

FOR SALE | FOR LEASE

# ±1 – 6 ACRES AVAILABLE

NEC of San Carlos Boulevard and Kelly Road, Fort Myers, FL 33908

PARCEL CAN BE SUBDIVIDED



±1 – 6 ACRES AT THE HARD CORNER SIGNALIZED INTERSECTION

EXCLUSIVE RETAIL LEASING

## KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

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# Property Overview

## HIGHLIGHTS

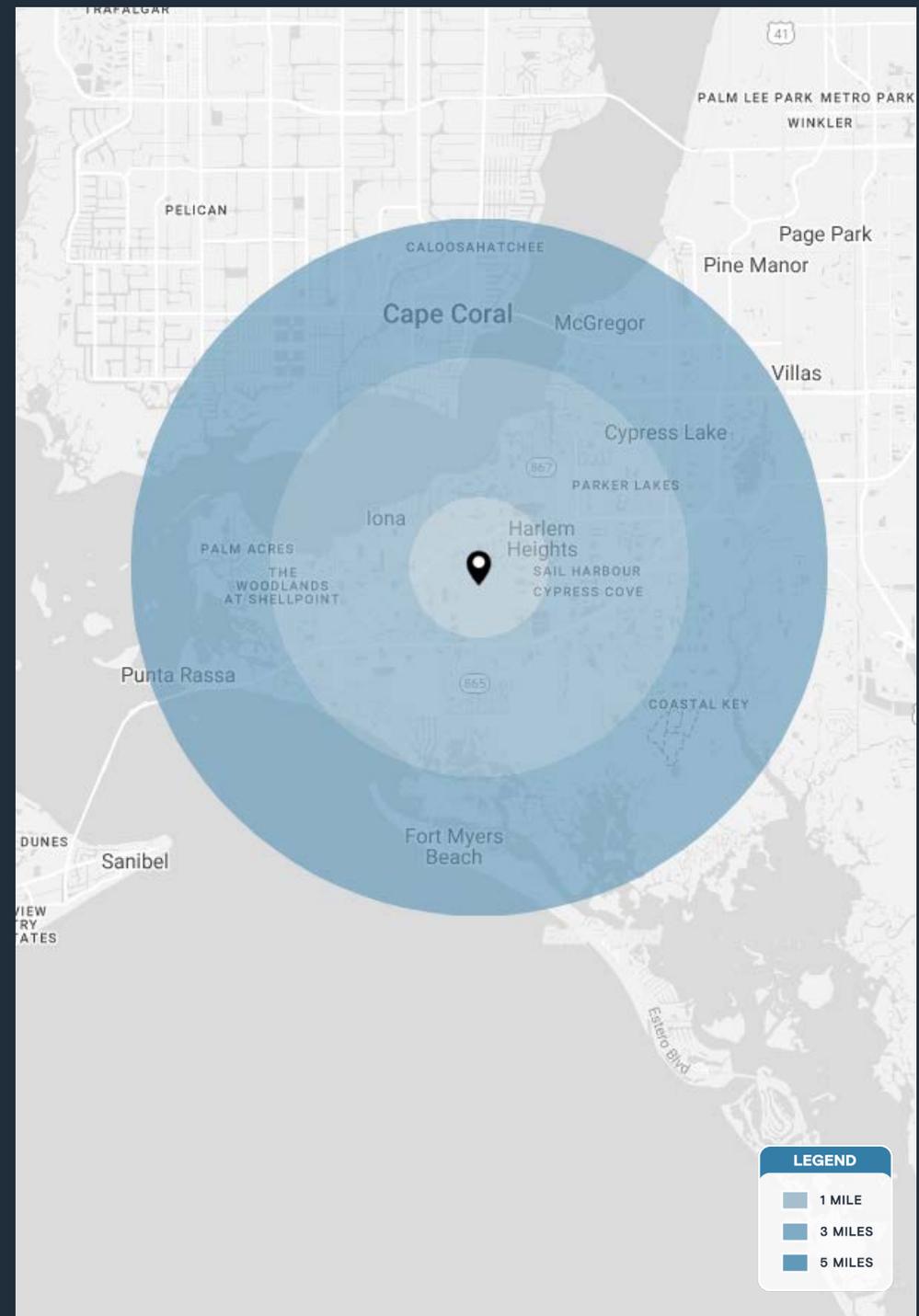
- ±1 - 6 acres of premier development land available at the hard corner signalized intersection - will consider subdividing
- Located on the northeast hard corner of San Carlos Boulevard and Kelly Road
- Situated directly across from a Super Target, providing high visibility and exposure
- Ideal for Retail Development: Perfect opportunity for retail businesses, given the proximity to a major retail anchor
- Ample space for a large-scale commercial project
- Within minutes to all the major local beaches and resorts

