

**MARKETING PROFILE  
PROVIDED BY  
VIP REALTY - COMMERCIAL**



**7470 HICKORY DRIVE  
FORT MYERS, FL 33967**

***For More Information Contact:***

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vipcommercial.com



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# 7470 Hickory Drive / Existing Church Site

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**HOPE PRESBYTERIAN CHURCH** is located in a rapidly growing area with new residential and commercial projects nearby. The present building was built in 1970. It includes a beautiful high ceiling sanctuary seating over 300 congregants, lobby, offices, choir room, storage space and restrooms, as well as a brand new roof. Additional structures are two manufactured buildings; one has a fully equipped kitchen that is used as a social hall. The other building is strictly storage space. Other features that are interspersed between the buildings are, a memorial garden in a parklike setting and a large garden area dedicated to growing food for the needy. The five acre site has 45 paved parking spaces with additional parking allowed on the surrounding grassed area. A large monument sign is located at the corner of the property.

The reason the Church is seeking to relocate is twofold; in recent years the congregation has aged and other members have left the area. The Church has decided to move to a more convenient smaller facility that is closer to its membership base. There is no immediate pressure to leave but the congregation is anxious to become resettled in a newer smaller facility.

**THIS PRESENTS AN IDEAL SITUATION FOR A GROWING RELIGIOUS ORGANIZATION TO MOVE INTO AN ATTRACTIVE, WELL LOCATED AND FULLY EQUIPT RELIGIOUS FACILITY AND ALMOST IMMEDIATELY BE READY FOR SERVICES!.**

**INQUIRIES ARE WELCOME, PLEASE CALL TO ARRANGE AN ON SITE INSPECTION.**

# 7470 Hickory Drive / Alternative Opportunity

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**FIVE ACRE PRIME COMMERCIAL PROPERTY** - The existing Church is situated on a five acres parcel of land that happens to be a very attractive commercial location. The site has prominent frontage on US41, which was recently expanded to six-lanes, and is located at the corner of the four way intersection of Hickory Drive. The location provides the parcel with great visibility to the over 50,000 cars per day in 2018 per the FDOT. The site is bordered on the rear and south side with an attractive storm drainage flow-way coursing through a wooded portion of the property. This location is in the heart of many recent commercial ventures. A new self-storage facility was just completed across the street, Estero Grande, a large commercial and luxury apartment development is now under construction less than a mile south and a Super Walmart is located at that intersection of Estero Parkway with a new Aldi store to be built next door. This is definitely an active commercial area and all utilities are conveniently available.

Present Zoning is AG-2 with a Future Use of Urban Community. In addition and most importantly, the entire parcel is located in a "MULTIPLE USE OVERLAY DISTRICT". This designation presents a distinct rare advantage for the development of the property as a commercial venture. See details describing the Overlay in Section 5.

**THE ALTERNATIVE USE OF THIS SITE AS A COMMERCIAL DEVELOPMENT HAS DISTINCT ADVANTAGES OVER ITS CONTINUED USE AS A RELIGIOUS FACILITY, THESE ADVANTAGE INCLUDE LOCATION ON US41 AND THE LOCATION WITHIN THE EXPANCING ESTERO VILLAGE COMMUNITY, ALLOWABLE USES, SCARCITY OF SIZEABLE VIABLE COMMERCIAL SITES, GREAT VISIBILITY, HIGH TRAFFIC COUNT, AND EXCELLENT YEAR ROUND DEMOGRAPHICS TO NAME A FEW. IT MOST DEFINITELY DESERVE A SPECIAL LOOK.**

**CALL FOR MORE INFORMATION ABOUT THIS UNIQUE OPPORTUNITY.**







COMMERCIAL

For More Information Contact:

Jim Tatooles, Advisor  
(847) 373-5166  
JTatooles@viprealty.com  
[vipcommercial.com](http://vipcommercial.com)



**FOR SALE | 7,708± SF RELIGIOUS FACILITY ON 5± ACRES  
282 FT OF FRONTAGE ON US41 | NORTH OF ESTERO PARKWAY**



**PROPERTY DESCRIPTION**

- Location: 7470 Hickory Drive, Fort Myers, FL 33967
- STRAP #: 20-46-25-01-00015.0020
- Land Size: 5± Acres (225,508.40± SF)
- Building Size's:
  - Building #1 - 4,968± SF (Church/Sanctuary)
  - Building #2 - 2,040± SF (Auxiliary / Manufactured Office)
  - Building #3 - 700± SF (Auxiliary / Manufactured Office)
- Current Zoning: (AG-2)
- Year Built: 1970, Manufactured Office Added 1990
- Future Land Use: Urban Community
- Utilities: Water & Septic & all others Available to the Site.
- Parking: 45 Surface Spaces
- Signage: (2) Monument Signs
- Comments: This unique property consisting of (3) buildings, is situated on 5± acres, and is being sold "As Is". The site has 282± feet of frontage along US41, is conveniently located NE of Estero Parkway at the corner of Hickory Drive and US41, and offers a dedicated turn lane for easy access heading north or south. The surrounding area is a mix of residential and commercial properties include a shopping center and a public storage facility, with an Annual Average Daily Traffic (AADT) of 40,500± Per FDOT. In addition to the many features of this facility a new roof was recently installed.

**SALE PRICE: \$3,000,000**

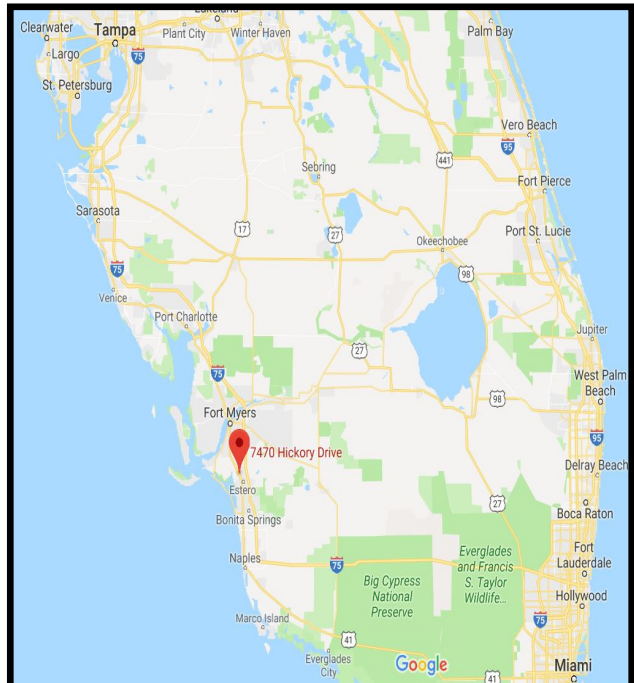
**SHOWN BY APPOINTMENT ONLY, please contact Jim Tatooles (847) 373-5166.**

