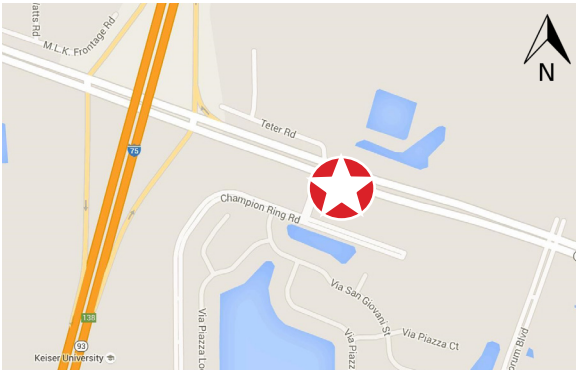


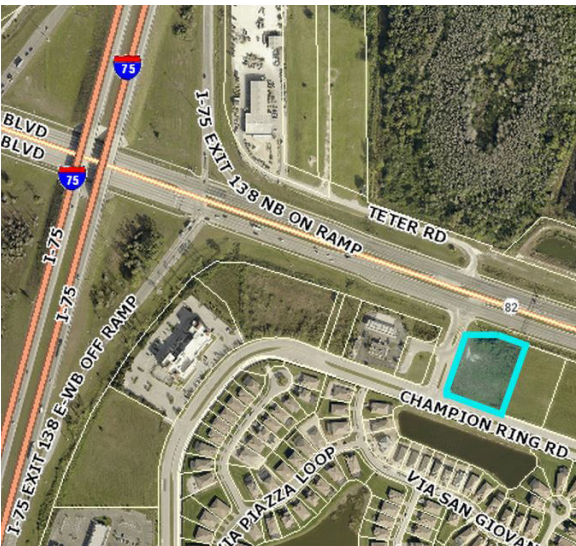
1.61-AC Land Site in The Forum

SR 82 and Champion Ring Blvd, Fort Myers, FL



Project Highlights

- 1.61-acre pad site is located at the southeast corner of SR 82 and Champion Ring Blvd
- 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)



PHYSICAL SITE CHARACTERISTICS			
Daily Traffic Counts	SR 82/Dr MLK Jr Blvd (E/W): 32,000		
Parcel Size:	1.61 AC mol		
Lat/Lon:	26.632855/-81.797918		
County:	Lee		
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	2,560	34,066	109,894
Households	1,055	11,883	41,808
Avg HH Income	\$70,093	\$57,929	\$57,743

For Leasing Information

Lynda Nagy, Regional Vice President | 561.961.9958
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The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

1.61-AC Land Site in The Forum

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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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