

FOR GROUND LEASE

WALMART OUTPARCEL ON 0.97 ACRES

17105 SAN CARLOS BOULEVARD, FORT MYERS BEACH, FL



EXCLUSIVE LISTING

KATZ & ASSOCIATES


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PROPERTY OVERVIEW

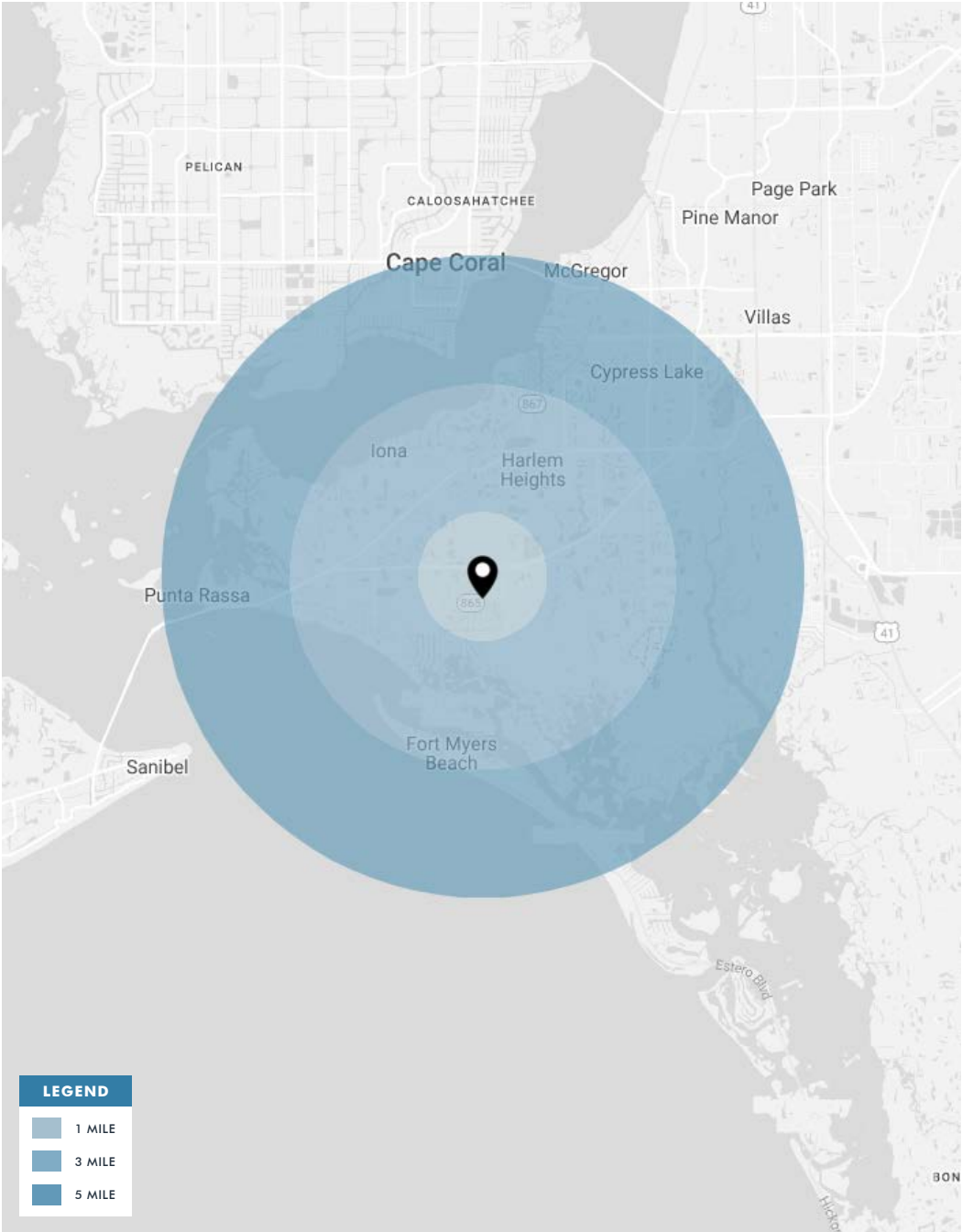
HIGHLIGHTS

- 0.97 acres for ground lease
- Outparcel to **Walmart** 
- 35,000 AADT on Summerlin Road
- Surrounded by national tenants
- Nearly 74,000 people in 5 miles
- Over \$94,000 average household income in 5 miles

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	6,111	36,046	73,744
HOUSEHOLDS	3,402	17,886	37,600
DAYTIME EMPLOYEES	5,649	31,798	64,947
AVERAGE HH INCOME	\$70,030	\$95,572	\$94,163

