

FOR LEASE

FORT MYERS DEVELOPMENT - RETAIL SITE
UP TO 3.05 AC AVAILABLE FOR BTS OR GROUND LEASE
CALL FOR PRICING



5515 Emerson Square Blvd

Fort Myers, FL 33908

- 3 AC available, flexible BTS & GL options
- Extremely high traffic, visibility, and access
- Variety of uses (drive through potential)
- Adjacent to SPECTRA multifamily project (324 Units) & National anchored retail

For more information

VINCE HRJAPINS

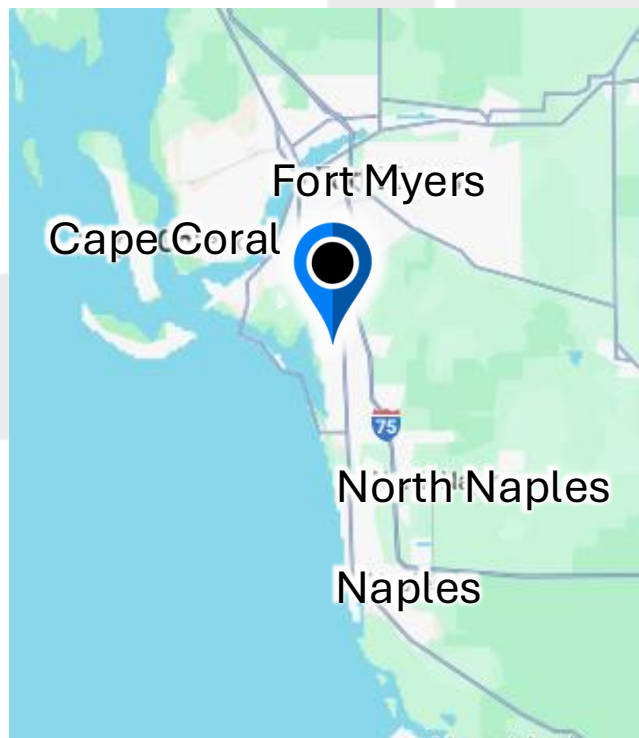
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 **LEADERS**
REAL ESTATE

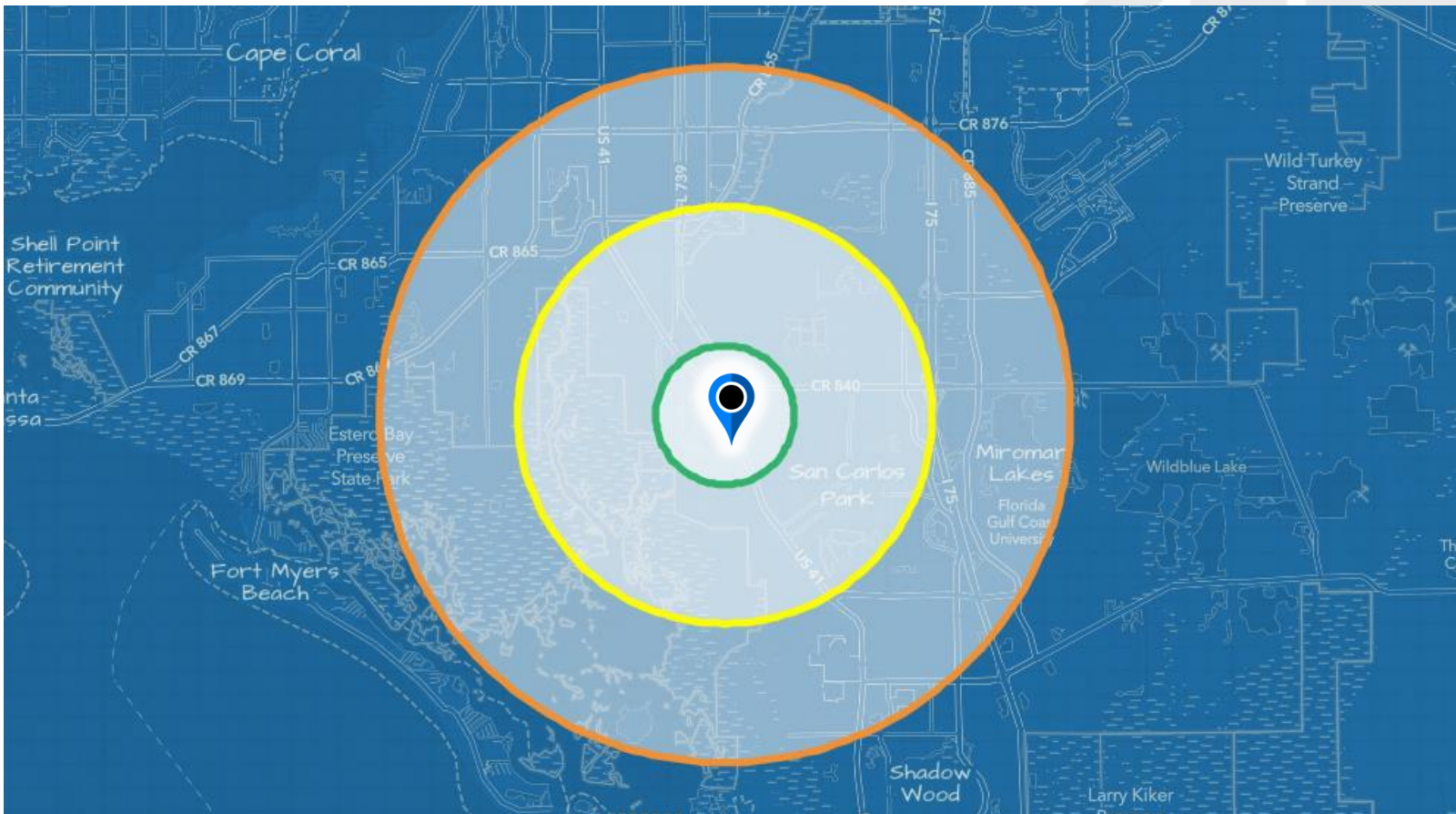
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5515 EMERSON SQUARE BLVD, FORT MYERS, FL 33908

TRADE AREA



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DEMOGRAPHICS



Metrics	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	4,832	38,864	102,727
DAYTIME POPULATION	6,357	36,157	118,850
AVERAGE HH INCOME	\$105,944	\$113,603	\$117,559
HOUSEHOLDS	2,092	15,444	42,708
HOUSEHOLD SIZE	2.19	2.34	2.14
MEDIAN AGE	49.6	46.1	54.2
AVERAGE HOME VALUE	\$497,638	\$476,455	\$493,933
ANNUAL GROWTH	0.69%	0.95%	0.98%