



FOR SALE OR LEASE

13410 Shire Ln

13410 SHIRE LN

Fort Myers, FL 33912

PRESENTED BY:

TIFFANY LUONGO

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,598,000
LEASE RATE:	\$17.00 NNN
LOT SIZE:	1.31 AC
BUILDING SIZE:	6,660 SF
YEAR BUILT:	1982
NO FLOOD ZONE DESIGNATION	X
ZONING:	AG-2
USE:	Approved via Special Exception
APPROVED CAPACITY:	126 Students
FIRE PROTECTION:	Fully Sprinkled

PROPERTY DESCRIPTION

Daycare building (Real Estate Only) in dense and affluent area just off Daniels Rd. near I-75. Newly built Excalibur Auto Condominiums and also a Tractor Supply front Daniels at Shire Lane, but once on Shire Ln. there is little traffic as past the subject property the road becomes gravel for only a handful of private residences. There is also a water retention buffer adjacent to this property which separates it from the commercial uses and thus adds to the quiet and private setting.

PROPERTY HIGHLIGHTS

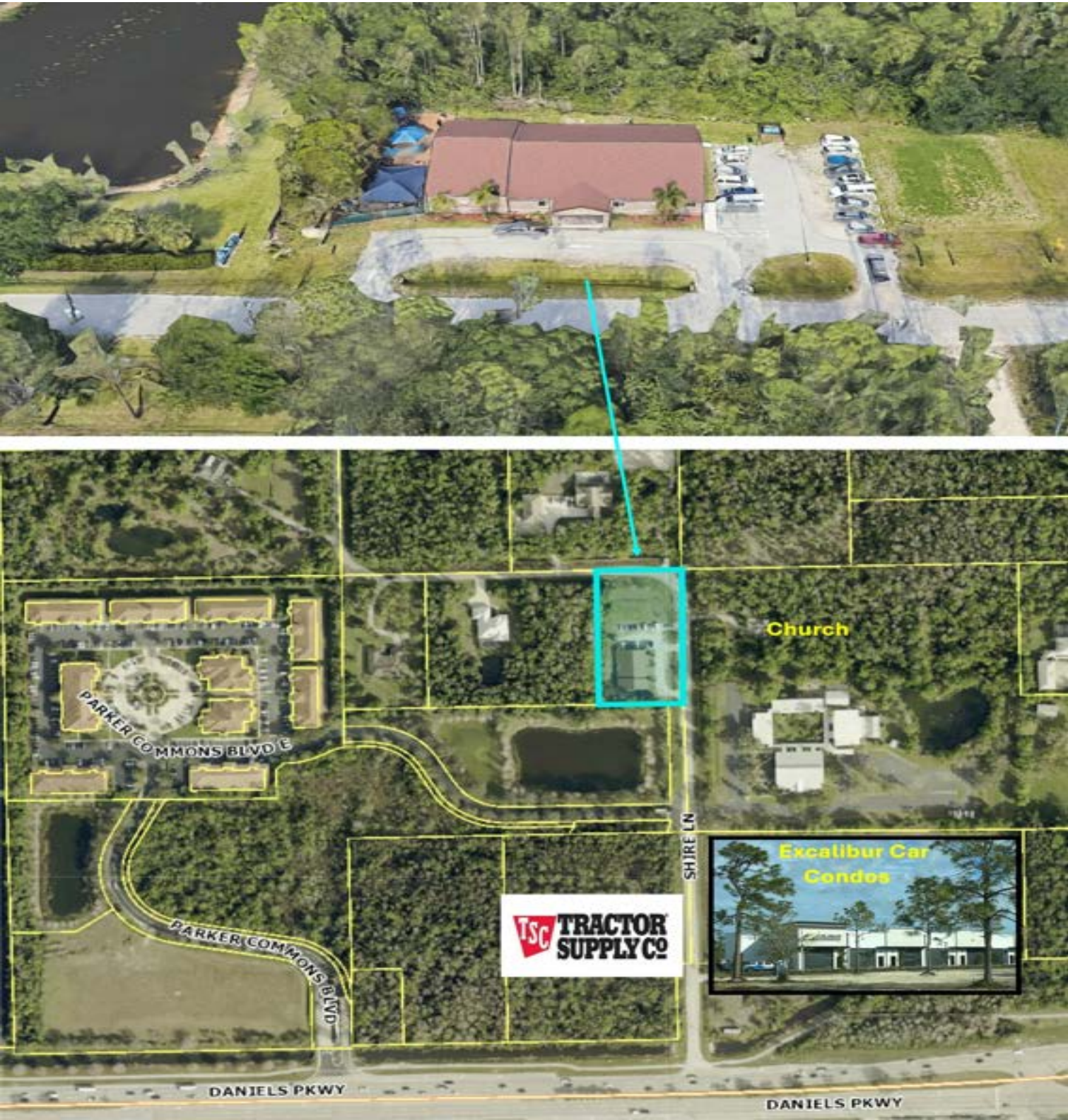
- Existing Daycare Building in a Dense & Affluent Area
- Very Safe, Private and Quiet Location
- Site is on a dead-end road with no "through" traffic
- South Ft. Myers Location off Daniels Blvd close to I-75
- Just steps away from abundant shopping & dining
- Located on 1.31 Acres
- Insurable: Non-Flood-Zone Location (X)

