

9490-9500 Corkscrew Rd

Estero, FL 33928

Property Highlights

- Two (2) Parcels of Land with approximately 173' of frontage on Corkscrew Rd.
- Close proximity to SWFL airport, Hertz Arena, and many retailers
- Ideally centered between Ft. Myers and Naples
- The Urban Commercial Use is flexible and allows for a variety of uses
- Growing population and traffic counts

Sale Price	\$1,971,000
Future Land Use	Urban Commercial
Submarket	Estero
Year Built	2002
Land Area (AC)	2.19 AC
Land Area (SF)	95,263 SF
Parcel #	34-46-25-E2-U2058.2362 34-46-25-E2-U2058.2354

For more information:

Gary Tasman

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

Shawn Stoneburner

Senior Vice President
+1 239 489 3600
sstoneburner@naiburnsscalo.com

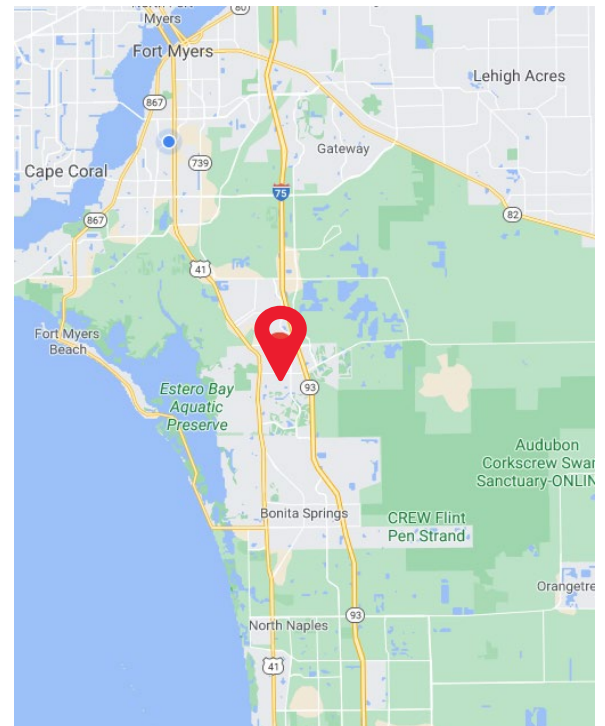
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5220 Summerlin Commons Blvd Suite 500
Fort Myers, FL 33907
+1 239 489 3600
naiburnsscalo.com



Traffic Counts	Cross Street	Traffic Volume
Corkscrew Rd.	Corkscrew Commons Dr.	36,613
Corkscrew Rd.	I-75	40,500

2025 Demographics	3-Miles	5-Miles	10-Miles
Total Population	48,951	93,988	256,843
2030 Projected Population	54,283	104,196	286,165
Population Growth 2025-2030	2.2%	2.2%	2.3%
Median Age	59.2	54.1	59.1
Total Households	22,737	41,336	132,060
Median Household Income	\$91,779	\$95,959	\$91,026



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