

# Estero Outparcel

US 41 Frontage • Estero, Florida



**Availability:** For Sale  
**Area:** ±1.4 acres  
**Price:** \$1,750,000

## Property Highlights

- High visibility along high traffic Tamiami Trail (US 41) 55,000 cars per day
- Many commercial uses available CPD Zoning
- 23401 Walden Center Dr.  
Estero, Florida 34134
- Businesses located within 2 mile radius
  - Lee Health Estero Wellness Village
  - Hyatt Regency Coconut Point
  - Coconut Point Mall
  - Hertz World Headquarters
  - Staybridge Suites (under construction)



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Demographics	1Mile	3Mile	5Mile
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	45,022	18,896	\$56,087
2019 Average Income	\$122,628	\$113,223	\$93,115

For More Information



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