41 & N. Tamiami Trail. The Annual Average Daily Traffic Count for 2017 is 22,000 (AADT Per the FDOT.)

**SALE PRICE: \$315,000 (\$162.04 PSF)**

Showing By Appointment Only | Please Do Not Disturb the Tenant

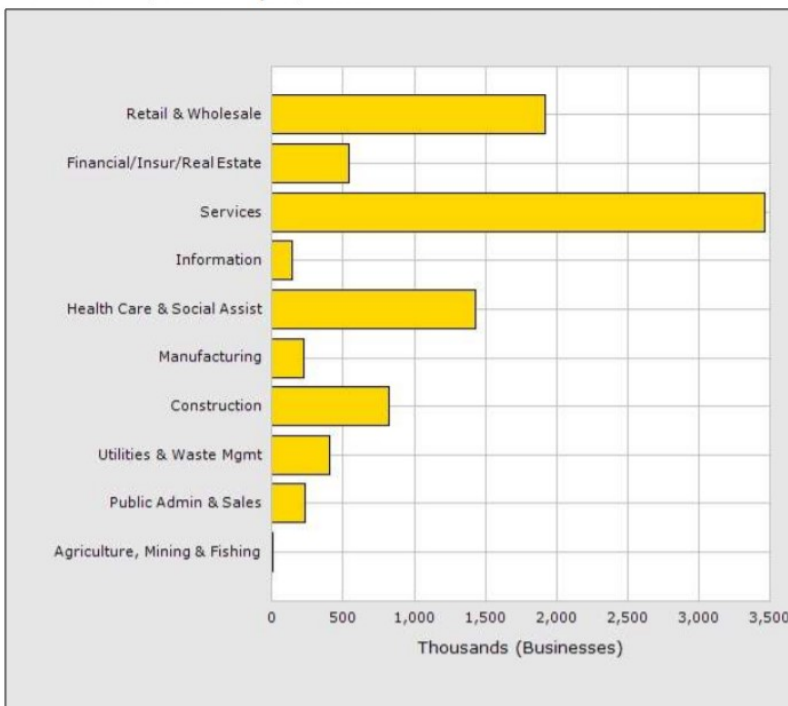


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### Businesses for 5 Mile Radius

102 Pondeλλα Rd, North Fort Myers, FL 33903



Population	1 Mile	3 Mile	5 Mile
2018 Total Population:	4,862	49,782	134,450
2023 Population:	5,485	56,527	152,061
Pop Growth 2018-2023:	12.81%	13.55%	13.10%
Average Age:	48.80	47.60	42.90
<b>Households</b>			
2018 Total Households:	2,402	22,727	54,905
HH Growth 2018-2023:	12.11%	12.84%	12.39%
Median Household Inc:	\$33,074	\$36,831	\$38,364
Avg Household Size:	2.00	2.10	2.40
2018 Avg HH Vehicles:	1.00	1.00	1.00
<b>Housing</b>			
Median Home Value:	\$145,771	\$121,151	\$139,671
Median Year Built:	1973	1978	1981



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10/30/2018

\*Demographics provided by CoStar