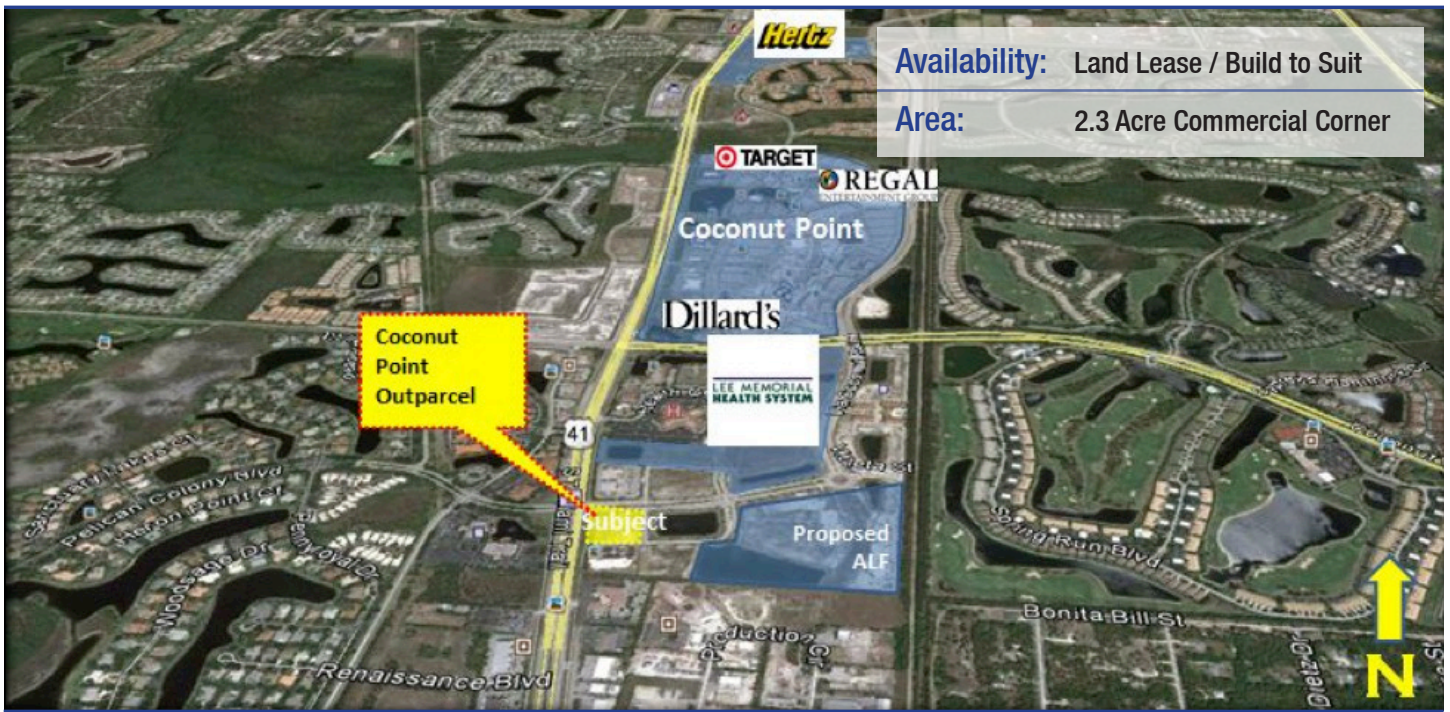


Coconut Point Outparcel

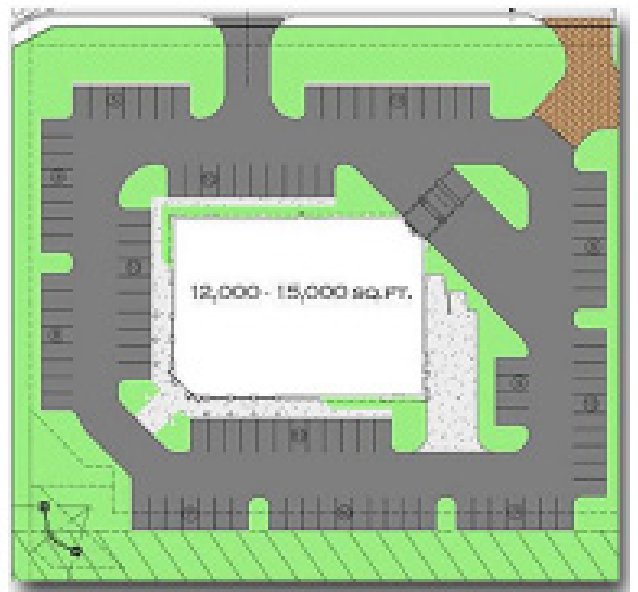
U.S. 41 Frontage • Estero, Florida



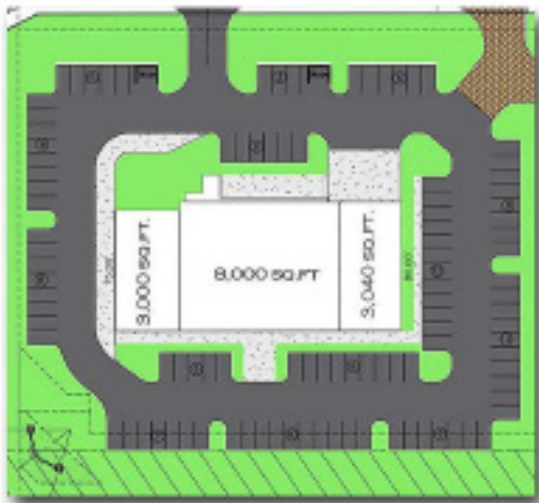
Availability: Land Lease / Build to Suit
Area: 2.3 Acre Commercial Corner

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 future Lee Memorial Hospital Village
- Permitted for most retail uses and drive thru



Coconut Point Outparcel



Traffic Count	Location	Road Segment
42,000	23	US 41 (SR 45) N of Old US 41

Source: Lee County Department of Transportation

Demographics	1Mile	3Mile	5Mile	Lee County
Population	3,346	24,805	67,800	161,416
Households (HH)	1,816	12,473	31,616	74,042
Ave. HH Income	\$103,067	\$100,865	\$82,225	\$54,937

Source: ESRI

For More Information



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