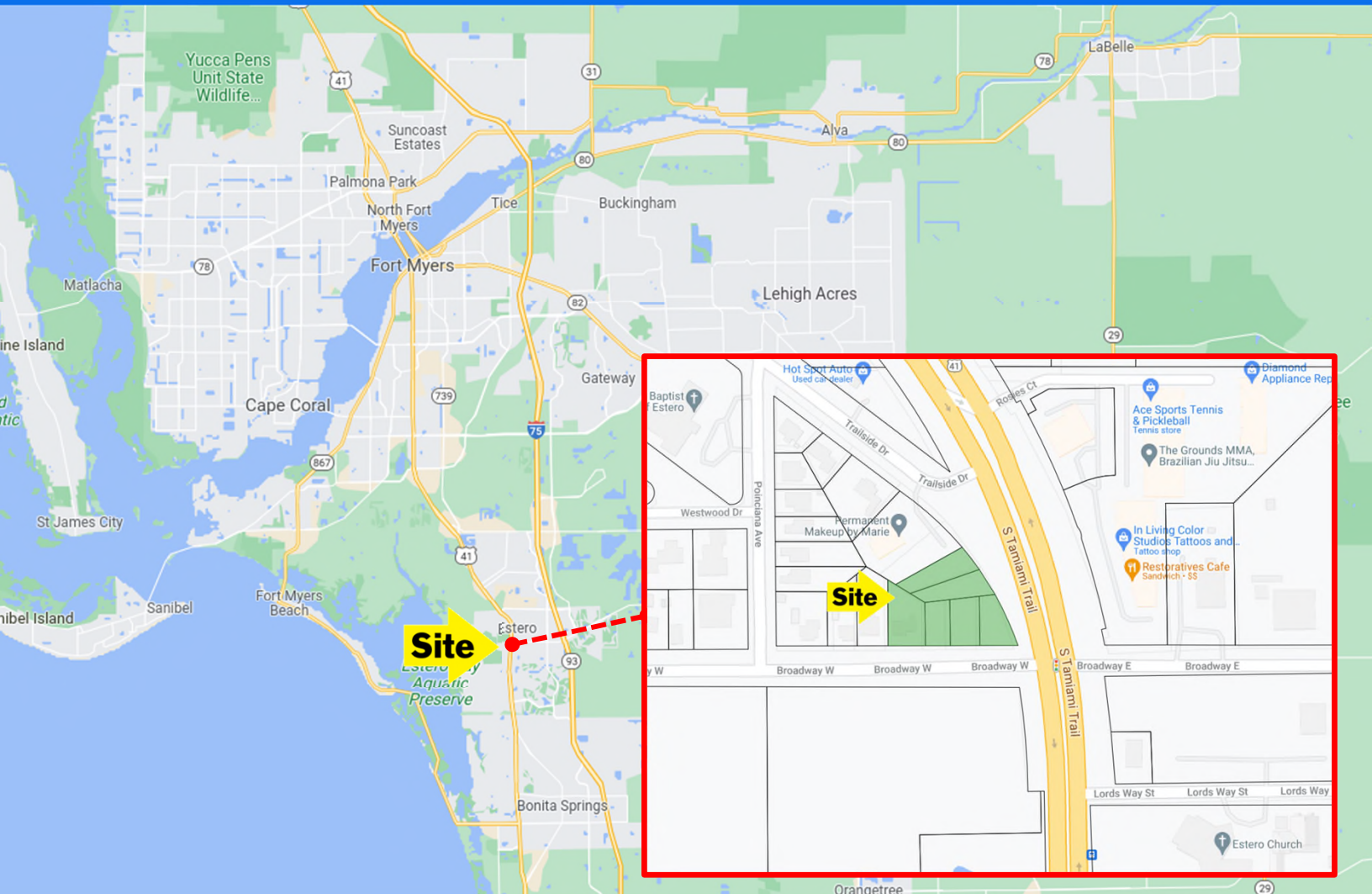


## Broderick & Associates, Inc.

Licensed Real Estate Brokers – (727) 544-1403



### Offering Memorandum

## 3400 Broadway Ave W., Estero, FL 33928

**Contact:**

CARL DILLEY  
Broderick & Associates, Inc.  
(727) 459-7378 – direct  
carld@broderickrealty.com