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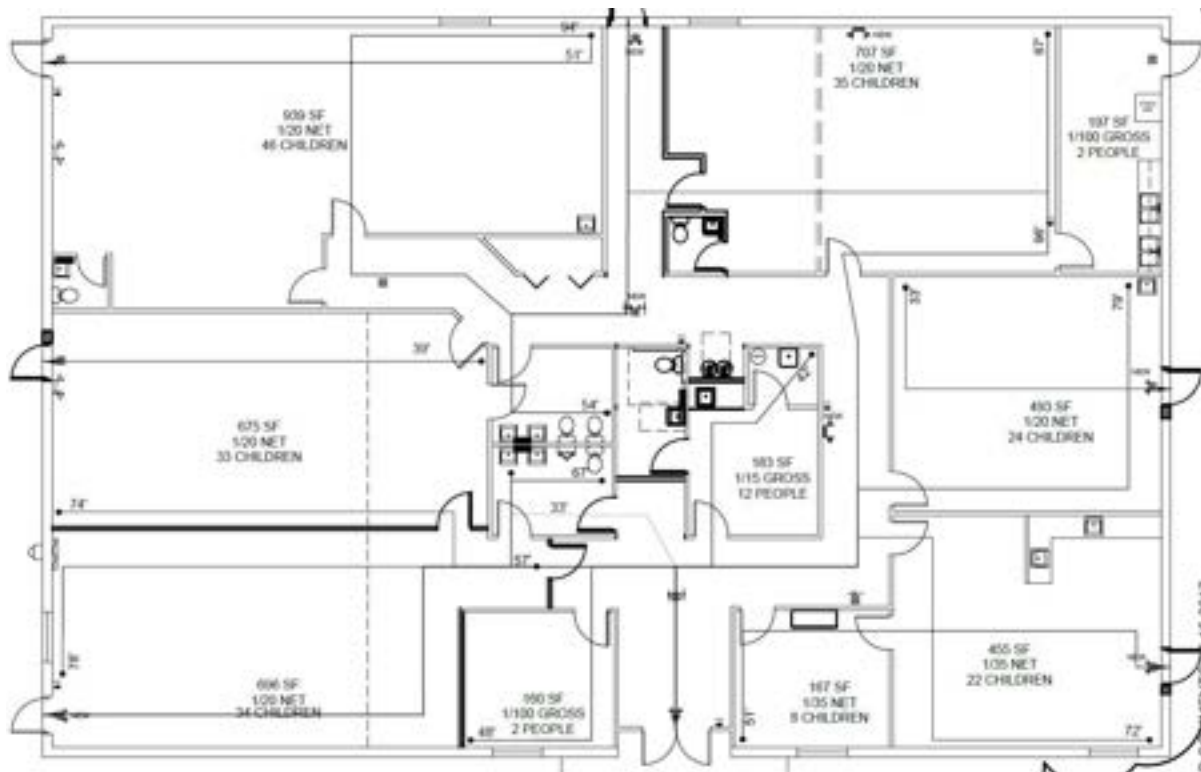
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BUILDING & SITE

