

# NOW AVAILABLE FOR SALE!

8000-8012 Vintage Pkwy - Estero, FL



The tract is located at the entrance to the prestigious Estero Golf & Country Club, 400' North of the Wal-Mart Super Center. The site is fully developed. All offsite work is completed, (i.e., utilities to site, offsite drainage, minimal fill required). Generous CC zoning allows most commercial uses including restaurants, medical offices and many other retail uses. The site has cross access to the south tying into the Wal-Mart via the adjacent ALDI site. It has permanent left-turn in directional cut on US 41. Full DO plans for 19,000 SF Professional Center on tract available.

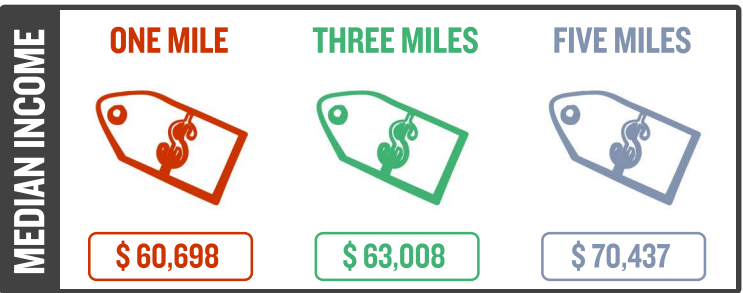
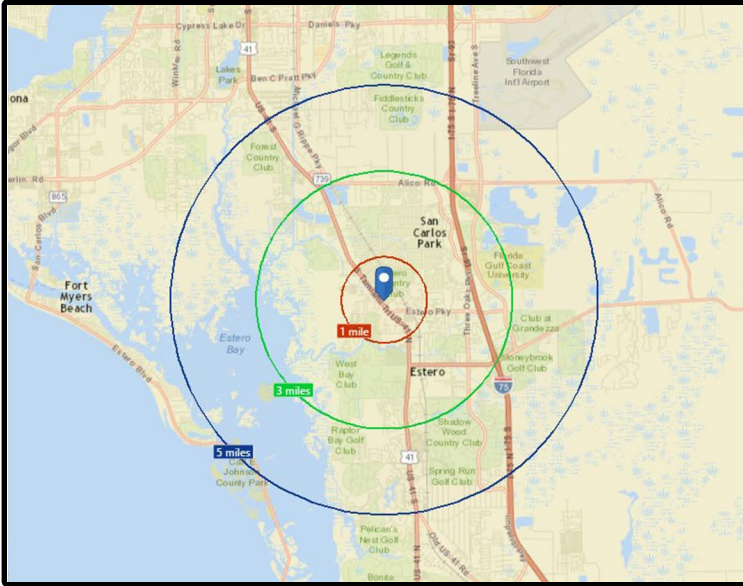
DEMOGRAPHICS	TRAFFIC	ZONING	PRICING
<p>1 mile: 7,189</p> <p>3 mile: 47,776</p> <p>5 mile: 71,133</p>	<p>40,500 AADT</p> <p>@ S Tamiami Trl / US-41</p> <p>(FDOT)</p>	<p>CC</p> <p>restaurant, bank, animal clinic, medical office, &amp; other retail/office</p>	<p><b>Call for pricing</b></p>



# MARKET ANALYSIS

## 8000-8012 Vintage Pkwy - Estero FL

### MILEAGE RINGS



### DRIVE TIMES

