



# Summerlin Road

20261 Summerlin Road | Fort Myers, FL 33908

For Sale or Lease




## Contact:



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 Our Listings

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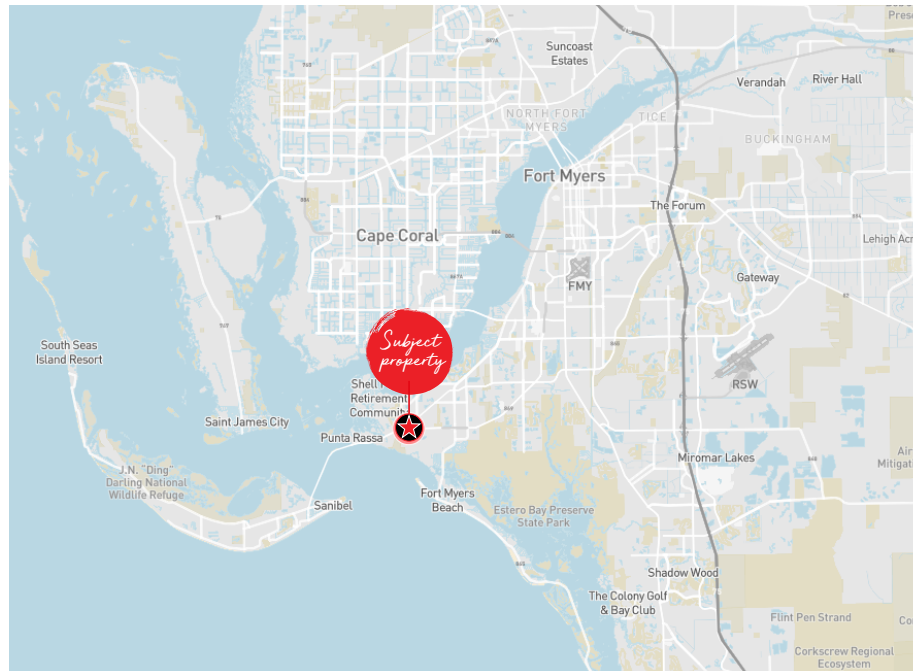
 **Our Listings**

# Executive Summary

## Introduction

JLL is pleased to offer for sale or lease a bank site of approx. 4,021± s.f. building with five (5) drive-thru lanes. The property is being marketed as a vacant building for a potential occupant or a Tenant with an alternative use.

- 0.98 acre lot
- Retail or medical office opportunity
- Pylon signage available
- Publix anchored shopping plaza
- Prime location across the street from Sanibel Outlets
- Existing drive thru structure