**VIP Realty - Commercial | 13131 University Drive | Fort Myers | Florida | 33907  
Phone 239.489.3303**



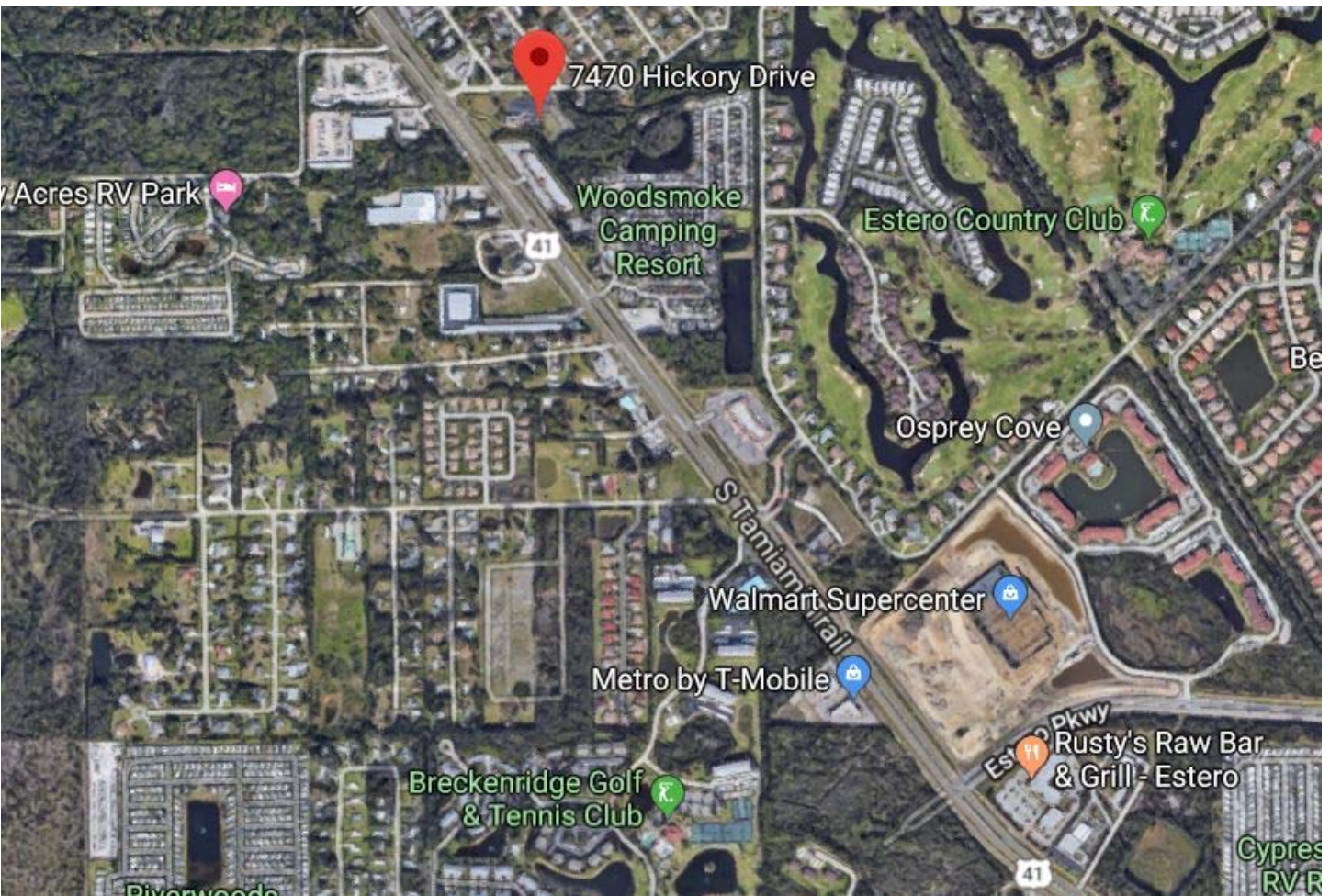
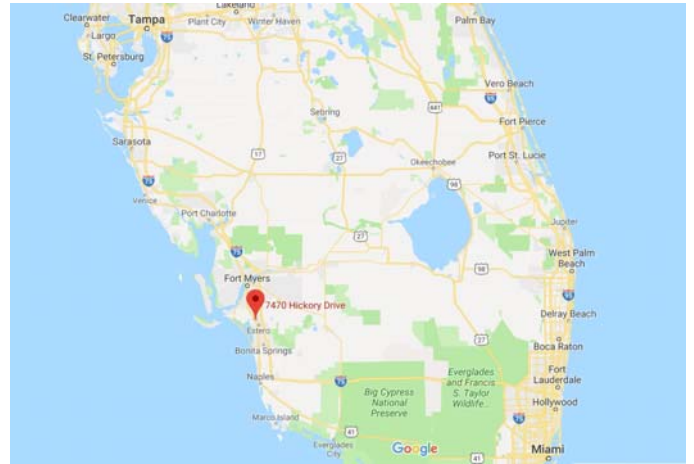


**FOR SALE | 7,708± SF RELIGIOUS FACILITY ON 5± ACRES  
282 FT OF FRONTAGE ON US41 | NORTH OF ESTERO PARKWAY**













LOT 22B

LOT 48

LOT 49

LOT 22A

LOT 50

P.O.C.  
SW CORNER OF  
LOT 26, BLK. B  
SAN CARLOS PARK  
UNIT NO. 2

C/L HICKORY AVENUE (60' R/W)

(B.O.B.)

S 89°41'30" W 555.33' (D)  
S 89°41'30" W 555.49' (M)

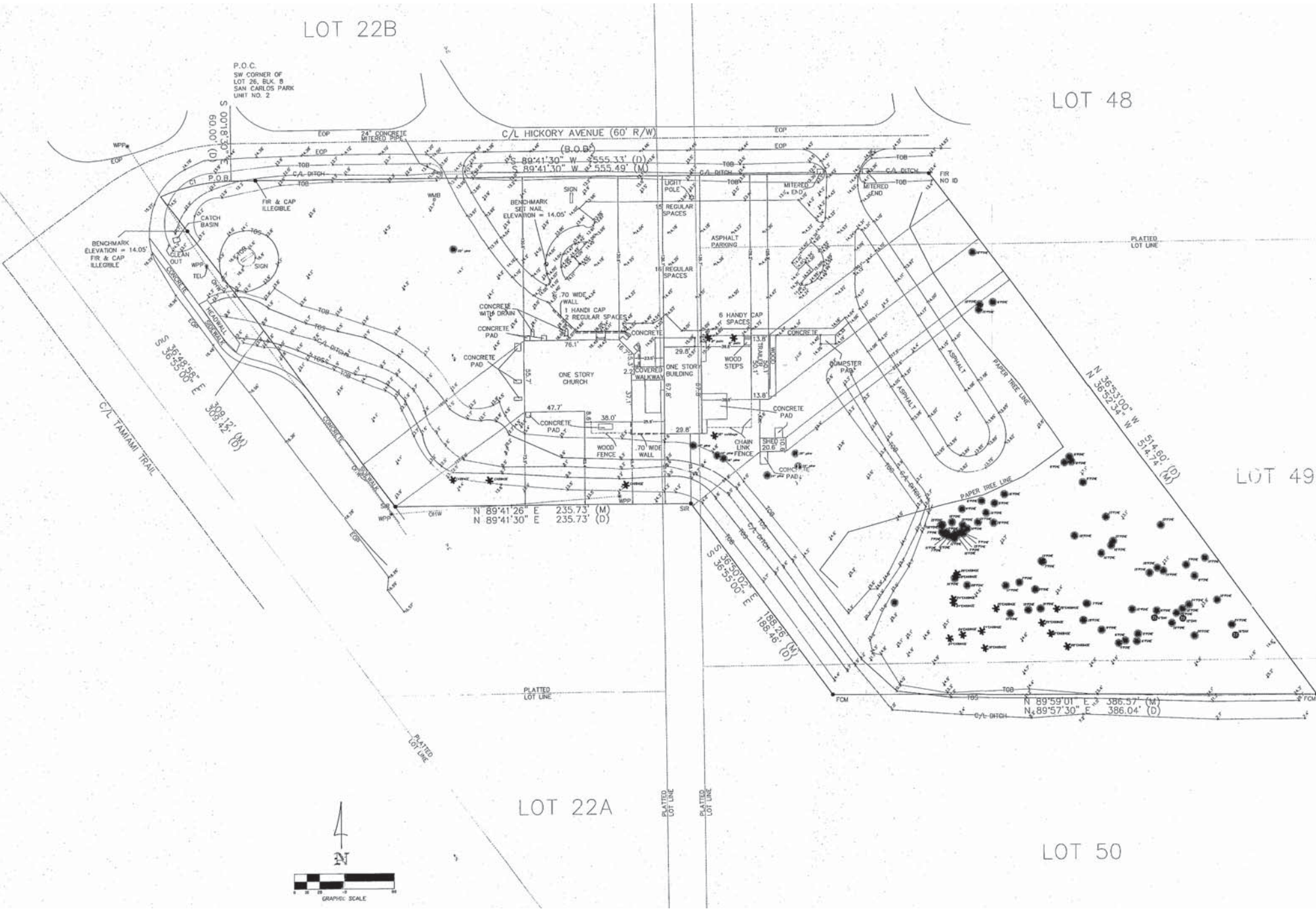
BENCHMARK  
ELEVATION = 14.05'  
FIR & CAP  
ILLEGIBLE

