

**SALE**

# Marina on Main St.

**1120, 1122, 1130 & 1138 MAIN ST.**

Fort Myers Beach FL

**PRESENTED BY:**

**LAURI ALBION**

O: 239.851.5492

lauri.albion@svn.com

**TIFFANY LUONGO**

O: 239.707.1700

TiffanyL@SVN.com

**JOHN ALBION**

O: 239.410.2234

john.albion@svn.com



# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$7,750,000
<b>OFFERED:</b>	AS IS
<b>LOT SIZE:</b>	1.83 Acres
<b>ZONING:</b>	IL
<b>PERMITTING BODY:</b>	Lee County
<b>STRAP #S:</b>	24-46-23.00.00003.0020 24-46-23.00.00003.0000 24-46-23.00.00002.0010 24-46-23.00.00002.0000

## PROPERTY DESCRIPTION

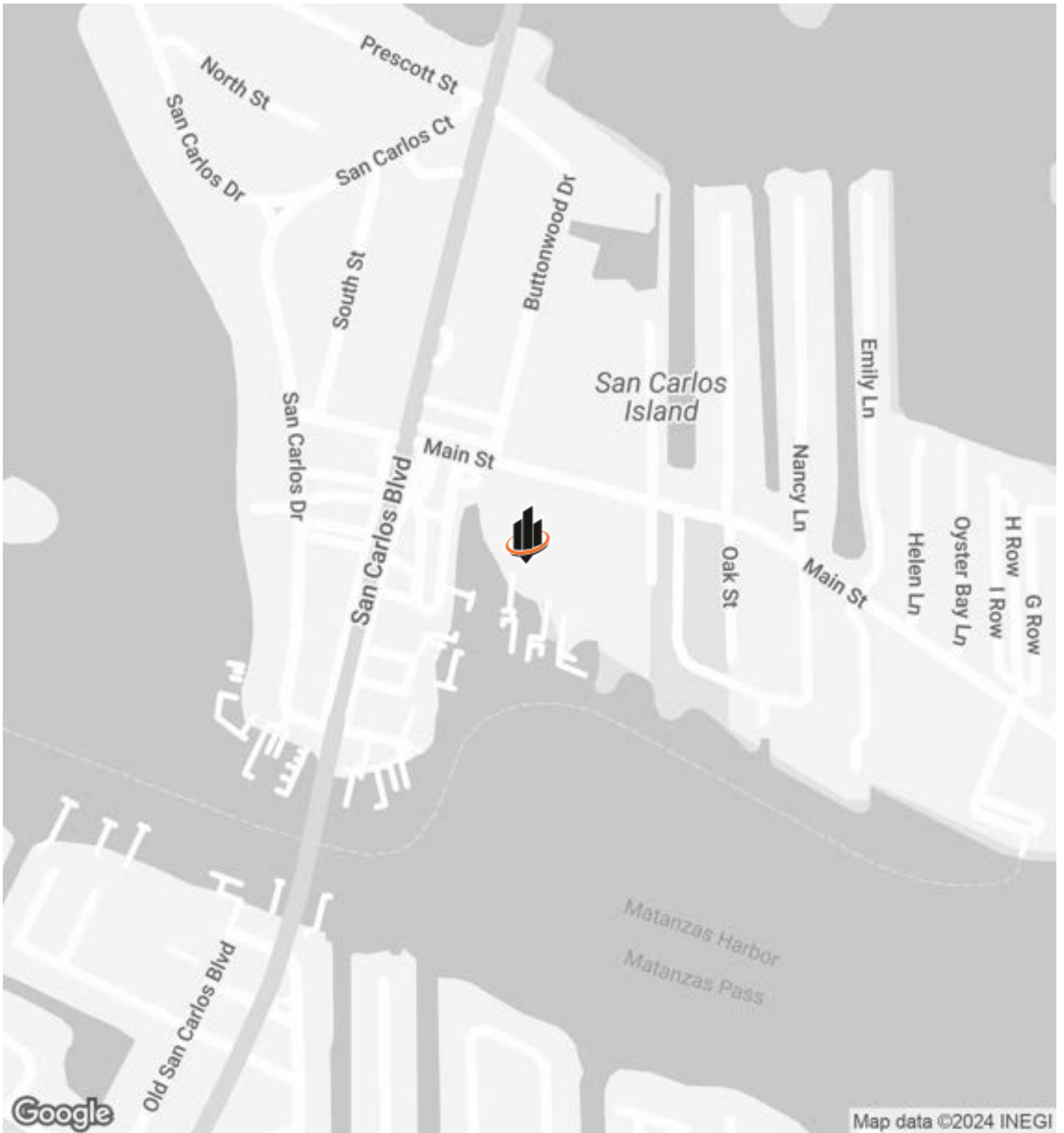
The Marina on Main is a mixed-use four-parcel property totaling 1.83 Acres. Much of the property was severely damaged from Hurricane Ian. The Docks, however, have been rebuilt and have various types of rentals at multiple rates. The current zoning is IL. There are various use codes detailing current uses. Future Land Use is also Industrial.

## PROPERTY HIGHLIGHTS

- Income-Producing Marina with Newly Rebuilt Dock and Slips
- Redevelopment Opportunity on Fort Myers Beach\*\*\*
- \*\*\*PERMITS GO THROUGH LEE COUNTY, NOT The Town of Fort Myers Beach
- Site previously Included Office, Living and Warehouse spaces plus the Marina
- QUICK ACCESS to the Gulf of Mexico from a protected Inlet.

**LAURI ALBION**    **TIFFANY LUONGO**    **JOHN ALBION**  
 O: 239.851.5492    O: 239.707.1700    O: 239.410.2234  
 lauri.albion@svn.com    TiffanyL@SVN.com    john.albion@svn.com

# LOCATION MAP



**LAURI ALBION**  
O: 239.851.5492  
lauri.albion@svn.com

**TIFFANY LUONGO**  
O: 239.707.1700  
TiffanyL@SVN.com

**JOHN ALBION**  
O: 239.410.2234  
john.albion@svn.com

# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL POPULATION</b>	2,159	11,700	41,562
<b>AVERAGE AGE</b>	65	66	60
<b>AVERAGE AGE (MALE)</b>	64	66	60
<b>AVERAGE AGE (FEMALE)</b>	66	66	61
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL HOUSEHOLDS</b>	1,245	6,699	20,822
<b># OF PERSONS PER HH</b>	1.7	1.7	2
<b>AVERAGE HH INCOME</b>	\$100,115	\$94,623	\$100,917
<b>AVERAGE HOUSE VALUE</b>	\$491,984	\$410,710	\$452,773

Demographics data derived from AlphaMap

**LAURI ALBION**    **TIFFANY LUONGO**    **JOHN ALBION**  
 O: 239.851.5492    O: 239.707.1700    O: 239.410.2234  
 lauri.albion@svn.com    TiffanyL@SVN.com    john.albion@svn.com