	5 Minutes	10 Minutes	15 Minutes
POPULATION	12,299	41,596	68,500
HOUSEHOLDS	6,569	20,775	35,339
DAYTIME EMPLOYEES	11,110	36,739	60,280
AVERAGE HH INCOME	\$72,698	\$97,121	\$91,416



WALMART OUTPARCEL | EXECUTIVE SUMMARY

SUMMERLIN ROAD

SITE

.97 ACRES

Walmart

PROPOSED DRY POND #1

PROPOSED WET POND

PROPOSED DRY POND #2

PROPOSED DRY POND #3

SAN CARLOS BOULEVARD

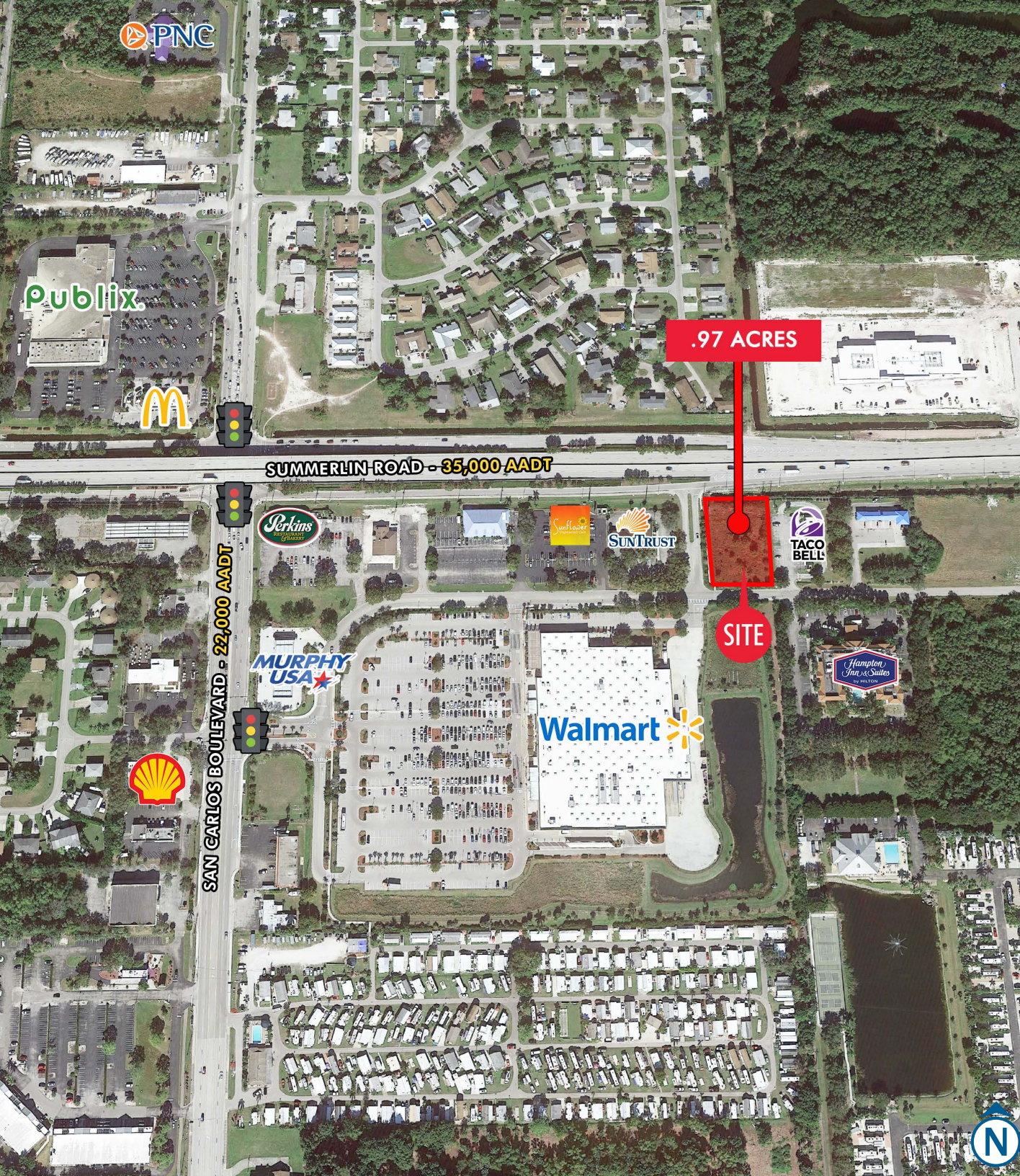
WALMART OUTPARCEL | SITE SURVEY

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WALMART OUTPARCEL | MARKET AERIAL



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