

# W MAIN ST & N 11TH ST

IMMOKALEE, FL 34142



## 9.82± ACRE COMMERCIAL SITE FOR SALE

### PROPERTY OVERVIEW

Development opportunity offering 9.82± acres in the heart of Downtown Immokalee, providing the scale and flexibility to support a significant neighborhood-serving commercial project. With a prominent position along W Main Street and N 11th Street, the site is well positioned to establish a strong commercial presence within one of Immokalee's established commercial corridors. The property's size and location create an opportunity to develop a neighborhood commercial center featuring a mix of retail, restaurants, professional services, and other daily-needs uses, with the potential to incorporate multiple outparcels. Limited availability of large commercial development sites, coupled with continued demand for quality retail and essential services, enhances the appeal of this opportunity for developers and investors.

#### LAND SIZE

9.82± Acres

#### PRICE

\$5,500,000

#### ZONING

MPUD

[Click Here for Uses](#)

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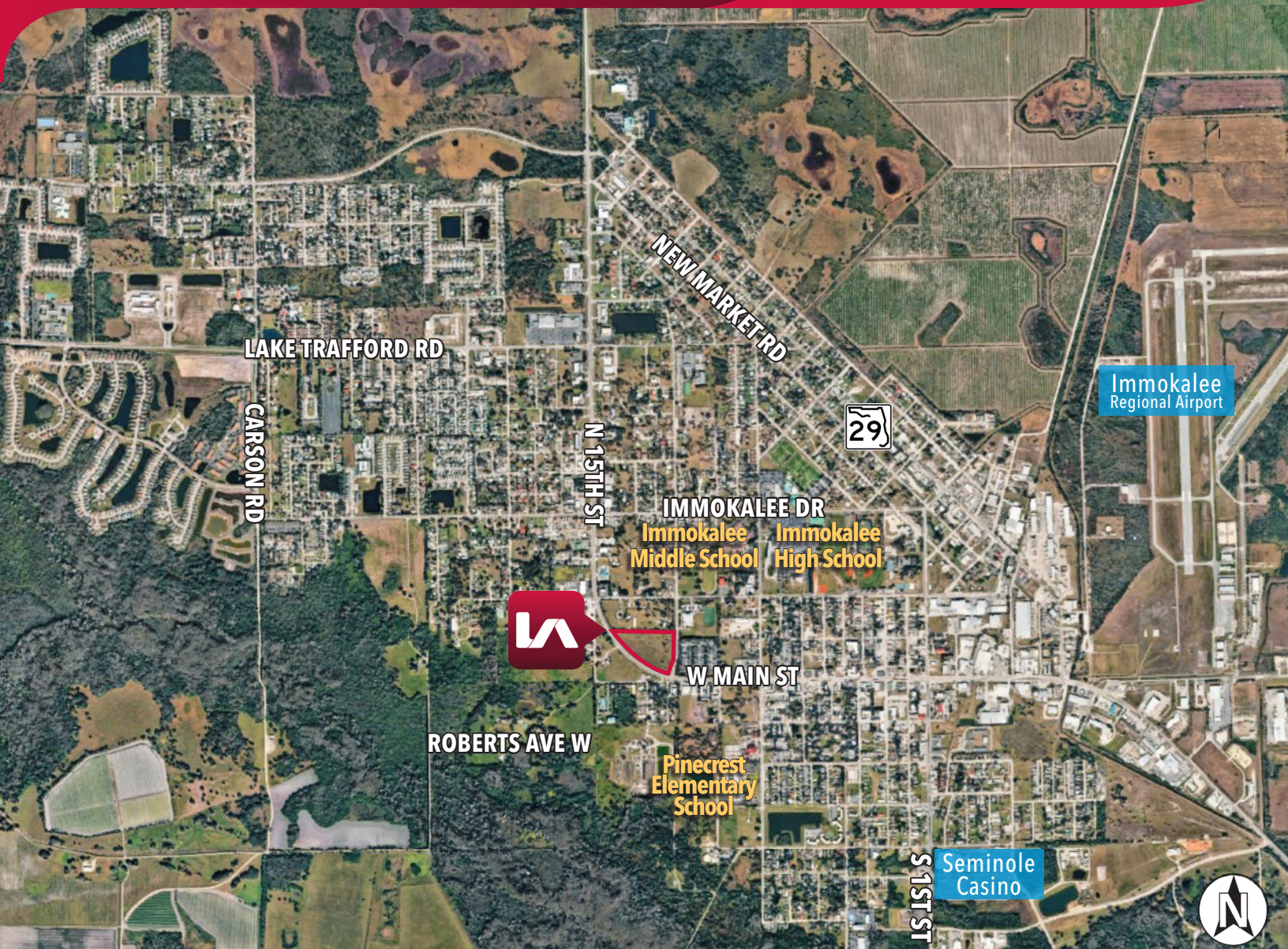
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## PROPERTY HIGHLIGHTS

- Approximately 1,200 linear feet of Main St frontage
- One of the few remaining vacant tracts of this scale
- Ideal scale for a neighborhood shopping center
- Potential for multiple outparcels
- Strong visibility and accessibility
- Positioned to serve the growing local population
- Market demand for retail, restaurants and essential services
- Historically low retail vacancy supports a favorable environment for new commercial development

## LOCATION DEMOGRAPHICS

|                         | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------------|----------|----------|----------|
| 2025 POPULATION         | 9,154    | 25,892   | 26,187   |
| HOUSEHOLDS              | 2,510    | 7,310    | 7,396    |
| MEDIAN HOUSEHOLD INCOME | \$63,332 | \$61,543 | \$61,901 |
| AVG. HOUSEHOLD INCOME   | \$81,315 | \$81,526 | \$81,673 |

## TRAFFIC COUNTS

| VOLUME (AADT) | YEAR |
|---------------|------|
| 22,000        | 2025 |