VIP COMMERCIAL REALTY

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.46+/- ACRE COMMERCIAL SITE AVAIBLE FOR SALE
DR MARTIN LUTHER KING JR BLVD / SR 82

PROPERTY DESCRIPTION

- **Location:** 3024 Dr. Martin Luther King, Jr. Blvd.
  3026 Dr. Martin Luther King, Jr. Blvd.
  3003 Douglas Avenue
  Fort Myers, Florida 33916
- **S.T.R.A.P. #'s:** 19-44-25-P1-00204-0010; -0030; -0310
- **Land Size:** .46 ± Acres Combined (20,144± SF)
- **Zoning:** CI (Commercial Intensive) City of Fort Myers;

Comments: These three parcels are available for sale, cleared and ready for development. The total site is approximately .46± acres and is within the City of Fort Myers Dr. Martin Luther King Jr. Redevelopment Area Expansion. The CI (Commercial Intensive) zoning has many allowable uses including, but not limited to the following: Office or Medical Facility, Vehicle Repairs and Service, Restaurants, Retail Sales and Service, Place of Worship, or Day Care. The property has approximately 155' of frontage on Dr. Martin Luther King, Jr. Blvd. and is located at the southwest corner of Pauldo Street and approximately one mile east of Downtown Fort Myers. This portion of Dr. Martin Luther King, Jr. Blvd. is four-laned with a divided median and separate lanes for turning. Per the Florida DOT the 2020 traffic count was 36,000 Cars Per Day.

PRICE REDUCED: $215,000 ($10.67 PSF)

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Demographic Summary Report

3024 Dr. Martin Luther King Jr Blvd, Fort Myers, FL 33916

Building Type: **Land**
Class: **-**
RBA: **-**
Typical Floor: **-**
Total Available: **0 SF**
% Leased: **0%**
Rent/SF/Yr: **-**

Radius	1 Mile		3 Mile		5 Mile	
Population						
2026 Projection	10,747		62,992		141,150	
2021 Estimate	10,016		58,187		130,337	
2010 Census	9,040		48,802		108,991	
Growth 2021 - 2026	7.30%		8.26%		8.30%	
Growth 2010 - 2021	10.80%		19.23%		19.59%	
2021 Population by Hispanic Origin	1,471		17,693		33,732	
2021 Population	10,016		58,187		130,337	
White	3,203	31.98%	33,522	57.61%	95,753	73.47%
Black	6,544	65.34%	21,902	37.64%	28,025	21.50%
Am. Indian & Alaskan	33	0.33%	795	1.37%	1,312	1.01%
Asian	69	0.69%	598	1.03%	2,330	1.79%
Hawaiian & Pacific Island	21	0.21%	145	0.25%	245	0.19%
Other	145	1.45%	1,225	2.11%	2,671	2.05%
U.S. Armed Forces	0		0		5	
Households						
2026 Projection	4,123		24,329		57,143	
2021 Estimate	3,857		22,593		53,077	
2010 Census	3,485		19,230		45,280	
Growth 2021 - 2026	6.90%		7.68%		7.66%	
Growth 2010 - 2021	10.67%		17.49%		17.22%	
Owner Occupied	1,531	39.69%	9,046	40.04%	29,357	55.31%
Renter Occupied	2,326	60.31%	13,547	59.96%	23,720	44.69%
2021 Households by HH Income	3,858		22,594		53,079	
Income: <$25,000	1,266	32.81%	7,201	31.87%	13,088	24.66%
Income: $25,000 - $50,000	999	25.89%	6,619	29.30%	14,250	26.85%
Income: $50,000 - $75,000	732	18.97%	3,932	17.40%	10,143	19.11%
Income: $75,000 - $100,000	392	10.16%	1,987	8.79%	5,508	10.38%
Income: $100,000 - $125,000	167	4.33%	1,096	4.85%	3,673	6.92%
Income: $125,000 - $150,000	108	2.80%	651	2.88%	2,296	4.33%
Income: $150,000 - $200,000	102	2.64%	461	2.04%	1,722	3.24%
Income: $200,000+	92	2.38%	647	2.86%	2,399	4.52%
2021 Avg Household Income	$55,512		$55,582		$67,820	
2021 Med Household Income	$42,238		$40,348		$48,618	

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CoStar™
Demographics

Traffic Count Report

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Building Type: **Land**
Class: **-**
RBA: **-**
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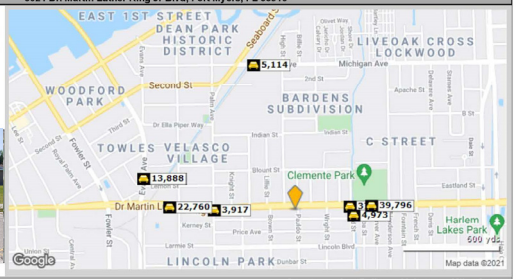
Total Available: **0 SF**
% Leased: **0%**
Rent/SF/Yr: **-**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Doctor Martin Luther King Boulevard	Ford St	0.01 NE	2020	37,161	MPSI	.20
2	Ford St	Douglas Ave	0.01 S	2018	4,973	MPSI	.21
3	Dr Martin Luther King Blvd	Carver Ave	0.02 E	2020	39,796	MPSI	.28
4	Palm Avenue	Dr Martin Luther King Blvd	0.00 S	2020	3,917	MPSI	.29
5	Doctor Martin Luther King Boulevard	Cranford Ave	0.04 E	2020	32,495	MPSI	.45
6	Dr Martin Luther King Blvd	Cranford Ave	0.04 E	2016	25,500	MPSI	.45
7	Dr Martin Luther King Blvd	Cranford Ave	0.04 E	2018	22,760	MPSI	.45
8	Michigan Ave	Seaboard St	0.06 W	2018	5,114	MPSI	.54
9	Evans Avenue	Lemon St	0.03 S	2020	15,817	MPSI	.55
10	Park Ave	Lemon St	0.03 S	2018	13,888	MPSI	.55

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