## Property facts

**Address:** 20261 Summerlin Rd, Fort Myers, FL 33908

**Building size:** 4,021± SF with five (5) drive-thru lanes

**Land area:** ±0.98 AC

**Year built:** 2006

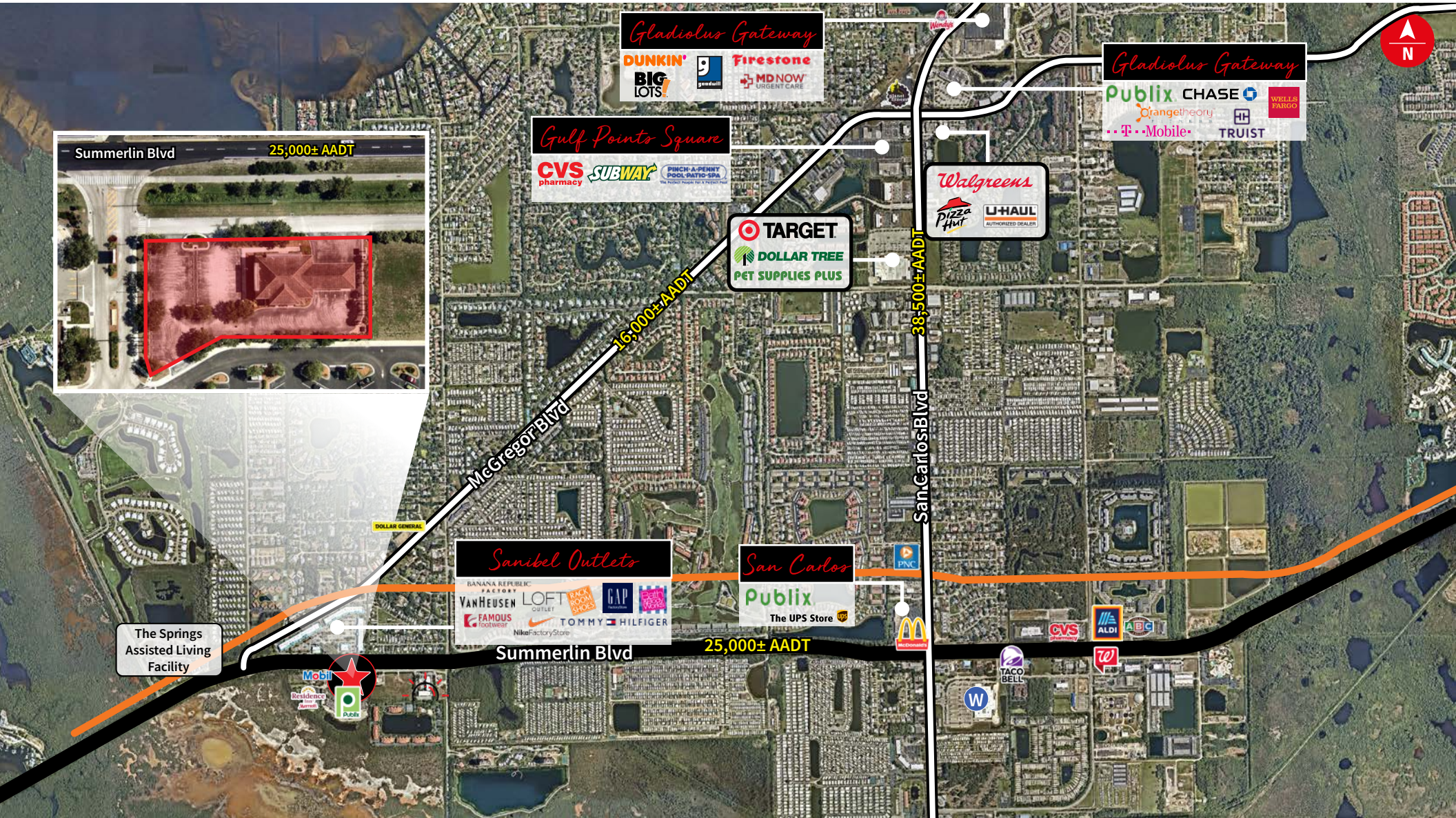
**Parking:** 26 spaces / 10.21 per 1,000 SF

**Zoning:** Commercial

**Price:** Inquire for pricing

No implied or expressed representations or warranties are made by the Seller. Buyer and its professionals must determine expenses for Association assessments, taxes, insurance as may be applicable, or any other expenses. The site is being sold "as is where is."