U/S  
S 36°53'58" E 388.12' (M)  
S 36°53'00" E 388.12' (D)

N 89°41'26" E 235.73' (M)  
N 89°41'30" E 235.73' (D)

S 36°53'02" E 188.26' (M)  
S 36°55'00" E 188.46' (D)

N 89°59'01" E 386.57' (M)  
N 89°57'30" E 386.04' (D)

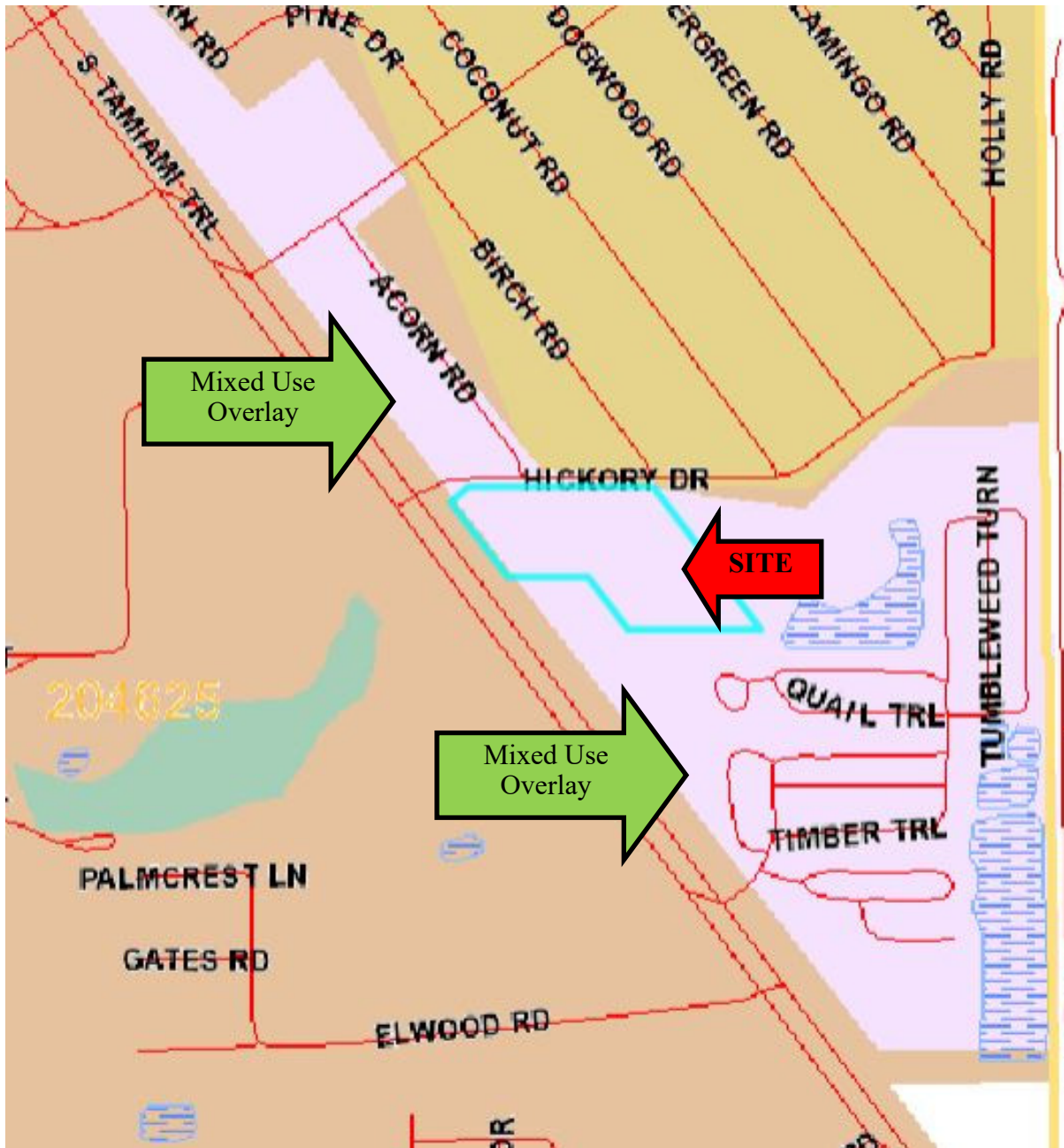


BY:





# Mixed Use Overlay Map





Lee County  
Southwest Florida

# MIXED USE OVERLAY



## BENEFITS OF MIXED USE OVERLAY



- ▶ No maximum lot coverage
- ▶ More flexibility
- ▶ Less regulations
- ▶ Simplified site plan requirements
- ▶ Bonus density
- ▶ Increased height potential