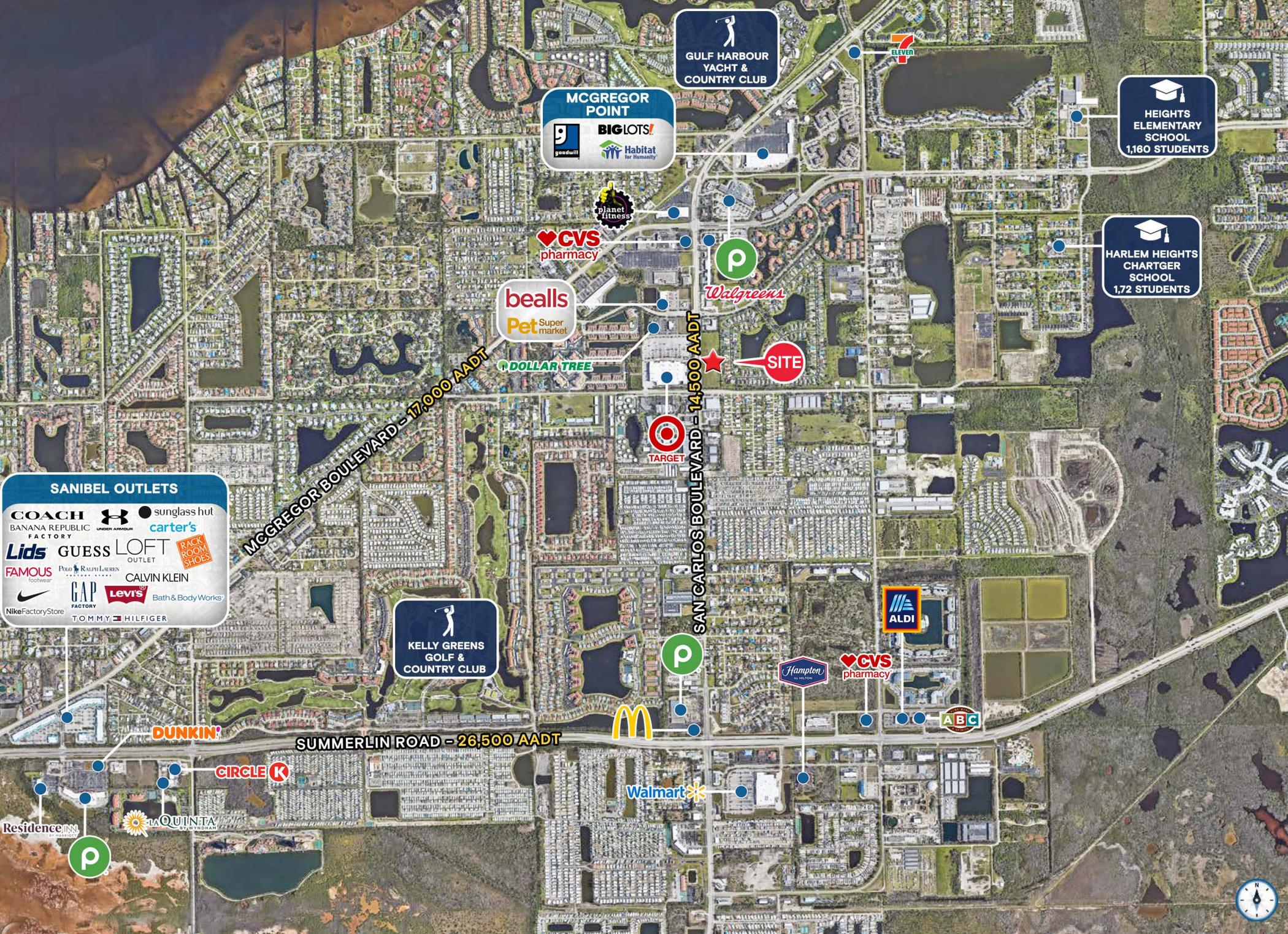
## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	7,857	37,672	92,840
HOUSEHOLDS	4,283	18,811	46,786
EMPLOYEES	7,279	34,521	84,581
AVERAGE HH INCOME	\$81,420	\$101,298	\$102,314