# Area Retailers



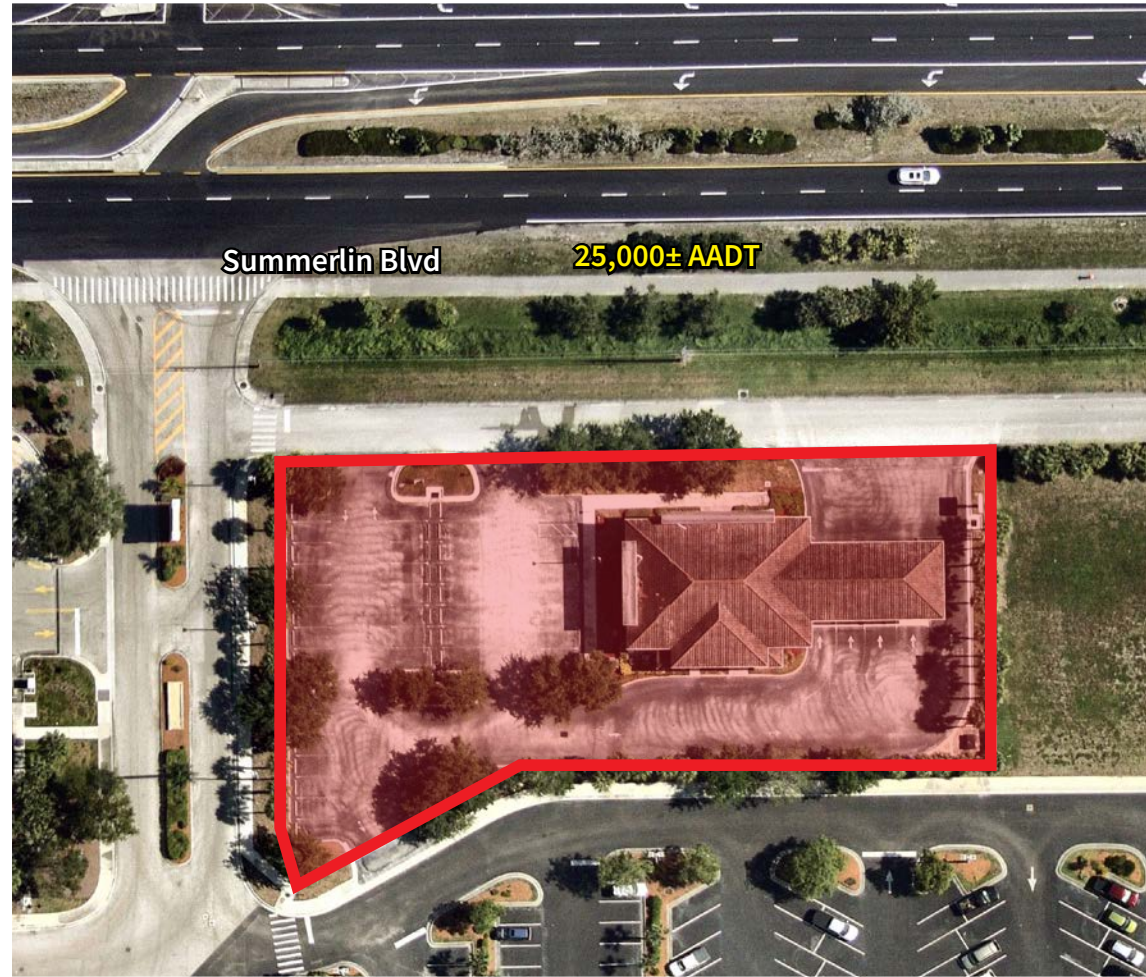
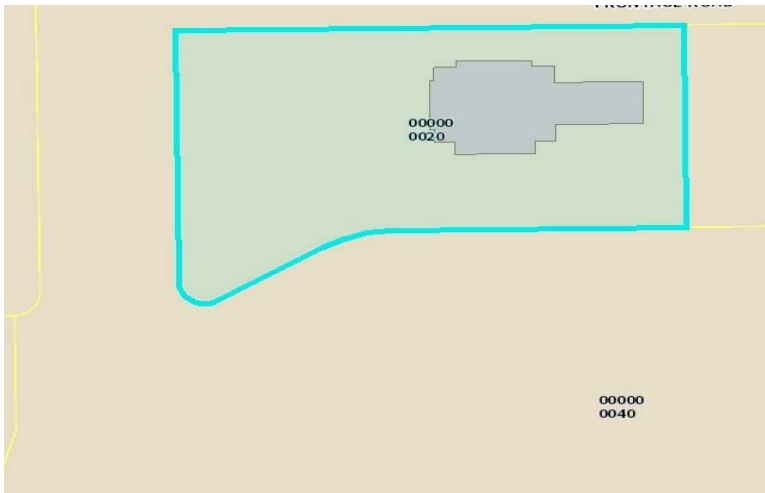
# Property Appraiser

## Parcel ID

11-46-23-02-00000-0020

## Limitations

Buyer/Tenant to analyze and determine through investigation by professional services all Declarations of Covenants, Conditions and Restrictions of any other Federal, State, Municipal or other authority.



# Demographics

Population	1 Mile	3 Miles	5 Miles
2021 Population	4,596	25,534	65,226
2026 Population	4,921	27,094	69,773
2021-2026 Annual Rate	1.38%	1.19%	1.36%

Household Income	1 Mile	3 Miles	5 Miles
2021 Median HH Income	\$65,872	\$59,404	\$63,800
2026 Median HH Income	\$75,759	\$68,099	\$72,479
2021 Average HH Income	\$104,798	\$95,910	\$100,007
2026 Average HH Income	\$116,168	\$108,619	\$113,095
2021 Per Capita Income	\$57,288	\$52,190	\$50,102
2026 Per Capita Income	\$63,419	\$59,036	\$56,533

Households	1 Mile	3 Miles	5 Miles
2021 Total Households	2,647	14,044	32,693
2026 Total Households	2,830	14,888	34,893
2000-2010 Annual Rate	2.54%	2.02%	2.35%
2010-2021 Annual Rate	1.07%	1.27%	1.35%
2021-2026 Annual Rate	1.38%	1.19%	1.36%
2021 Avg. Household Size	1.74	1.80	1.97

