



Lot Size	Building Size	Sale Price	Land Price/SF	Zoning
6.09 Acres	N/A	\$4,150,000	\$15.64	MPD

San Carlos & Kelly Road

Fort Myers, FL 33908

Property Features

- ± 6.09 acres at signalized intersection in dynamic retail precinct of S. Fort Myers
- MPD zoning
- Across from Super Target-anchored

Lot size is approximate and the price is based on the property, not the sq/ft price.



For more information:

Gary Tasman

Executive Vice President
+1 239 489 3600
gtasman@naiburnsscalo.com

Lane Boy

First Vice President
+1 863 517 1658
lboy@naiburnsscalo.com

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5220 Summerlin Commons Blvd Suite 500
Fort Myers, FL 33907
+1 239 489 3600
naiburnsscalo.com



Traffic Counts

Collection Street	Cross Street	Traffic Volume	Year	Distance
San Carlos Blvd	Kelly Road	14,500 AADT	2025	Frontage
McGregor Blvd	San Carlos Blvd	17,000 AADT	2025	0.70 mi

Demographics

	1-Mile	3-Miles	5-Miles
Total Population	10,583	48,215	115,230
Average Age	63.2	64.1	61.5
Projected 2030 Population	11,913	53,775	128,126
Total Households	5,560	24,025	57,429
Average Household Income	\$86,411	\$101,649	\$98,947