



1.87± Acre Ground Lease

11057 Summer Ridge Lane | Fort Myers, FL



Michael Collard Properties
“ATTENTION TO RETAIL”[®]

PPROPERTY HIGHLIGHTS

- CT Zoning (Commercial Tourist), some uses include: hotels, motels, restaurants, entertainment venues, retail, medical office.
- Just off Summerlin Rd near Pine Ridge Rd, a high-traffic corridor connecting Fort Myers Beach and Sanibel Island.
- Excellent visibility from Summerlin Rd.
- Adjacent tenants: CVS, Aldi, ABC Fine Wine & Spirits, Walgreens, Walmart, Taco Bell, McDonald's, Publix, and Healthpark Hospital (2,700± employees nearby).
- **Asking Price: \$265,000/YR. NNN.**



CONTACT: Marc Sullivan
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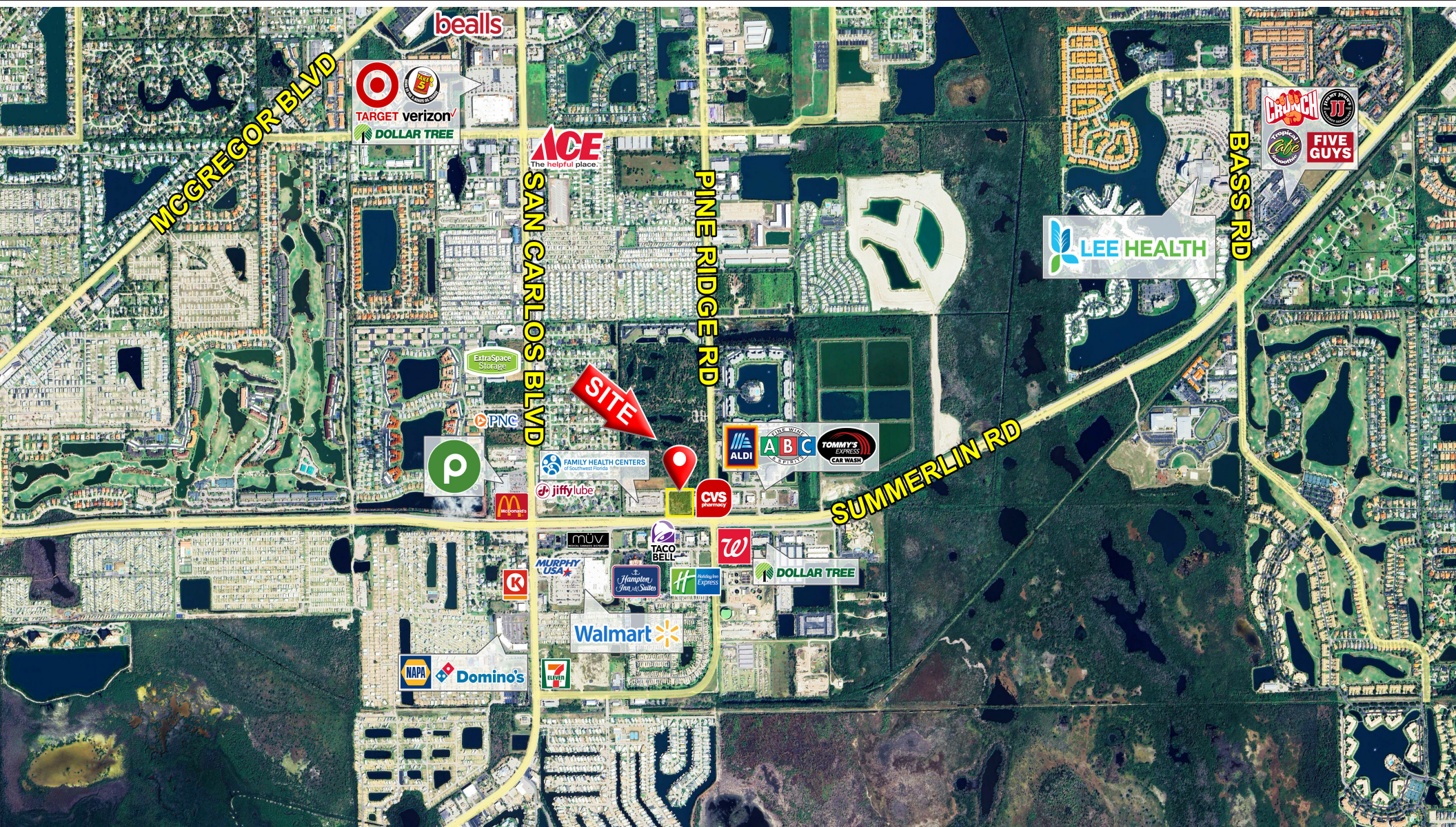
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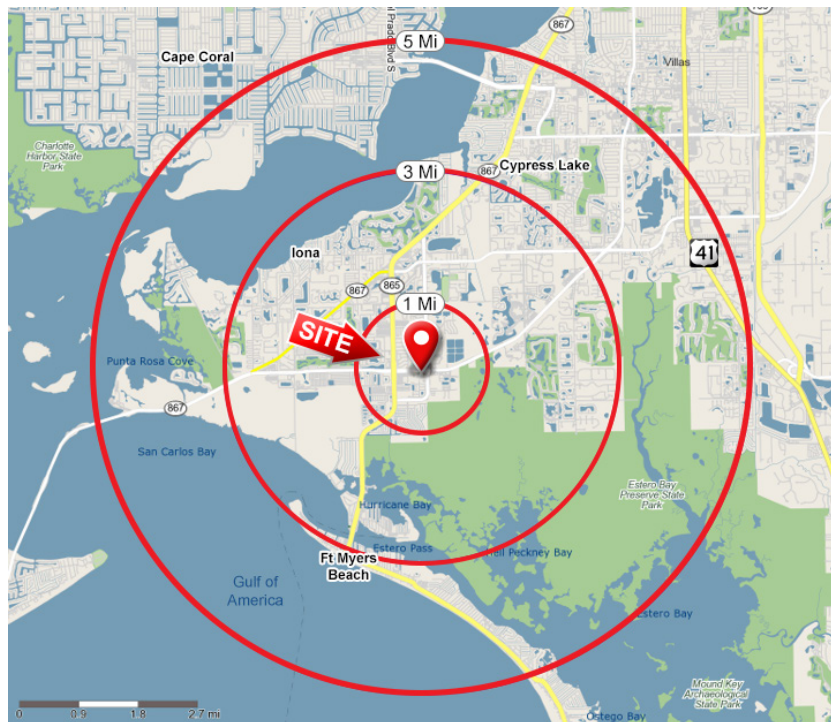
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40,709

