

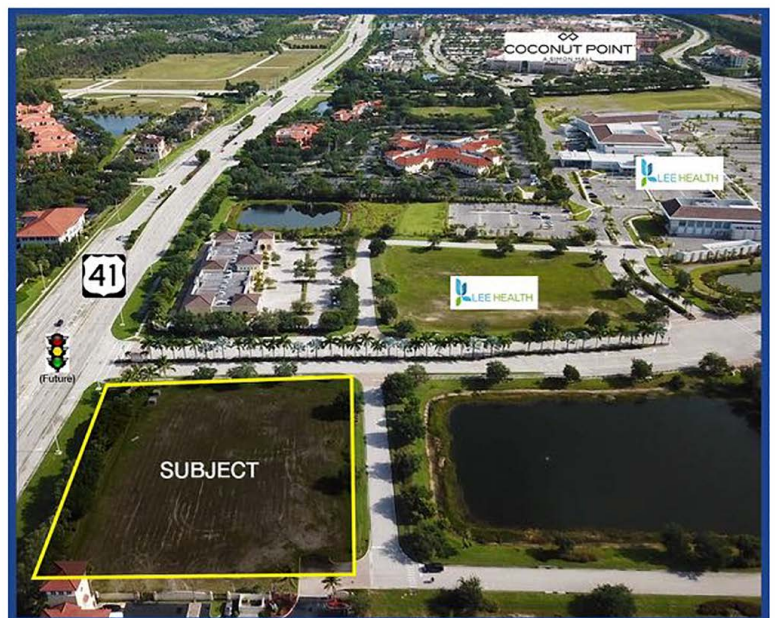
Coconut Point Outparcel For Sale

US 41 Frontage • Estero, Florida
±2.3 acres \$2,950,000

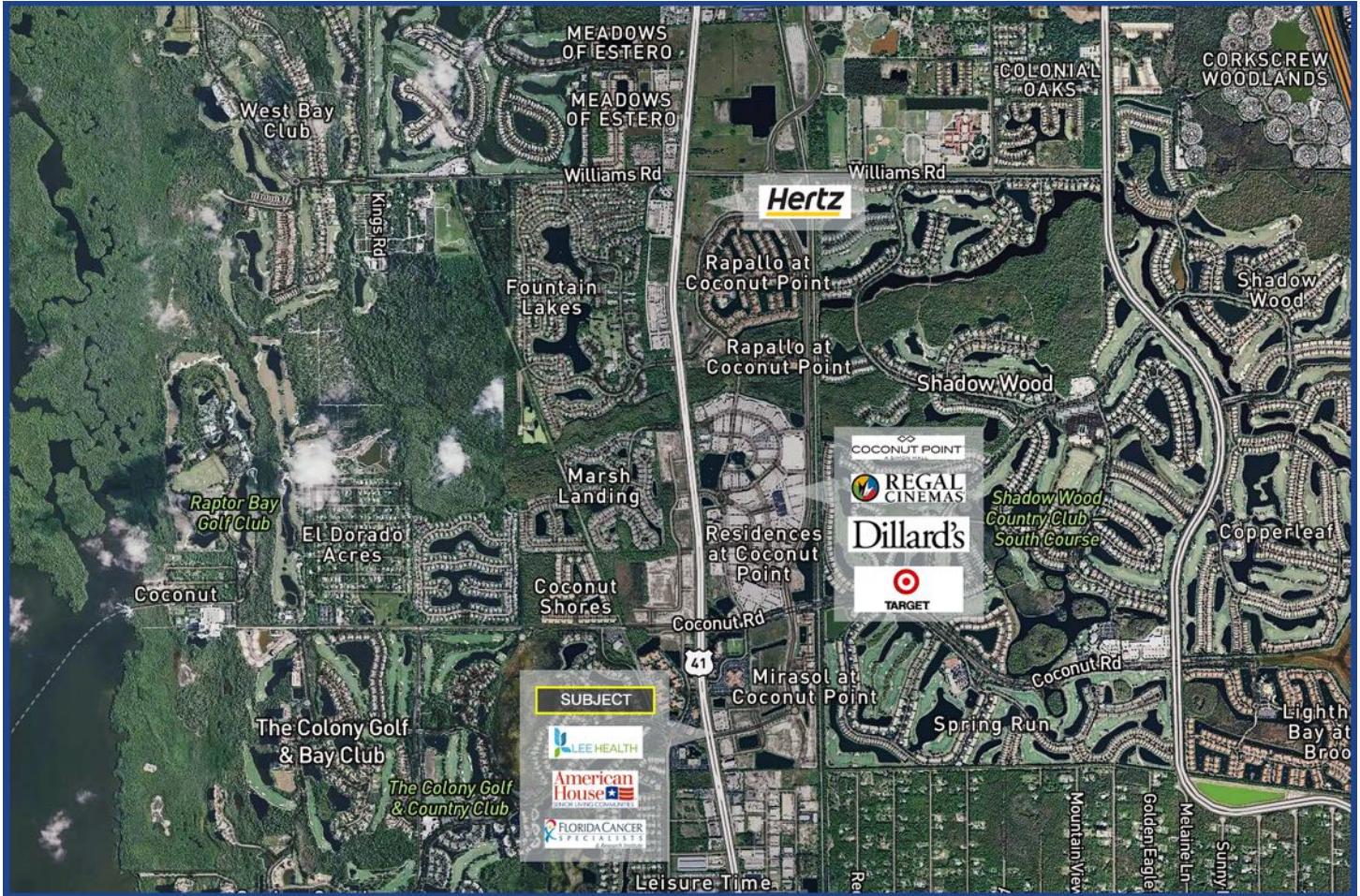


Property Highlights

- No road impact fees due as part of Coconut Point DRI.
- High visibility along high traffic Tamiami Trail (US 41)
- Near Hyatt Regency Coconut Point Resort
- Outparcel to Lee Health Medical Village
- Permitted for most retail uses and drive thru
- Price: \$2,950,000.00



Coconut Point Outparcel



Demographics	1 Mile Radius	3 Mile Radius	5 Mile Radius
2010 Population	2,965	24,409	64,825
2019 Population	4,365	35,231	89,123
2024 Population	5,008	40,348	101,550
% Growth (2010-2019)	47.22%	44.34%	37.48%
% Growth (2019-2024)	14.73%	14.52%	13.94%
2019 Households	2,147	16,689	39,916
2024 Households	2,436	18,896	45,022
2019 Average Household Income	\$122,628	\$113,223	\$93,115

For More Information



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