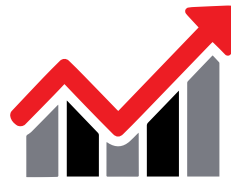
Housing Units	1 Mile	3 Miles	5 Miles
2021 Total Housing Units	4,838	24,411	51,584
2021 Owner Occupied Units	2,151	10,398	24,179
2021 Renter Occupied Units	495	3,646	8,514
2021 Vacant Housing Units	2,191	10,367	18,891

## High Income Vitality - Lee County



**65,226**

2021 Population



**1.35%**

2010-2021 Annual  
Population Rate



**1.36%**

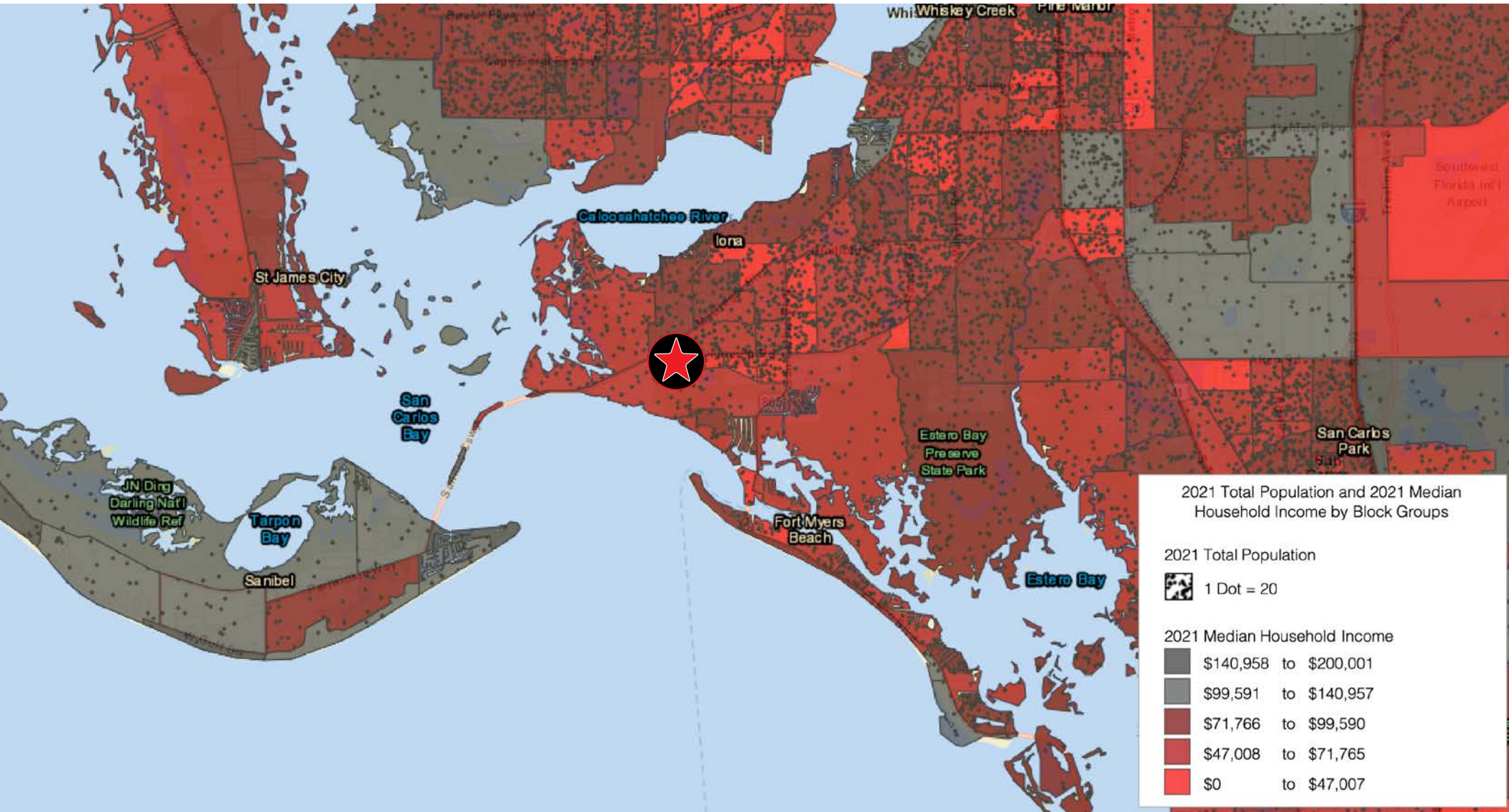
2021-2026 Annual  
Projected Population Rate