Population

in 3 miles



14,980

Daytime Employees

in 3 miles



\$100,953

HH Income

in 3 miles

2024 Demographics:

	1 Mile	3Mile	5Mile
Total Population	5,627	40,709	84,811
Total Employees	2,860	14,633	38,061
Total Households	3,148	19,562	42,035

Age:

Median Age	66.0	61.0	61.0
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Race and Ethnicity

Asian	1.0%	2.1%	2.3%
Black	0.8%	2.6%	2.2%
White	87.5%	85.1%	85.6%
Other	4.4%	3.6%	3.1%
Multi-Race	6.0%	6.4%	6.6%

Household Income:

Average Household Income	\$72,984	\$100,953	\$100,727
Median Household Income	\$58,060	\$76,297	\$77,476
Per Capita Income	\$40,810	\$49,088	\$49,627

2024 Daytime Population

Total Daytime Population	6,149	43,013	99,019
Population aged 16 and under (Children)	49	3,211	7,250
Daytime Population Age 16+	6,100	39,803	91,769

Civilian 16+, at Workplace	2,224	14,980	37,669
Civilian 16+, Unemployed	8	264	653
Civilian 16+, Work at home	218	2,539	5,202
Homemakers Age 16+	1,237	7,882	14,771
Retired population Age 65+	2,920	17,994	35,704
Student popn: Pre-kindergarten to 8th	0	2,666	4,209
Student popn: 9th grade-12th grade	0	15	2,515
Student popn: Post-secondary students	23	491	5,263

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