40% – 60%



REDUCTION IN  
PARKING REQUIREMENTS



50%

LESS

OPEN SPACE REQUIREMENTS



33% – 50%



REDUCTION IN  
DEVELOPMENT TIME SAVINGS\*



\* Based on conventional vs. planned development rezoning



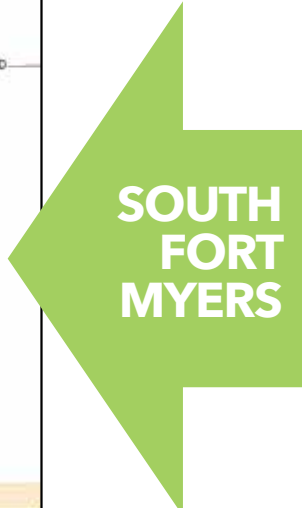
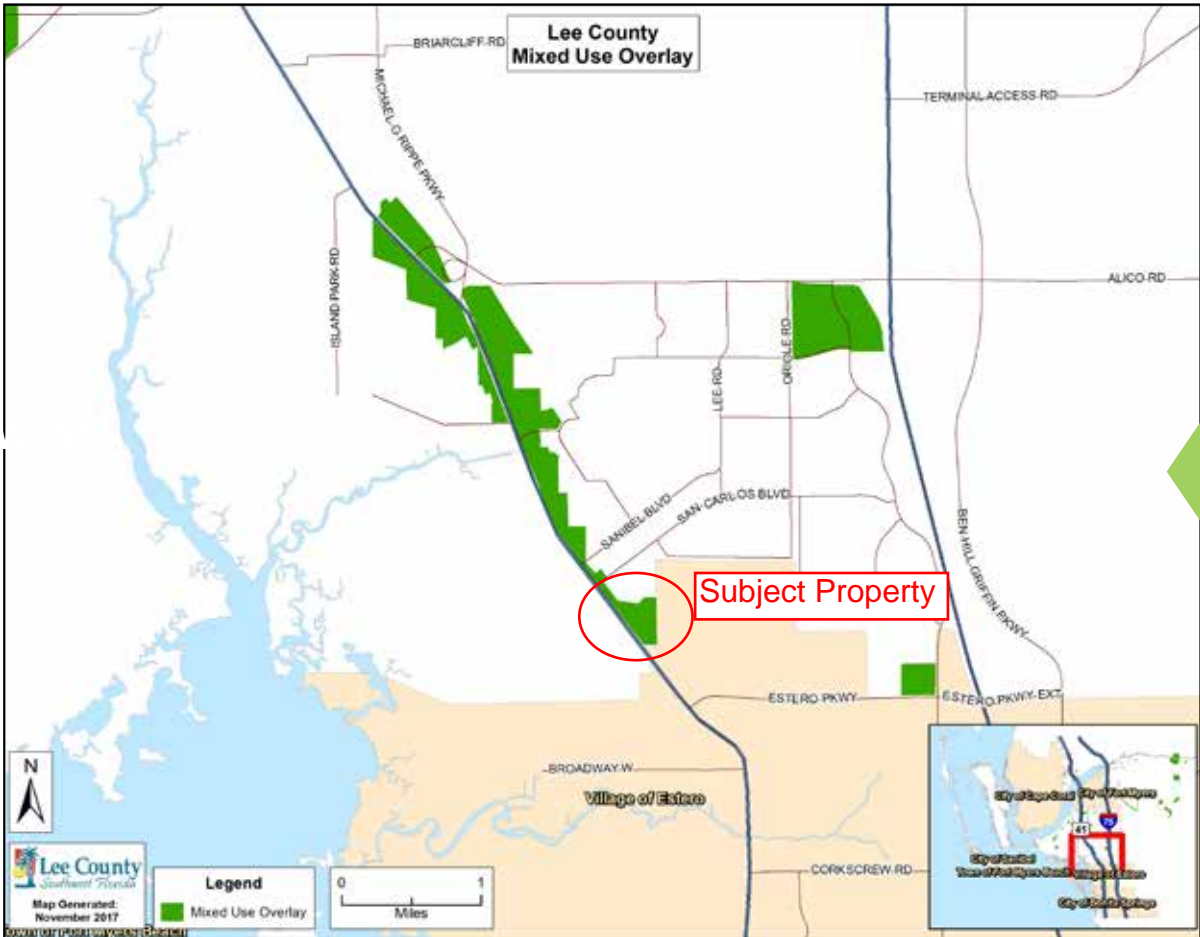
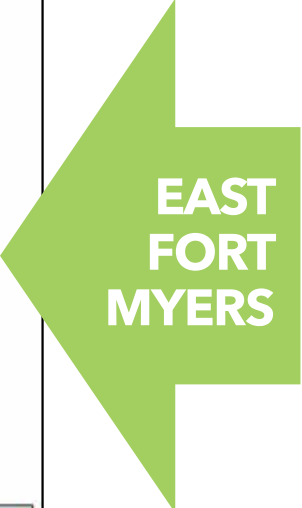
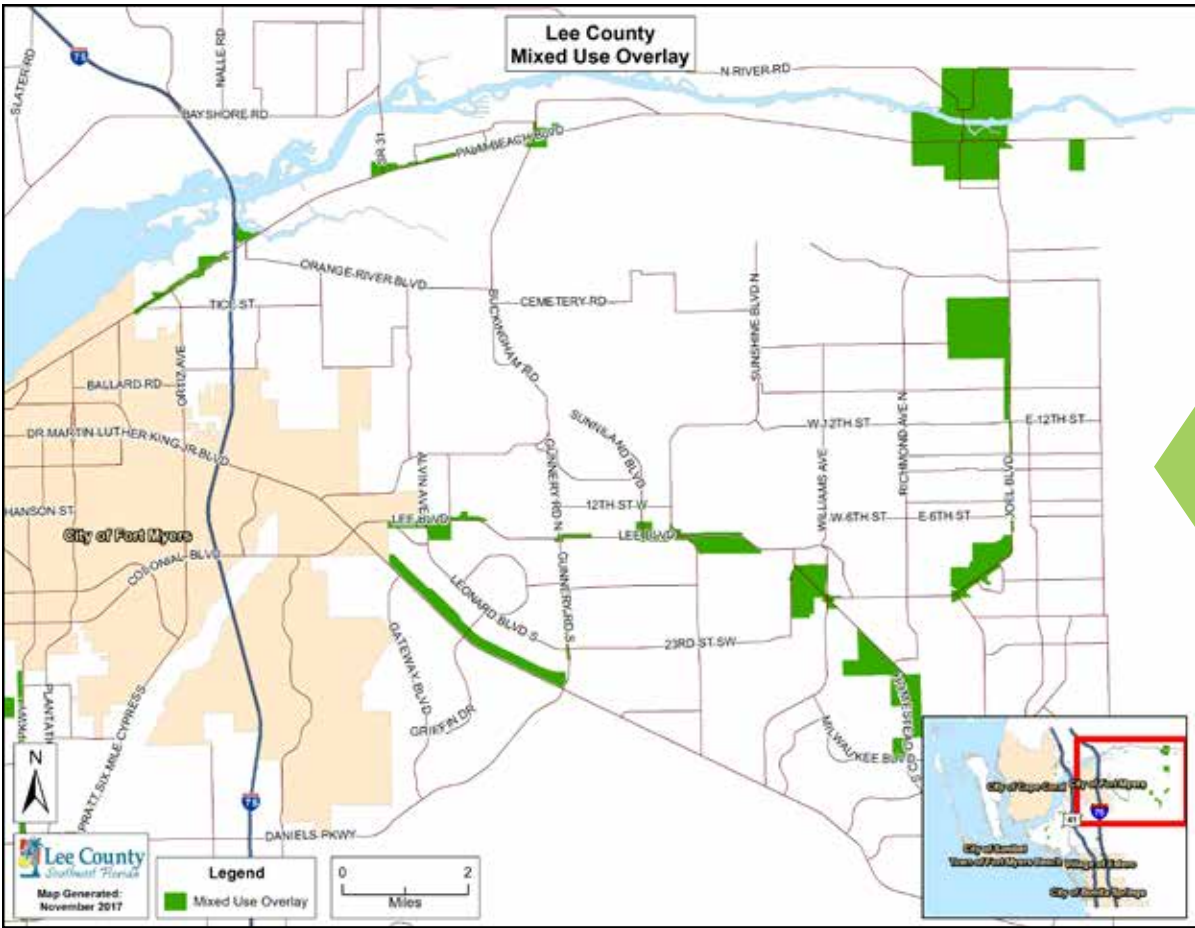
MINIMUM  
LOT SIZE

MINIMUM  
SETBACKS



LOWER  
FEES

For more information go to [muo.developlee.com](http://muo.developlee.com)







# Commercial Concept Using Mixed Use Overlay

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A development of mixed-use buildings located on the property is included as an example of the distinct advantages available by use of the Mixed Use Overlay designation. This is offered only as an illustration of one the many uses available within the Lee County Land Development Code. It is, however, a very realistic use of the property and could be considered as the basis for the core of this type of development.

Concept as shown:

Retail Building – 15,000 square feet.

ILF – 8,000 sq. ft., (400 sq. ft. per unit x 2 stories = 45 units).