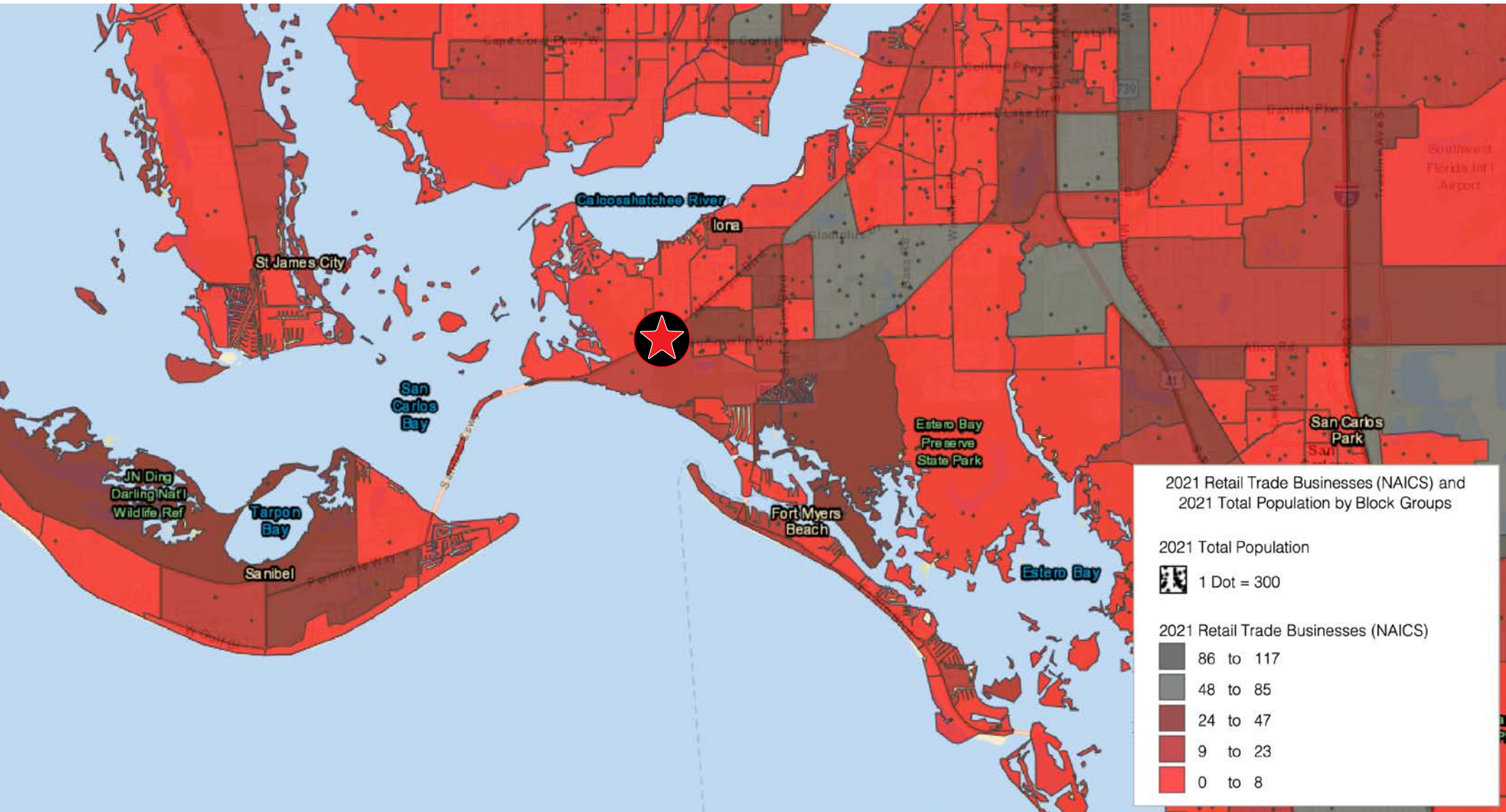
**5.3%**

Unemployment Rate

# Median Household Income & Density



# Retail Business Density





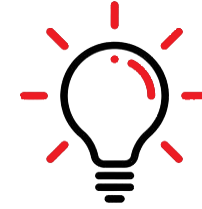
# Strengths & Opportunities

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## Strengths

- Direct access off Summerlin Road
- Great visibility
- Excess land
- Excess parking



## Opportunities

- Can easily be re-purposed for office or other professional use
- Possibility of redevelopment of drive-thru





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