ROGER B. BRODERICK, CCIM  
Broderick & Associates, Inc.  
(727) 460-8535 – direct  
rogerb@broderickrealty.com



## PROPERTY SUMMARY

---

Asking Price: \$1,200,000

Address:	3400 Broadway Ave W., Estero, FL 33928
Parcel ID's:	28-46-25-E2-0300B.0110, .013A, .0140, .0150, .0160, .0170
Zoning:	CPD (Commercial Planned Development – US41 Overlay)
Traffic Counts (AADT):	48,000 – Hwy 41 1,600 – Broadway Ave <sup>1</sup>
Land Area (AC):	1.01 Acres / 43,929 ft <sup>2</sup>
Ownership Type:	Fee Simple
Current Occupancy:	Vacant
Potential Use Type(s):	Owner/User or Build-to-Suit Developer

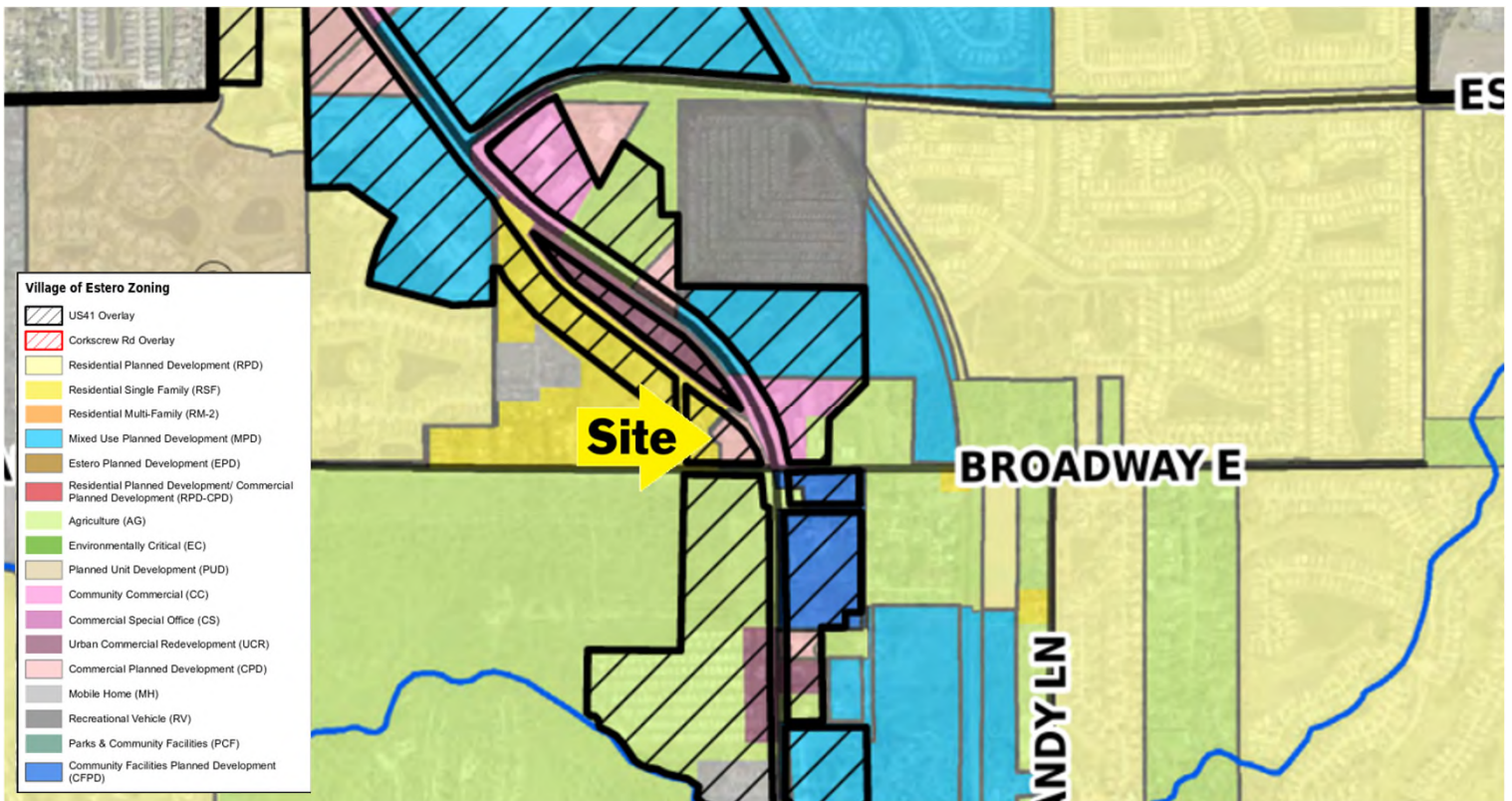
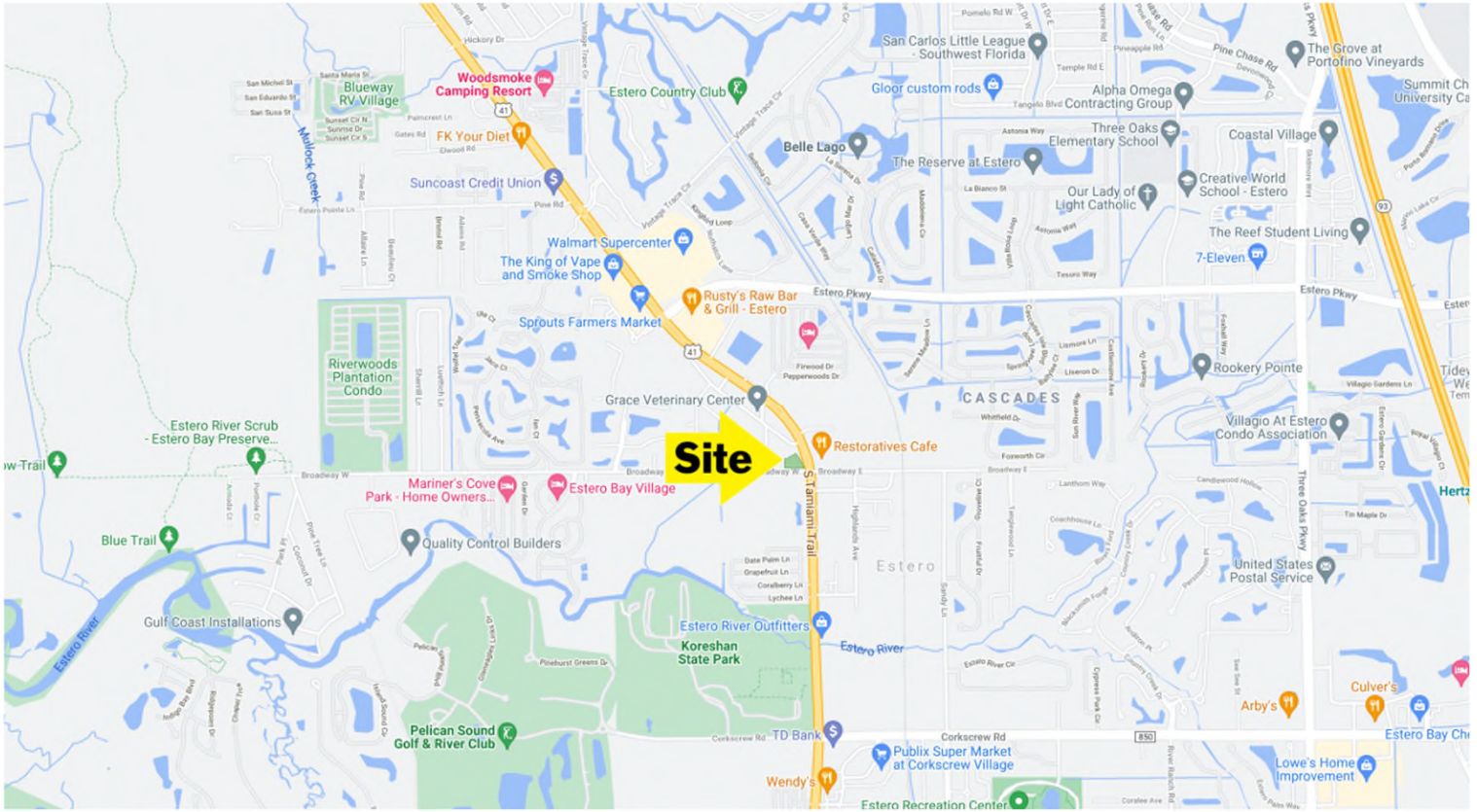
## INVESTMENT HIGHLIGHTS