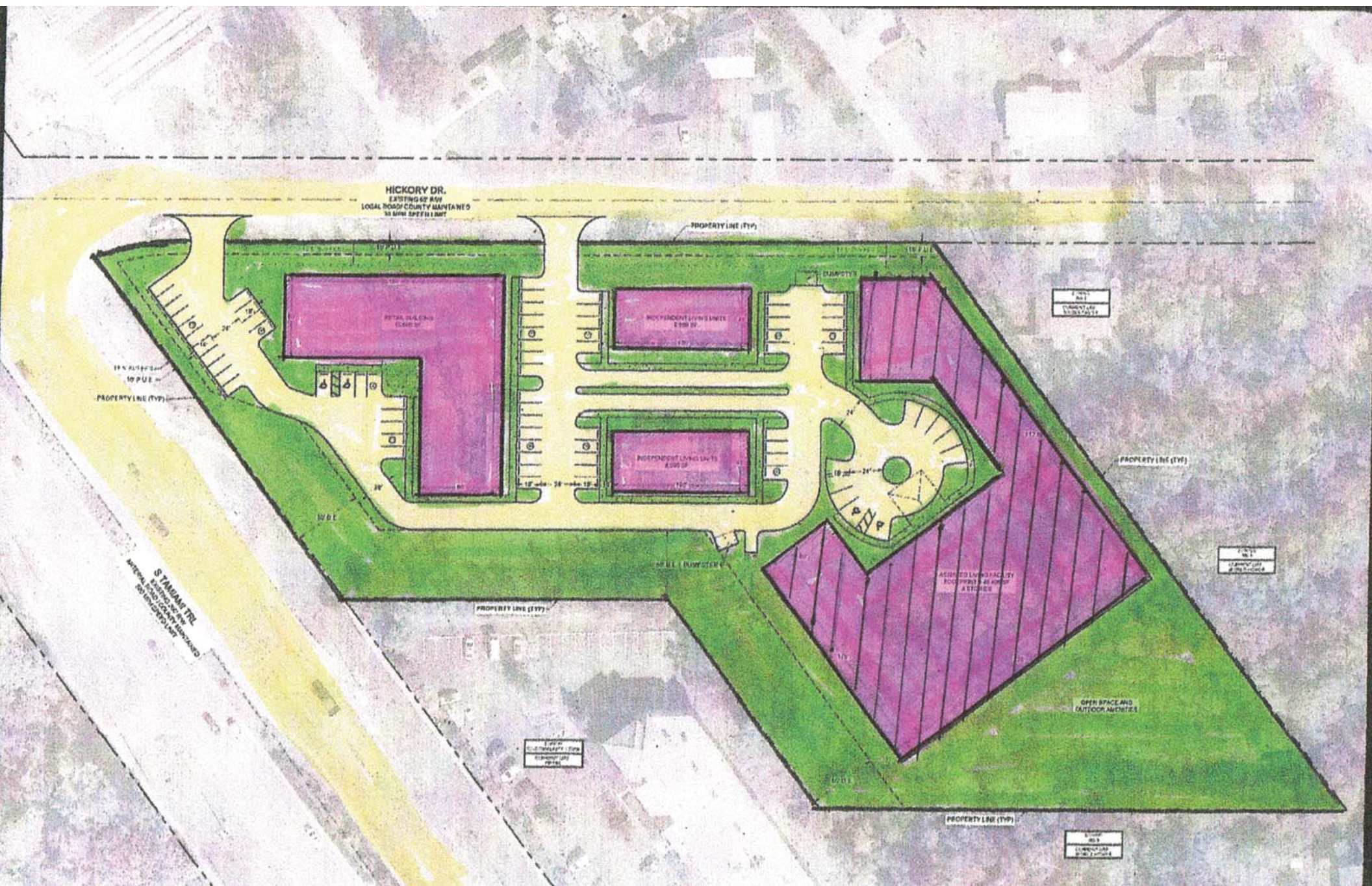
ALF – 40,000 sq. ft., (4 stories = 181,600 sq. ft.) 100 units

**Retail Space** is located at corner of property with highest visibility and ease of access. Alternative uses could be offices, or medical facility.

**Independent Living Facility** units are located nearest to stores, street and parking. Alternative uses include townhouses, coach homes, or apartments.

**Assisted Living Facility** building is tucked back on property in quiet, tranquil location. Preserve area is out of the way and offers parklike recreation area. Alternative uses include condos, multifamily apartments.





HICKORY DR.  
EXISTING 60' R/W  
LOCAL ROAD COUNTY MAINTAINED  
30 MPH SPEED LIMIT

PROPERTY LINE (TYP)

NO. 1  
EXISTING LOT  
33,247 SQ. FT.

NO. 2  
EXISTING LOT  
11,400 SQ. FT.

NO. 3  
EXISTING LOT  
10,000 SQ. FT.

NO. 4  
EXISTING LOT  
10,000 SQ. FT.

10' N.A. SETBACK  
10' P.U.E.  
PROPERTY LINE (TYP)

10' S.E.

PROPERTY LINE (TYP)

NO. 111 BUS STOP



PROPERTY LINE (TYP)

PROPERTY LINE (TYP)

OPEN SPACE AND  
OUTDOOR AMENITIES

S TAMAMIAM TRK.  
EXISTING 60' R/W  
LOCAL ROAD COUNTY MAINTAINED  
30 MPH SPEED LIMIT



# Church & Residential Concept Using Mixed Use Overlay

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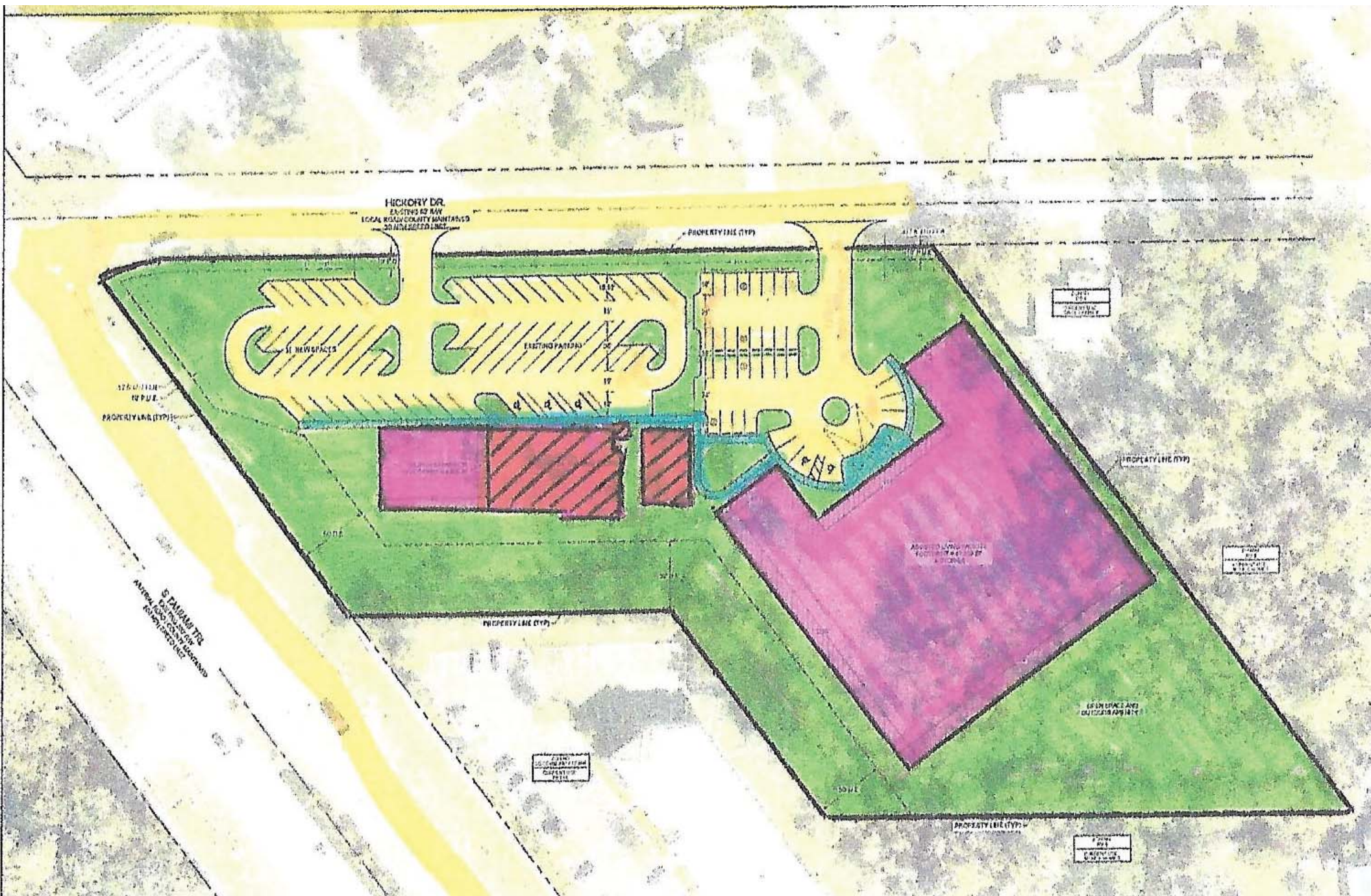
Another example of the versatility possible by using the Mixed-Use Overlay. By leaving the Church facility in place, parking can be better relocated to the front of the Church and closer to the highway. This affords greater accessibility and an unobstructed view of the development to the rear. Space is provided for an expansion of the Church building if so desired in the future.

