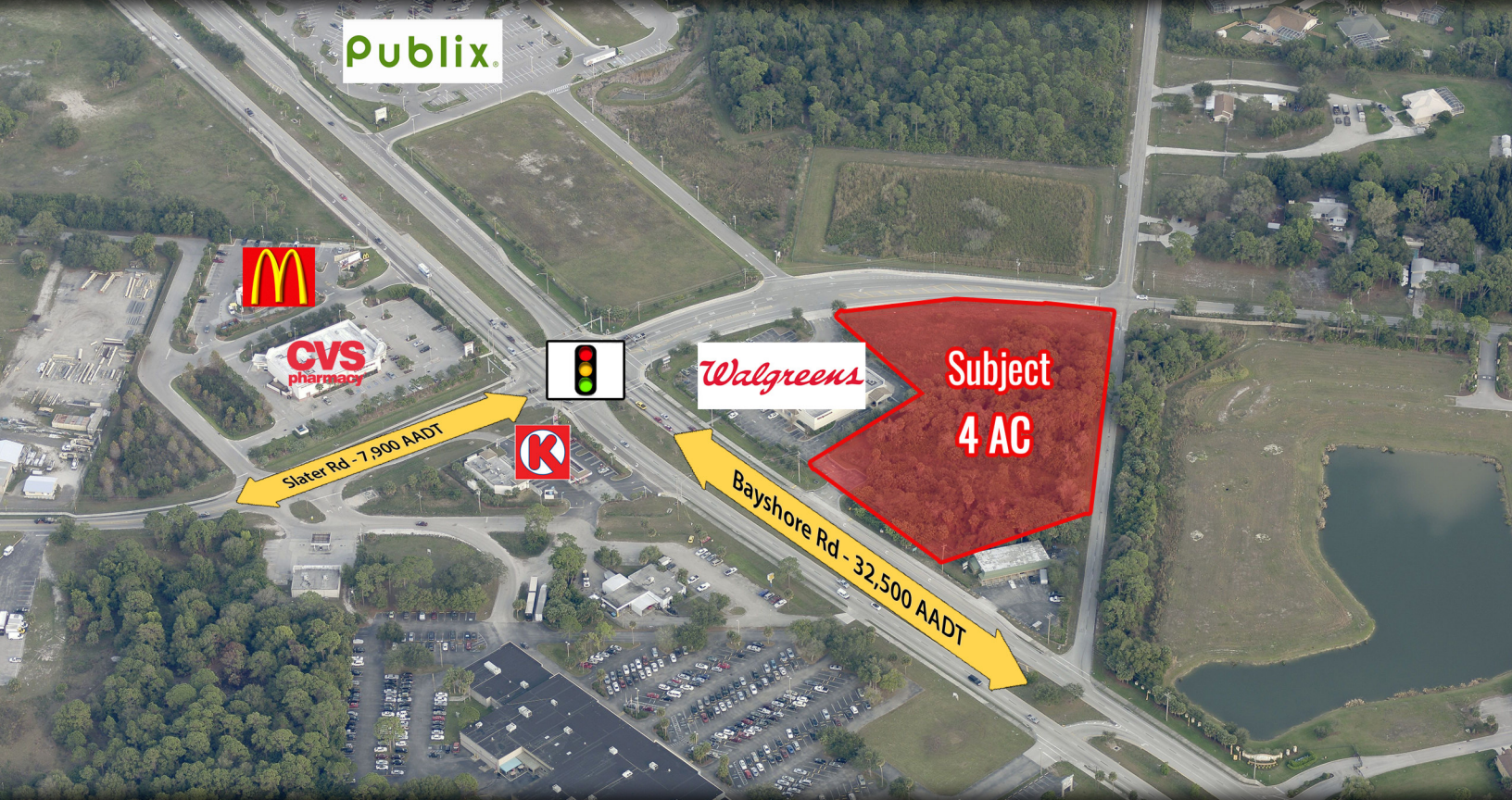




AVAILABLE FOR SALE

6360 Bayshore Rd - North Fort Myers, FL



The Bayshore/Slater intersection is signalized and is the major regional intersection between US-41 and I-75 in North Fort Myers. The site is currently anchored by Walgreens. The outparcel will share the existing driveway to the Walgreen's from Bayshore Road and will also be able to access Slater Rd. via access easement. All utility hookups are on site. In addition to Walgreens, CVS and McDonald's are open in the northeast corner and Publix on the SE corner.