---

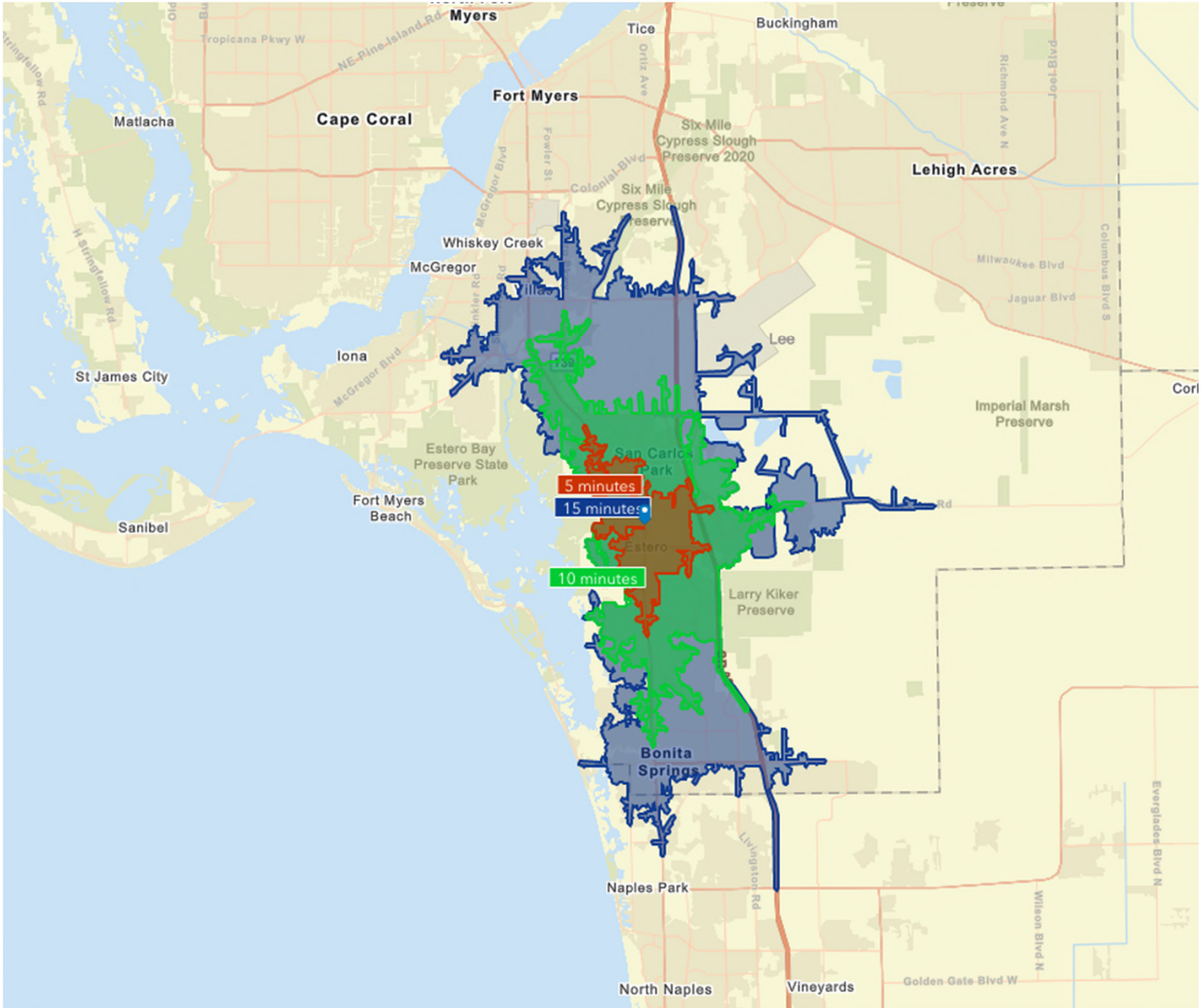
- Vacant Corner Commercial Lot
- Zoned CPD – commercial development along the US Hwy 41 overlay
- Perfect Build-to-Suit location for gas/convenience/fast food
- 1.01 acres ± at a signalized corner
- Traffic Counts – US Hwy 41 (48k ADT)
- Population – 138k within a 15-min. drive time from the site

<sup>1</sup> Florida Department of Transportation – Florida Traffic Online (2020).

