

LIGHT INDUSTRIAL LOTS

890' ± ON VERONICA SHOEMAKER BLVD

FOR SALE

3683 IRONBRIDGE BOULEVARD, FORT MYERS, FL 33916



PRICE: \$1,150,000 @ \$4.93 PSF

SIZE: 0.91 - 5.35± Acres (Will Divide)

LOCATION: On Veronica Shoemaker Boulevard, just south of Hanson Street

ZONING: IL - Light Industrial (City of Fort Myers)

UTILITIES: Water: 12" Main, west side of Ironbridge Boulevard
Sewer: 2" Force main, east of Ironbridge Boulevard

LOT	ACRES	PRICE	PRICE PSF
14	0.91±	\$200,000	\$5.04
15	0.97±	\$210,000	\$4.98
16	1.05±	\$230,000	\$5.00
17	1.15±	\$250,000	\$5.00
18	1.27±	\$275,000	\$4.96
TOTAL:	5.35±	\$1,165,000	

CONTACT

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Founding Partner

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JAMES WALLS

Associate

239.481.3800 x208

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WESTBURY INDUSTRIAL PARK

These high visibility lots are mostly cleared and ready to build. 890' of frontage on Veronica Shoemaker Boulevard makes your business visible, as compared to being buried back inside an industrial park. The city's Hanson Street extension project is 1 lot north of these lots and construction of it is scheduled to commence in October 2018, expediting access to I-75. Buy individual lots, or buy all at once and save.