The Multi-Family location to the rear works well. It blends in with the residential character of the neighborhood across the street, it preserves the wooded open space, it is quiet and doesn't generate any burdensome traffic. It also offers convenient walking accessibility to the Church and related activities.

The space allocated can be used for a variety of housing types including: Independent and Assisted Living units, low cost Multi-Family housing, Affordable Housing, Townhomes, and the opportunity to have any of the previous concepts benefiting by being Church sponsored.

The number of dwelling units allowed varies depending on usage. Assisted Living would afford the development of the greatest number and conversely, townhomes the least. There can even be mixed components blended at the location. Demographics indicate a need for convenient, lower cost housing in this growing area.





HICKORY DR.  
EXISTING TO NEW  
LOCAL ROAD COUNTY MAINTAINED  
OR ADJACENT LANE

PROPERTY LINE (TYP)

NEW SPACES

EXISTING PARKING

STANDARD TRAIL  
TO P.U.E.  
PROPERTY LINE (TYP)

EXISTING BUILDING

ADDITIONAL BUILDING

PROPERTY LINE (TYP)

PROPERTY LINE (TYP)

STANDARD TRAIL  
TO P.U.E. PROPERTY LINE (TYP)

EXISTING BUILDING

EXISTING BUILDING

PROPERTY LINE (TYP)

EXISTING BUILDING





# Demographic Summary Report

7470 Hickory Dr, Fort Myers, FL 33967

Building Type: **Specialty**  
 Class: -  
 RBA: **5,040 SF**  
 Typical Floor: **7,708 SF**

Total Available: **0 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: -



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2024 Projection	8,528	52,506	90,264
2019 Estimate	7,637	46,643	79,919
2010 Census	6,674	38,098	62,671
Growth 2019 - 2024	11.67%	12.57%	12.94%
Growth 2010 - 2019	14.43%	22.43%	27.52%
<b>2019 Population by Hispanic Origin</b>	1,585	7,974	10,036
<b>2019 Population</b>	7,637	46,643	79,919
White	7,198 94.25%	43,693 93.68%	75,454 94.41%
Black	170 2.23%	1,179 2.53%	1,679 2.10%
Am. Indian & Alaskan	22 0.29%	129 0.28%	186 0.23%
Asian	145 1.90%	963 2.06%	1,564 1.96%
Hawaiian & Pacific Island	2 0.03%	24 0.05%	30 0.04%
Other	100 1.31%	655 1.40%	1,006 1.26%
U.S. Armed Forces	1	8	8
<b>Households</b>			
2024 Projection	3,554	21,450	37,941
2019 Estimate	3,211	19,230	33,832
2010 Census	2,846	16,018	26,912
Growth 2019 - 2024	10.68%	11.54%	12.15%
Growth 2010 - 2019	12.83%	20.05%	25.71%
Owner Occupied	2,514 78.29%	14,932 77.65%	27,180 80.34%
Renter Occupied	697 21.71%	4,298 22.35%	6,652 19.66%
<b>2019 Households by HH Income</b>	3,211	19,231	33,832
Income: <\$25,000	535 16.66%	2,995 15.57%	4,727 13.97%
Income: \$25,000 - \$50,000	791 24.63%	4,508 23.44%	7,182 21.23%
Income: \$50,000 - \$75,000	699 21.77%	4,225 21.97%	6,762 19.99%
Income: \$75,000 - \$100,000	385 11.99%	2,501 13.01%	4,332 12.80%
Income: \$100,000 - \$125,000	298 9.28%	1,823 9.48%	3,224 9.53%
Income: \$125,000 - \$150,000	207 6.45%	1,172 6.09%	2,303 6.81%
Income: \$150,000 - \$200,000	106 3.30%	956 4.97%	2,364 6.99%
Income: \$200,000+	190 5.92%	1,051 5.47%	2,938 8.68%
<b>2019 Avg Household Income</b>	\$78,988	\$80,576	\$92,603
<b>2019 Med Household Income</b>	\$58,679	\$62,253	\$67,626



# Demographic Detail Report

**7470 Hickory Dr, Fort Myers, FL 33967**

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 Typical Floor: **7,708 SF**

Total Available: **0 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: -



Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2024 Projection	8,528		52,506		90,264	
2019 Estimate	7,637		46,643		79,919	
2010 Census	6,674		38,098		62,671	
Growth 2019 - 2024	11.67%		12.57%		12.94%	
Growth 2010 - 2019	14.43%		22.43%		27.52%	
<b>2019 Population by Age</b>						
	<b>7,637</b>		<b>46,643</b>		<b>79,919</b>	
Age 0 - 4	357	4.67%	2,360	5.06%	3,578	4.48%
Age 5 - 9	364	4.77%	2,333	5.00%	3,374	4.22%
Age 10 - 14	366	4.79%	2,260	4.85%	3,176	3.97%
Age 15 - 19	356	4.66%	2,214	4.75%	3,325	4.16%
Age 20 - 24	363	4.75%	2,446	5.24%	3,915	4.90%
Age 25 - 29	459	6.01%	3,145	6.74%	4,919	6.15%
Age 30 - 34	437	5.72%	2,856	6.12%	4,262	5.33%
Age 35 - 39	399	5.22%	2,482	5.32%	3,615	4.52%
Age 40 - 44	361	4.73%	2,240	4.80%	3,265	4.09%
Age 45 - 49	412	5.39%	2,524	5.41%	3,735	4.67%
Age 50 - 54	455	5.96%	2,723	5.84%	4,190	5.24%
Age 55 - 59	512	6.70%	3,018	6.47%	5,062	6.33%
Age 60 - 64	550	7.20%	3,196	6.85%	6,071	7.60%
Age 65 - 69	613	8.03%	3,600	7.72%	7,551	9.45%
Age 70 - 74	610	7.99%	3,561	7.63%	7,778	9.73%
Age 75 - 79	465	6.09%	2,650	5.68%	5,770	7.22%
Age 80 - 84	303	3.97%	1,674	3.59%	3,556	4.45%
Age 85+	253	3.31%	1,362	2.92%	2,777	3.47%
Age 65+	2,244	29.38%	12,847	27.54%	27,432	34.32%
<b>Median Age</b>	<b>49.30</b>		<b>47.00</b>		<b>53.30</b>	
<b>Average Age</b>	<b>46.10</b>		<b>44.90</b>		<b>48.30</b>	