## DEMOGRAPHICS

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	14,761	45,587	71,591
HOUSEHOLDS	7,672	23,130	36,427
EMPLOYEES	13,474	41,685	65,373
AVERAGE HH INCOME	\$86,372	\$98,058	\$99,370





GOLF HARBOUR  
YACHT &  
COUNTRY CLUB

MCGREGOR  
POINT  
BIG LOTS  
Habitat  
for Humanity

HEIGHTS  
ELEMENTARY  
SCHOOL  
1,160 STUDENTS

HARLEM HEIGHTS  
CHARTER  
SCHOOL  
1,72 STUDENTS

bealls  
Pet  
Super  
market

SAN CARLOS BOULEVARD - 14,500 AADT

MCGREGOR BOULEVARD - 17,000 AADT

SANIBEL OUTLETS  
COACH  
BANANA REPUBLIC  
FACTORY  
Lids  
FAMOUS  
footwear  
NIKE  
NikeFactoryStore  
GUESS  
LOFT  
OUTLET  
BACK ROOM  
SHOES  
POLO RALPH LAUREN  
CALVIN KLEIN  
GAP  
FACTORY  
Levi's  
Bath & Body Works  
TOMMY HILF  
sunglass hut  
carter's

KELLY GREENS  
GOLF &  
COUNTRY CLUB

SUMMERLIN ROAD - 26,500 AADT



**PAGE FIELD COMMONS**

DICK'S SPORTING GOODS, ROSS DRESS FOR LESS, TRADER JOE'S, HOME CENTRIC, Marshalls, OLD NAVY, PET SMART, five BELOW, BEST BUY, PartyCity, SKECHERS OUTLET, MEN'S WEARHOUSE

**CYPRESS TRACE**

Winn-Dixie, BEALLS, ROSS DRESS FOR LESS

**BELL TOWER**

THE FRESH MARKET, REGAL

**MCGREGOR POINT**

goodwill, BIG LOTS!

Walmart Neighborhood Market, HARBOR FREIGHT, ANYTIME FITNESS

**CYPRESS LAKES PLAZA**

Staples, HomeGoods

Total Wine & MORE, TARGET, SKY ZONE TRAMPOLINE PARK, THE HOME DEPOT, Walmart

**SANIBEL OUTLETS**

COACH, BANANA REPUBLIC FACTORY, Lids, FAMOUS Footwear, NikeFactoryStore, GUESS, LOFT, RACK ROOM SHOES, sunglass hut, carter's, POLO RALPH LAUREN, CALVIN KLEIN, GAP FACTORY, Levi's, Bath & Body Works, TOMMY HILFIDER

bealls Pet Super market

**SITE**

TARGET

ALDI

ABC

Walmart

planet fitness

planet fitness





MAJESTIC PALMS BOULEVARD

SAN CARLOS BOULEVARD - 14,500 AADT

KELLY ROAD

SITE

## Contact Brokers

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The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 10.30.24

