

RETAIL SHOWROOM SOUTH US-41

16850 S. Tamiami Trail | Fort Myers, FL 33908

FOR SALE OR LEASE

PRICE: Sale: \$2,200,000

Lease: \$15,000 + CAM

SIZE: Building: 7,900 SF Land 1.12 acres

AMENITIES & DETAILS:

Strap#: 06-46-25-00-00011.0010

Zoning: CC Year Built: 1998 Parking: 19 spaces

O/H Doors: 1-12'x14' & 1-8'x10'

Traffic Counts: 53,400 AADT on US-41 and 21,700 on Alico Rd.

Free standing retail/showroom location with unparalleled visibility. Former Carl's Patio prime real estate at Alico Rd. And US-41, fully air conditioned, with truckwell.

Located at a signalized intersection

Possible assemblage of additional adjacent property

Currently over 75,000 cars daily at the convergence of the intersection

Pole Sign

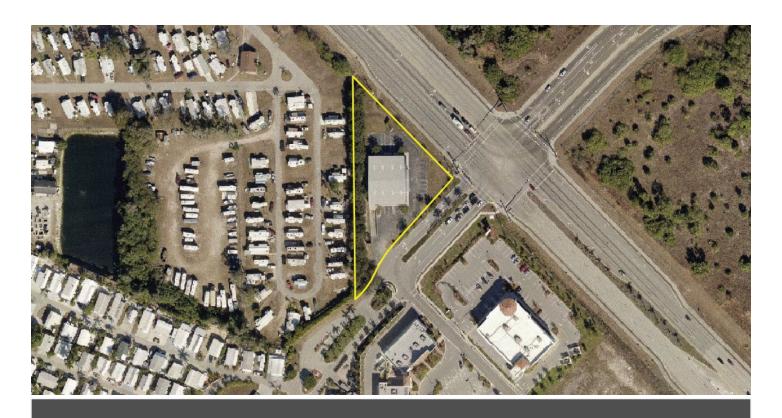
Adjacent to Publix Plaza





For more information please call:

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PRIME REAL ESTATE AT ALICO RD. AND US-41

2017 DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
POPULATION	5,904	51,458	143,546
# HOUSEHOLDS	2,675	22,406	64,107
MEDIAN HH INCOME	\$59,359	\$64,242	\$61,201
MEDIAN AGE	51.1	48.8	51.3



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