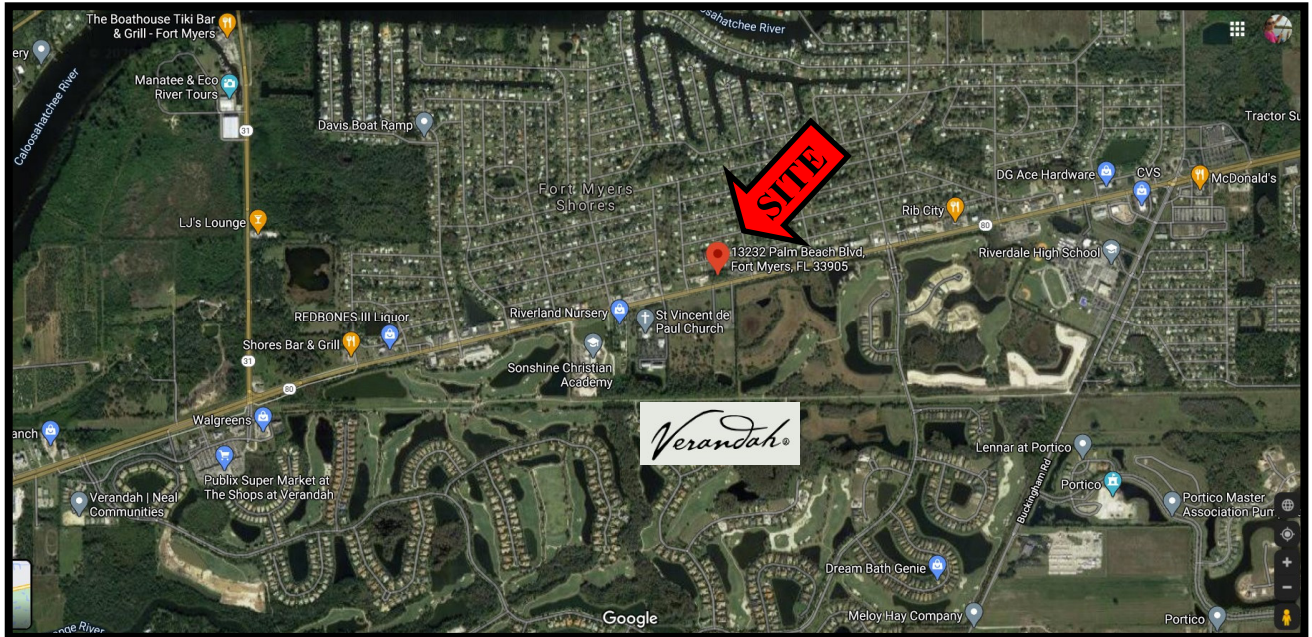




**.69+/- ACRE COMMERCIAL PARCEL FOR SALE  
PALM BEACH BLVD. | SR 80 | ACROSS FROM VERANDAH**



**PROPERTY DESCRIPTION**

- **Location:** 13232 Palm Beach Blvd.  
Fort Myers, Florida 33905
- **S.T.R.A.P. #'s:** 29-43-26-03-00037.0470
- **Land Size:** .69 ± Acres (30,000± SF)
- **Zoning:** C-1 (Commercial) Lee County
- **Utilities:** Available to the site

**Comments:** This .69± acre site is available for sale. The site is within a fast growing area of Lee County and located directly across from the Verandah, a gated golf course community by Neal Communities. The C-1 (Commercial) zoning has many allowable uses including, but not limited to the following: Financial Institutions, Office or Medical Office, Auto Parts Store, Auto Repairs and Service (Group I), Personal Services (All Groups), Restaurants (All Groups), and Specialty Retail Shops (All Groups). The property has approximately 240' of frontage on Palm Beach Blvd and is located midway between Buckingham Road and FL State Road 31. This portion of Palm Beach Blvd. is 4 lanes with a divided center lane for turning and per the Florida DOT the 2019 traffic count was 36,500 Cars Per Day.

**FOR SALE: \$179,900 (\$5.99 PSF)**



# COMMERCIAL

For More Information Contact:

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## .69+/- ACRE COMMERCIAL PARCEL FOR SALE PALM BEACH BLVD. | SR 80 | ACROSS FROM VERANDAH

Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2025 Projection	6,352	16,953	33,703
2020 Estimate	5,766	15,326	30,580
2010 Census	4,801	12,310	25,355
Growth 2020 - 2025	10.16%	10.62%	10.21%
Growth 2010 - 2020	20.10%	24.50%	20.61%
<b>2020 Population by Hispanic Origin</b>			
2020 Population	1,833	3,044	7,294
<b>2020 Population</b>			
White	5,165 89.58%	14,026 91.52%	27,107 88.64%
Black	364 6.31%	741 4.83%	2,271 7.43%
Am. Indian & Alaskan	20 0.35%	57 0.37%	193 0.63%
Asian	83 1.44%	216 1.41%	378 1.24%
Hawaiian & Pacific Island	24 0.42%	24 0.16%	81 0.26%
Other	111 1.93%	261 1.70%	549 1.80%
U.S. Armed Forces	0	8	11
<b>Households</b>			
2025 Projection	2,425	6,542	12,662
2020 Estimate	2,219	5,965	11,590
2010 Census	1,882	4,912	9,847
Growth 2020 - 2025	9.28%	9.67%	9.25%
Growth 2010 - 2020	17.91%	21.44%	17.70%
Owner Occupied	1,534 69.13%	4,545 76.19%	8,907 76.85%
Renter Occupied	685 30.87%	1,420 23.81%	2,683 23.15%
<b>2020 Households by HH Income</b>			
Income: <\$25,000	429 19.33%	911 15.27%	2,160 18.64%
Income: \$25,000 - \$50,000	651 29.34%	1,422 23.84%	2,950 25.45%
Income: \$50,000 - \$75,000	375 16.90%	1,052 17.64%	2,103 18.14%
Income: \$75,000 - \$100,000	244 11.00%	754 12.64%	1,469 12.67%
Income: \$100,000 - \$125,000	218 9.82%	753 12.63%	1,162 10.03%
Income: \$125,000 - \$150,000	101 4.55%	454 7.61%	807 6.96%
Income: \$150,000 - \$200,000	80 3.61%	243 4.07%	377 3.25%
Income: \$200,000+	121 5.45%	375 6.29%	563 4.86%
<b>2020 Avg Household Income</b>	\$75,151	\$84,785	\$76,637
<b>2020 Med Household Income</b>	\$52,269	\$66,044	\$58,600



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