## Demographic Detail Report

7470 Hickory Dr, Fort Myers, FL 33967

Radius	1 Mile		3 Mile		5 Mile	
<b>2019 Population By Race</b>	<b>7,637</b>		<b>46,643</b>		<b>79,919</b>	
White	7,198	94.25%	43,693	93.68%	75,454	94.41%
Black	170	2.23%	1,179	2.53%	1,679	2.10%
Am. Indian & Alaskan	22	0.29%	129	0.28%	186	0.23%
Asian	145	1.90%	963	2.06%	1,564	1.96%
Hawaiian & Pacific Island	2	0.03%	24	0.05%	30	0.04%
Other	100	1.31%	655	1.40%	1,006	1.26%
<b>Population by Hispanic Origin</b>	<b>7,637</b>		<b>46,643</b>		<b>79,919</b>	
Non-Hispanic Origin	6,053	79.26%	38,669	82.90%	69,883	87.44%
Hispanic Origin	1,584	20.74%	7,974	17.10%	10,036	12.56%
<b>2019 Median Age, Male</b>	<b>46.90</b>		<b>45.40</b>		<b>51.80</b>	
<b>2019 Average Age, Male</b>	<b>45.00</b>		<b>44.20</b>		<b>47.60</b>	
<b>2019 Median Age, Female</b>	<b>51.40</b>		<b>48.50</b>		<b>54.70</b>	
<b>2019 Average Age, Female</b>	<b>47.30</b>		<b>45.50</b>		<b>48.80</b>	
<b>2019 Population by Occupation Classification</b>	<b>6,478</b>		<b>39,245</b>		<b>69,124</b>	
Civilian Employed	3,432	52.98%	20,968	53.43%	32,165	46.53%
Civilian Unemployed	116	1.79%	698	1.78%	1,034	1.50%
Civilian Non-Labor Force	2,929	45.21%	17,572	44.78%	35,918	51.96%
Armed Forces	1	0.02%	7	0.02%	7	0.01%
<b>Households by Marital Status</b>						
Married	1,695		10,450		19,495	
Married No Children	1,280		7,695		15,619	
Married w/Children	415		2,755		3,876	
<b>2019 Population by Education</b>	<b>6,336</b>		<b>38,322</b>		<b>67,367</b>	
Some High School, No Diploma	551	8.70%	3,123	8.15%	4,164	6.18%
High School Grad (Incl Equivalency)	1,798	28.38%	10,010	26.12%	16,276	24.16%
Some College, No Degree	1,630	25.73%	10,321	26.93%	18,731	27.80%
Associate Degree	505	7.97%	3,294	8.60%	4,816	7.15%
Bachelor Degree	1,192	18.81%	7,255	18.93%	13,820	20.51%
Advanced Degree	660	10.42%	4,319	11.27%	9,560	14.19%

# Demographic Detail Report

7470 Hickory Dr, Fort Myers, FL 33967

Radius	1 Mile		3 Mile		5 Mile	
<b>2019 Population by Occupation</b>	<b>6,016</b>		<b>36,513</b>		<b>56,768</b>	
Real Estate & Finance	210	3.49%	1,454	3.98%	2,698	4.75%
Professional & Management	1,620	26.93%	9,236	25.30%	15,790	27.81%
Public Administration	104	1.73%	506	1.39%	685	1.21%
Education & Health	637	10.59%	4,084	11.19%	6,420	11.31%
Services	831	13.81%	4,777	13.08%	6,427	11.32%
Information	45	0.75%	338	0.93%	533	0.94%
Sales	915	15.21%	5,715	15.65%	9,139	16.10%
Transportation	0	0.00%	45	0.12%	105	0.18%
Retail	568	9.44%	3,391	9.29%	5,018	8.84%
Wholesale	108	1.80%	542	1.48%	776	1.37%
Manufacturing	91	1.51%	1,023	2.80%	1,628	2.87%
Production	223	3.71%	1,505	4.12%	2,062	3.63%
Construction	384	6.38%	2,183	5.98%	2,835	4.99%
Utilities	145	2.41%	515	1.41%	774	1.36%
Agriculture & Mining	10	0.17%	197	0.54%	258	0.45%
Farming, Fishing, Forestry	5	0.08%	32	0.09%	43	0.08%
Other Services	120	1.99%	970	2.66%	1,577	2.78%
<b>2019 Worker Travel Time to Job</b>	<b>3,246</b>		<b>19,847</b>		<b>29,741</b>	
<30 Minutes	2,157	66.45%	12,489	62.93%	19,248	64.72%
30-60 Minutes	971	29.91%	6,393	32.21%	9,086	30.55%
60+ Minutes	118	3.64%	965	4.86%	1,407	4.73%
<b>2010 Households by HH Size</b>	<b>2,846</b>		<b>16,019</b>		<b>26,913</b>	
1-Person Households	716	25.16%	3,751	23.42%	6,613	24.57%
2-Person Households	1,276	44.83%	7,098	44.31%	13,417	49.85%
3-Person Households	389	13.67%	2,347	14.65%	3,183	11.83%
4-Person Households	245	8.61%	1,721	10.74%	2,321	8.62%
5-Person Households	127	4.46%	681	4.25%	874	3.25%
6-Person Households	55	1.93%	265	1.65%	321	1.19%
7 or more Person Households	38	1.34%	156	0.97%	184	0.68%
<b>2019 Average Household Size</b>	<b>2.30</b>		<b>2.30</b>		<b>2.20</b>	
<b>Households</b>						
2024 Projection	3,554		21,450		37,941	
2019 Estimate	3,211		19,230		33,832	
2010 Census	2,846		16,018		26,912	
Growth 2019 - 2024	10.68%		11.54%		12.15%	
Growth 2010 - 2019	12.83%		20.05%		25.71%	



# Demographic Detail Report

7470 Hickory Dr, Fort Myers, FL 33967

Radius	1 Mile	3 Mile	5 Mile
<b>2019 Households by HH Income</b>	<b>3,211</b>	<b>19,231</b>	<b>33,832</b>
<\$25,000	535 16.66%	2,995 15.57%	4,727 13.97%
\$25,000 - \$50,000	791 24.63%	4,508 23.44%	7,182 21.23%
\$50,000 - \$75,000	699 21.77%	4,225 21.97%	6,762 19.99%
\$75,000 - \$100,000	385 11.99%	2,501 13.01%	4,332 12.80%
\$100,000 - \$125,000	298 9.28%	1,823 9.48%	3,224 9.53%
\$125,000 - \$150,000	207 6.45%	1,172 6.09%	2,303 6.81%
\$150,000 - \$200,000	106 3.30%	956 4.97%	2,364 6.99%
\$200,000+	190 5.92%	1,051 5.47%	2,938 8.68%
<b>2019 Avg Household Income</b>	<b>\$78,988</b>	<b>\$80,576</b>	<b>\$92,603</b>
<b>2019 Med Household Income</b>	<b>\$58,679</b>	<b>\$62,253</b>	<b>\$67,626</b>
<b>2019 Occupied Housing</b>	<b>3,211</b>	<b>19,230</b>	<b>33,832</b>
Owner Occupied	2,514 78.29%	14,932 77.65%	27,180 80.34%
Renter Occupied	697 21.71%	4,298 22.35%	6,652 19.66%
<b>2010 Housing Units</b>	<b>3,246</b>	<b>20,185</b>	<b>36,345</b>
1 Unit	2,438 75.11%	16,145 79.99%	26,847 73.87%
2 - 4 Units	283 8.72%	1,541 7.63%	2,784 7.66%
5 - 19 Units	148 4.56%	1,471 7.29%	3,959 10.89%
20+ Units	377 11.61%	1,028 5.09%	2,755 7.58%
<b>2019 Housing Value</b>	<b>2,514</b>	<b>14,932</b>	<b>27,179</b>
<\$100,000	329 13.09%	1,542 10.33%	2,532 9.32%
\$100,000 - \$200,000	784 31.19%	4,608 30.86%	5,927 21.81%
\$200,000 - \$300,000	589 23.43%	3,745 25.08%	6,099 22.44%
\$300,000 - \$400,000	345 13.72%	2,590 17.35%	5,247 19.31%
\$400,000 - \$500,000	133 5.29%	833 5.58%	2,087 7.68%
\$500,000 - \$1,000,000	275 10.94%	1,410 9.44%	4,011 14.76%
\$1,000,000+	59 2.35%	204 1.37%	1,276 4.69%
<b>2019 Median Home Value</b>	<b>\$224,448</b>	<b>\$235,140</b>	<b>\$284,120</b>
<b>2019 Housing Units by Yr Built</b>	<b>4,050</b>	<b>23,350</b>	<b>41,321</b>
Built 2010+	74 1.83%	1,780 7.62%	2,840 6.87%
Built 2000 - 2010	1,161 28.67%	7,494 32.09%	16,216 39.24%
Built 1990 - 1999	1,203 29.70%	6,263 26.82%	10,673 25.83%
Built 1980 - 1989	911 22.49%	5,067 21.70%	7,920 19.17%
Built 1970 - 1979	473 11.68%	1,927 8.25%	2,698 6.53%
Built 1960 - 1969	132 3.26%	526 2.25%	619 1.50%
Built 1950 - 1959	63 1.56%	194 0.83%	221 0.53%
Built <1949	33 0.81%	99 0.42%	134 0.32%
<b>2019 Median Year Built</b>	<b>1992</b>	<b>1995</b>	<b>1997</b>