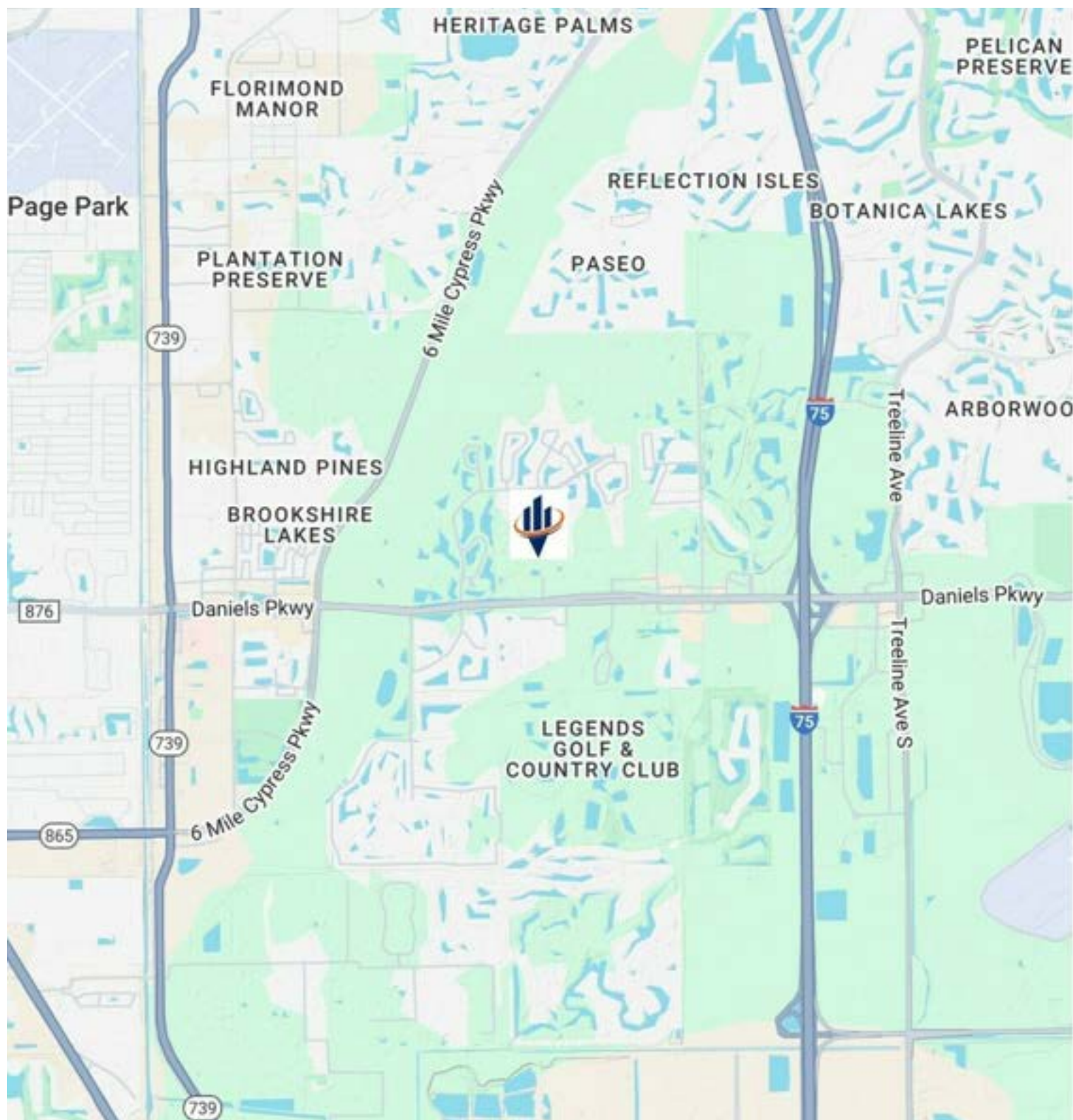


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LOCATION MAP

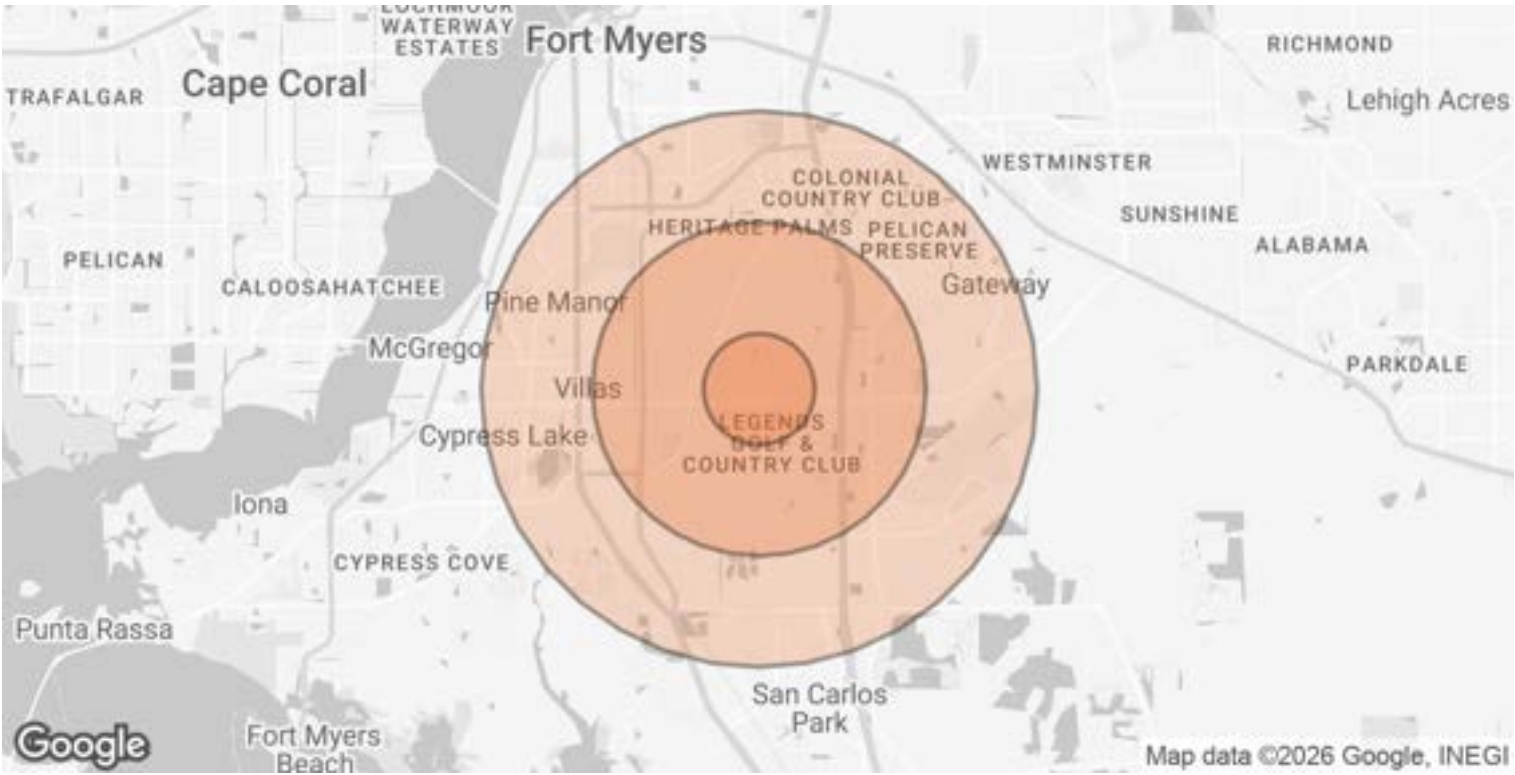


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,306	34,172	117,013
AVERAGE AGE	55	53	49
AVERAGE AGE (MALE)	55	52	48
AVERAGE AGE (FEMALE)	56	53	50

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,446	15,823	53,798
# OF PERSONS PER HH	2.2	2.2	2.2
AVERAGE HH INCOME	\$129,221	\$130,168	\$105,083
AVERAGE HOUSE VALUE	\$449,079	\$447,921	\$387,141

2020 American Community Survey (ACS)

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