12140 Carissa Commerce Ct, Suite 102
Fort Myers, FL 33966

1100 Fifth Ave. S, Suite 100
Naples, FL 34102

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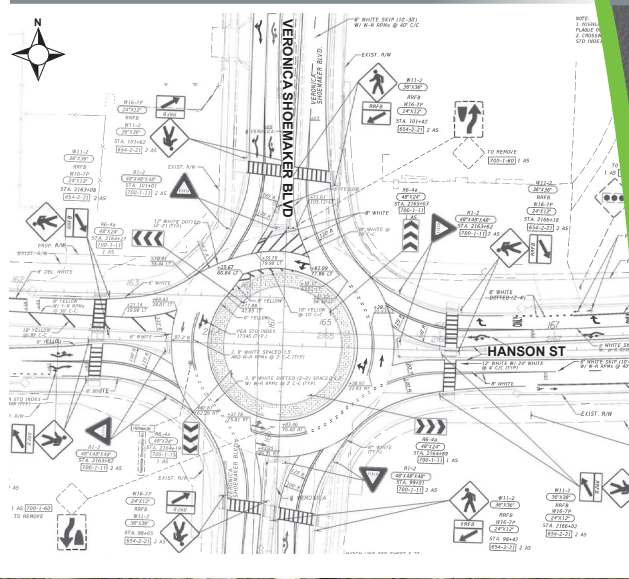
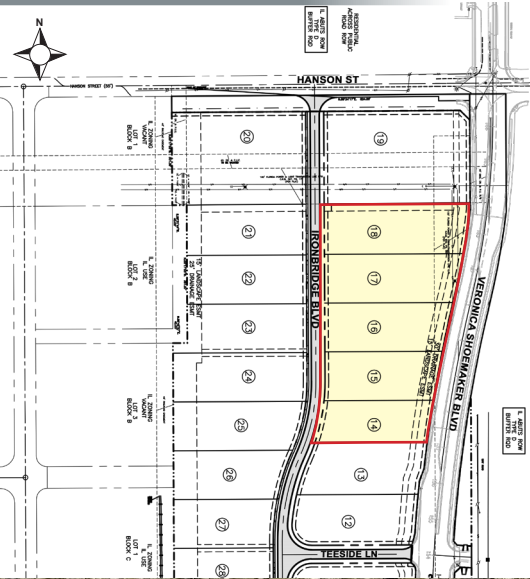
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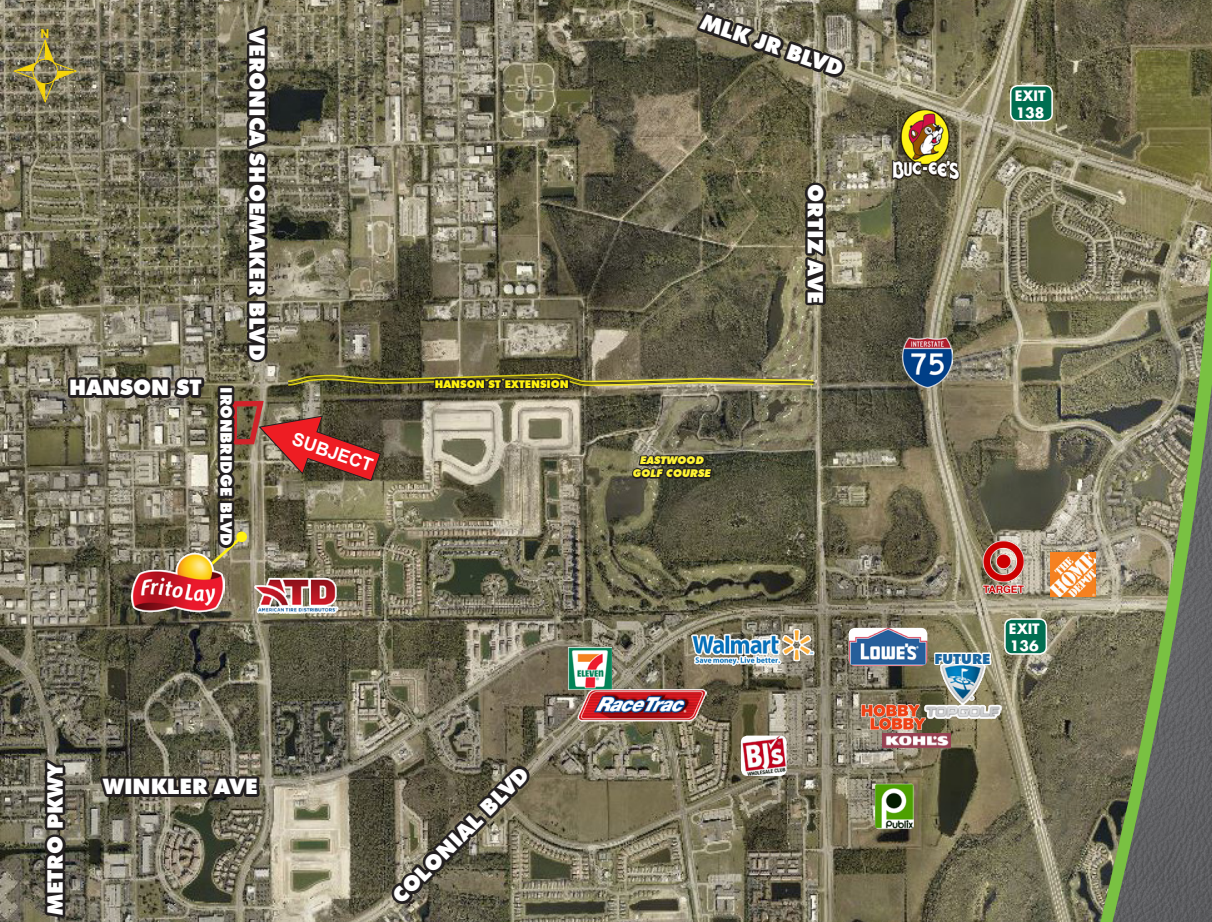
SITE PLAN

ROUNDBABOUT PLANS

HIGHLIGHTS



- New roundabout planned at Hanson Street & Veronica Shoemaker Boulevard intersection as part of the Hanson Street extension.
- Lots mostly cleared
- 890' ± on Veronica Shoemaker Boulevard
- Development order DOS2004-0057
- Traffic count: 10,700 on Veronica Shoemaker Boulevard



DISTANCES

- Colonial Blvd & I-75
2.9 Miles
- Downtown Fort Myers
3.2 Miles
- I-75, Exit 138
3.8 Miles

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2018 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
EST. POPULATION	6,180	57,278	128,304
EST. HOUSEHOLDS	2,401	22,793	52,847
EST. AVERAGE HOUSEHOLD INCOME	\$43,014	\$56,864	\$66,905

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