

**0.41± ACRES FRONTING  
PALM BEACH BOULEVARD**  
4505 PALM BEACH BLVD, FORT MYERS, FL 33905

**Boback  
Commercial  
Group**  
Commercial Sales & Leasing



**FOR SALE: \$159,000**

## **ABOUT THE PROPERTY**

0.41± Acres vacant commercial parcel fronting Palm Beach Blvd (State Road 80) situated near the northeast corner of Palm Beach Blvd. and New York Ave. with easy access to I-75, US 41 and Downtown Fort Myers.

## **PROPERTY FEATURES**

- ❑ 0.41± Acres
- ❑ Property Use: Retail | Office | Medical
- ❑ Real Estate Taxes: \$914.71 (2020)
- ❑ Zoning: C1 - Commercial Intensive (Lee County)
- ❑ Utilities: Water and Sewer
- ❑ Traffic Count: 34,000 AADT (2020 - W of SR 31)
- ❑ Strap # 04-44-25-21-0000B.0370

**JIM BOBACK, CCIM**

Broker/Owner  
C 239-565-2616 • O 239-466-7770  
JB@BobackCommercialGroup.com  
www.BobackCommercialGroup.com

**TAMMY DANE**

CRE Concierge  
239-478-6259  
td@creconcierge@gmail.com

**0.41± ACRES FRONTING  
PALM BEACH BOULEVARD**  
4505 PALM BEACH BLVD, FORT MYERS, FL 33905

**AREA AERIAL**



2021 DEMOGRAPHICS	1 MILES	3 MILES	5 MILES
POPULATION	11,060	39,895	95,235
# HOUSEHOLDS	3,145	14,155	38,209
MEDIAN HH INCOME	\$39,627	\$47,959	\$51,217
MEDIAN AGE	31.0	38.4	41.7

**JIM BOBACK, CCIM**  
Broker/Owner  
C 239-565-2616 • O 239-466-7770  
JB@BobackCommercialGroup.com  
www.BobackCommercialGroup.com

**TAMMY DANE**  
CRE Concierge  
239-478-6259  
td@creconcierge@gmail.com