# Consumer Spending Report

7470 Hickory Dr, Fort Myers, FL 33967

Building Type: **Specialty**  
 Class: -  
 RBA: **5,040 SF**  
 Typical Floor: **7,708 SF**  
 Total Available: **0 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: -



2019 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
<b>Total Specified Consumer Spending</b>	<b>\$80,457</b>	<b>\$493,955</b>	<b>\$926,126</b>
<b>Total Apparel</b>	<b>\$4,444</b>	<b>\$27,370</b>	<b>\$49,515</b>
Women's Apparel	1,842	11,330	21,213
Men's Apparel	986	6,040	11,093
Girl's Apparel	293	1,858	3,135
Boy's Apparel	207	1,265	2,102
Infant Apparel	181	1,146	1,936
Footwear	936	5,731	10,035
<b>Total Entertainment &amp; Hobbies</b>	<b>\$6,485</b>	<b>\$39,974</b>	<b>\$74,212</b>
Entertainment	858	5,447	9,976
Audio & Visual Equipment/Service	3,223	19,668	36,172
Reading Materials	339	2,071	4,267
Pets, Toys, & Hobbies	2,065	12,788	23,797
Personal Items	6,855	41,449	80,446
<b>Total Food and Alcohol</b>	<b>\$21,932</b>	<b>\$133,800</b>	<b>\$244,188</b>
Food At Home	11,993	72,853	130,421
Food Away From Home	8,474	52,005	96,919
Alcoholic Beverages	1,465	8,942	16,848
<b>Total Household</b>	<b>\$12,632</b>	<b>\$76,618</b>	<b>\$151,370</b>
House Maintenance & Repair	2,728	16,157	30,537
Household Equip & Furnishings	4,965	30,598	59,330
Household Operations	3,708	22,476	45,449
Housing Costs	1,231	7,386	16,053

## Consumer Spending Report

7470 Hickory Dr, Fort Myers, FL 33967

2019 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
<b>Total Transportation/Maint.</b>	<b>\$17,691</b>	<b>\$111,651</b>	<b>\$202,383</b>
Vehicle Purchases	6,494	43,106	75,751
Gasoline	6,656	41,112	71,937
Vehicle Expenses	701	4,008	8,824
Transportation	1,428	8,534	18,195
Automotive Repair & Maintenance	2,411	14,890	27,676
<b>Total Health Care</b>	<b>\$5,376</b>	<b>\$32,150</b>	<b>\$62,041</b>
Medical Services	2,742	16,466	31,696
Prescription Drugs	2,144	12,753	24,632
Medical Supplies	491	2,931	5,714
<b>Total Education/Day Care</b>	<b>\$5,043</b>	<b>\$30,943</b>	<b>\$61,973</b>
Education	3,240	19,980	39,046
Fees & Admissions	1,803	10,962	22,926



# Daytime Employment Report

1 Mile Radius

7470 Hickory Dr, Fort Myers, FL 33967

Building Type: **Specialty**  
 Class: -  
 RBA: **5,040 SF**  
 Typical Floor: **7,708 SF**

Total Available: **0 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: -

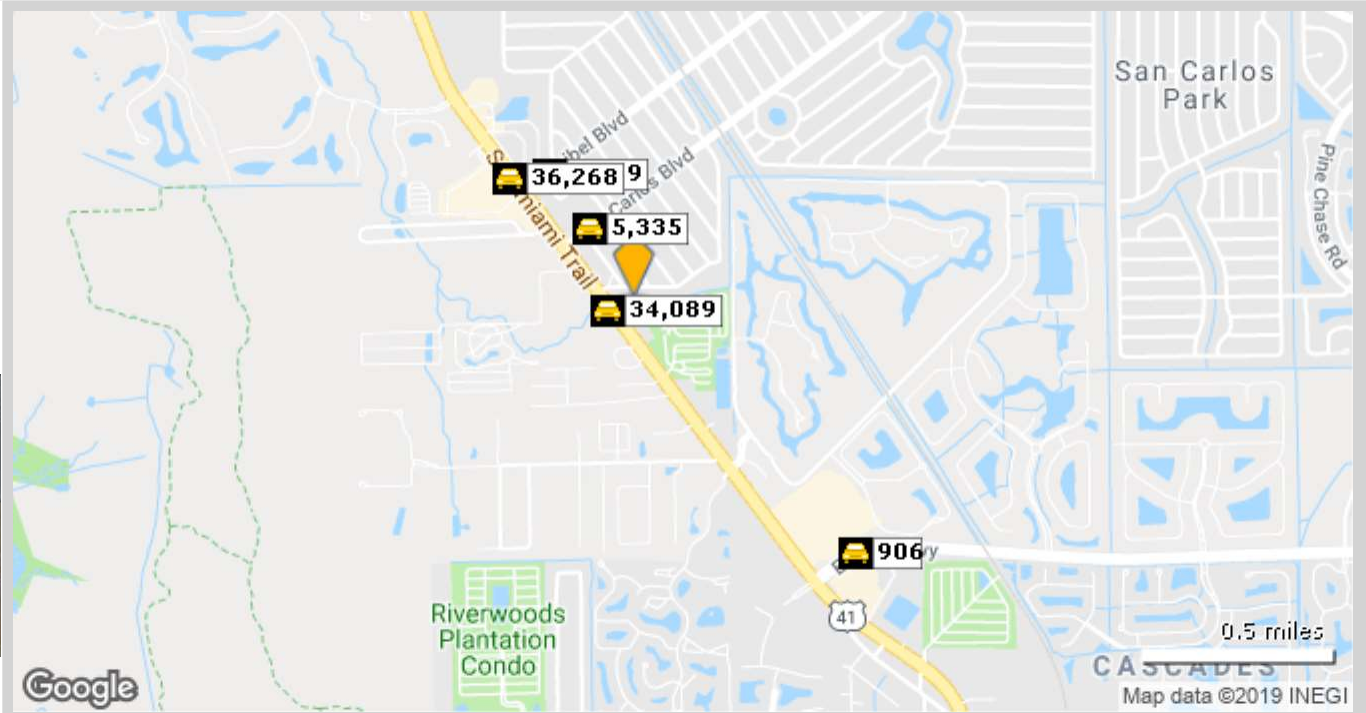


Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
<b>Total Businesses</b>	<b>235</b>	<b>1,890</b>	<b>8</b>
Retail & Wholesale Trade	49	764	16
Hospitality & Food Service	21	270	13
Real Estate, Renting, Leasing	13	90	7
Finance & Insurance	17	66	4
Information	7	127	18
Scientific & Technology Services	10	37	4
Management of Companies	0	0	0
Health Care & Social Assistance	37	189	5
Educational Services	1	2	2
Public Administration & Sales	0	0	0
Arts, Entertainment, Recreation	15	101	7
Utilities & Waste Management	11	49	4
Construction	15	56	4
Manufacturing	6	30	5
Agriculture, Mining, Fishing	0	0	0
Other Services	33	109	3

# Traffic Count Report

7470 Hickory Dr, Fort Myers, FL 33967

Building Type: **Specialty**  
 Class: -  
 RBA: **5,040 SF**  
 Typical Floor: **7,708 SF**  
 Total Available: **0 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	S Tamiami Trl	Hickory Dr	0.05 NW	2018	34,089	MPSI	.07
2	San Carlos Blvd	Acorn Rd	0.02 SW	2018	5,335	MPSI	.22
3	Sanibel Blvd	Acorn Rd	0.02 SW	2018	8,039	MPSI	.40
4	S Tamiami Trl	Sanibel Blvd	0.05 SE	2018	36,268	MPSI	.46
5	Koreshan Blvd	S Tamiami Trl	0.13 SW	2018	906	MPSI	.89







