DEMOGRAPHICS	
1 mile:	4,351
3 mile:	35,348
5 mile:	86,524

TRAFFIC	
Bayshore Rd:	32,500
Slater Rd:	7,900
	(FDOT)

ZONING
CPD restaurant, bank, general retail

PRICING
Call for pricing

All information provided here is deemed reliable but is not guaranteed and should be independently verified. Property is subject to sale, lease, withdrawal or price change without notice.



Kinsey Associates Incorporated
2053 W. First St.
Fort Myers, FL 33901
Phone: (239) 939-1367, ext 220
Email: bkinsey@kinseysells.com



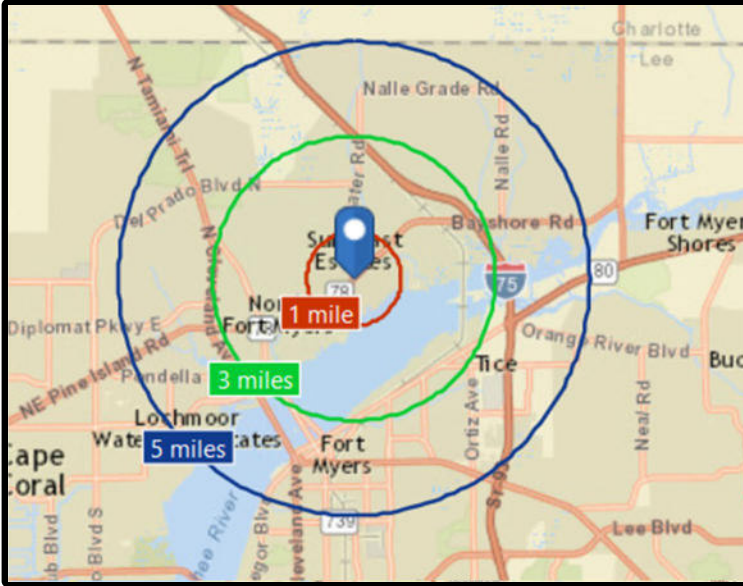
BRANDON KINSEY



MARKET ANALYSIS

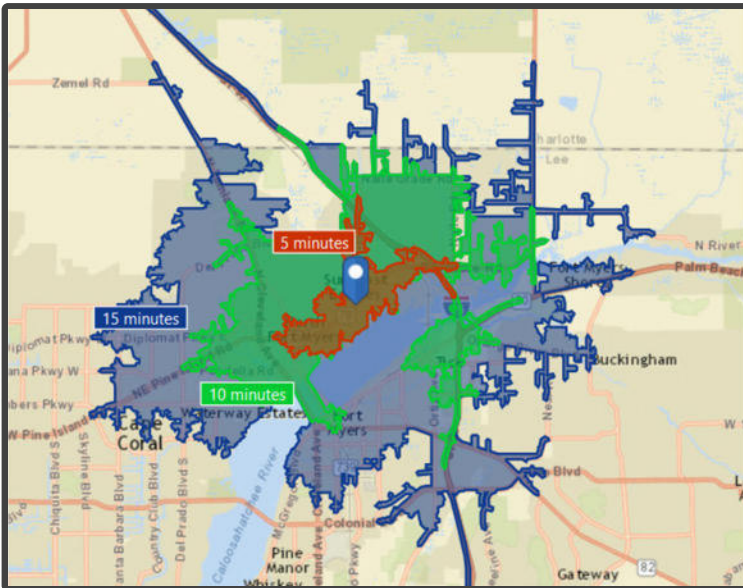
6360 Bayshore Rd - North Fort Myers, FL

MILEAGE RINGS



	ONE MILE	THREE MILES	FIVE MILES
DEMOGRAPHICS	 4,351	 35,348	 86,524
MEDIAN INCOME	 \$40,870	 \$38,672	 \$39,906

DRIVE TIMES



	5 MINUTES	10 MINUTES	15 MINUTES
DEMOGRAPHICS	 7,056	 34,991	 140,315
MEDIAN INCOME	 \$37,911	 \$38,124	 \$42,577

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