

1.61-AC Land Site in The Forum Development SR 82 and Champion Ring Blvd, Fort Myers, FL

PROJECT SUMMARY

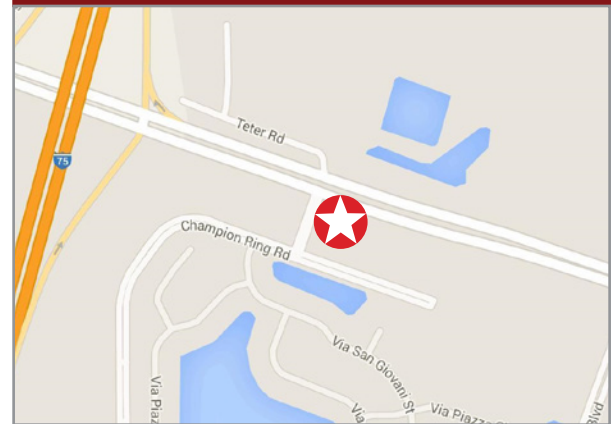


This 1.61-acre pad site is located at the southeast corner of SR 82 and Champion Ring Blvd in Fort Myers and located within The Forum, a 706-acre mixed-use development exhibiting dense retail, residential, and office uses. The Forum is adjacent to I-75 spanning two exits, Colonial Blvd (136) & SR 82 (138).

FEATURES

LAND SIZE:	1.61 AC
DAILY TRAFFIC COUNT: SR 82/Dr MLK Jr Blvd (E/W):	32,000 AADT
COUNTY:	Lee
LAT/LON:	26.632855/-81.797918

MAP



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	1,478	29,370	96,253
Households	638	10,190	36,803
Avg HH Income	\$66,933	\$55,305	\$55,548

LEASING INFORMATION

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The Forum, because of its location, connectivity, interstate visibility, and master planned sites, is the only site within a 30 mile radius that can truly be considered a competitive regional destination center with ready-to-build site inventory in place. Retailers include Ross, Home Depot, Staples, Bed Bath and Beyond, Petco, Dollar Tree and Target.



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