# LOCATION INFORMATION



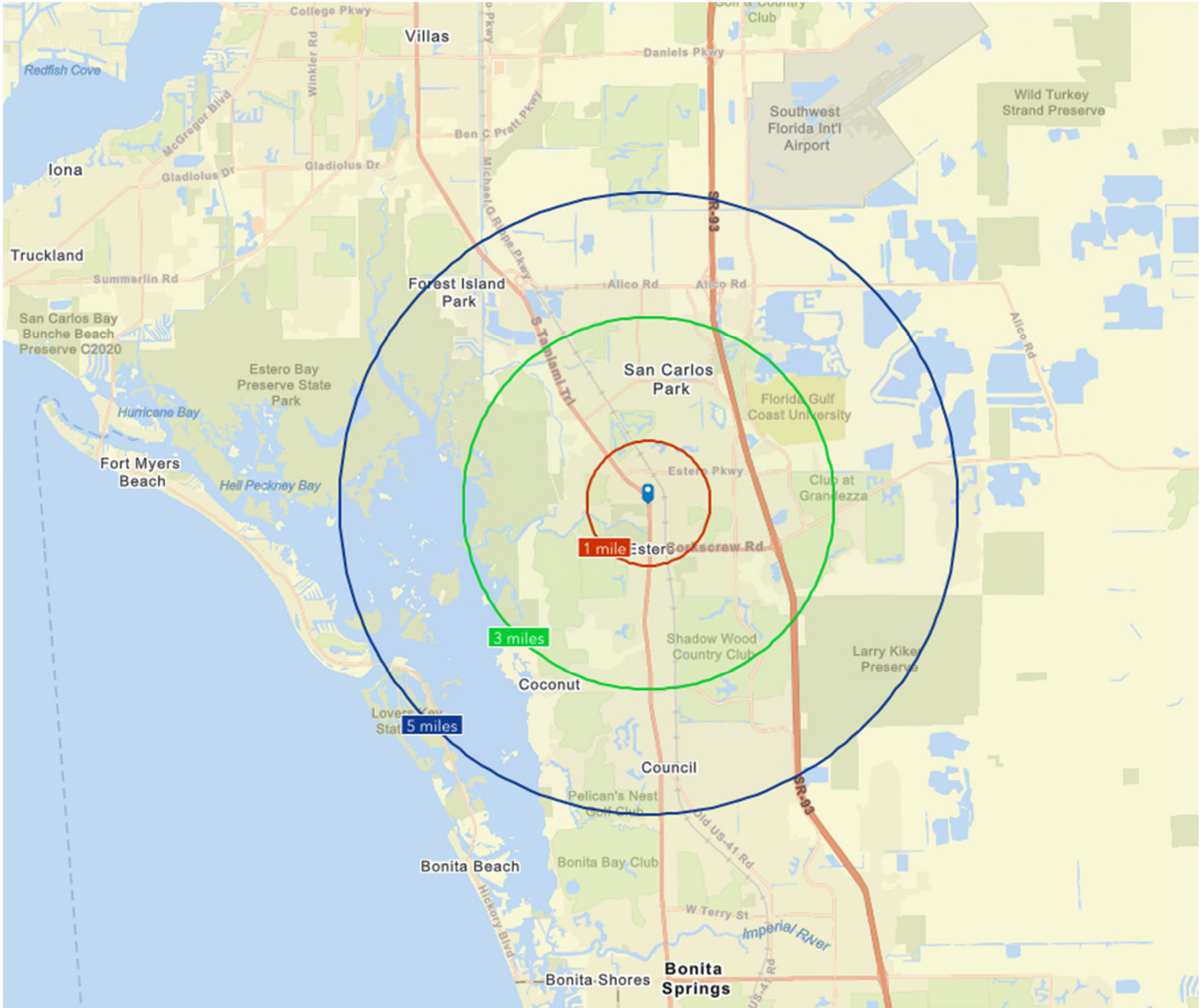
## DEMOGRAPHIC INFORMATION (5, 10 & 15-min drive times)



2021 Summary (Drive Times)	5 mins	10 mins	15 mins
Population	19,144	66,999	138,816
Average Household Income	\$101,087	\$108,581	\$103,458
No. of Businesses	896	3,735	8,839



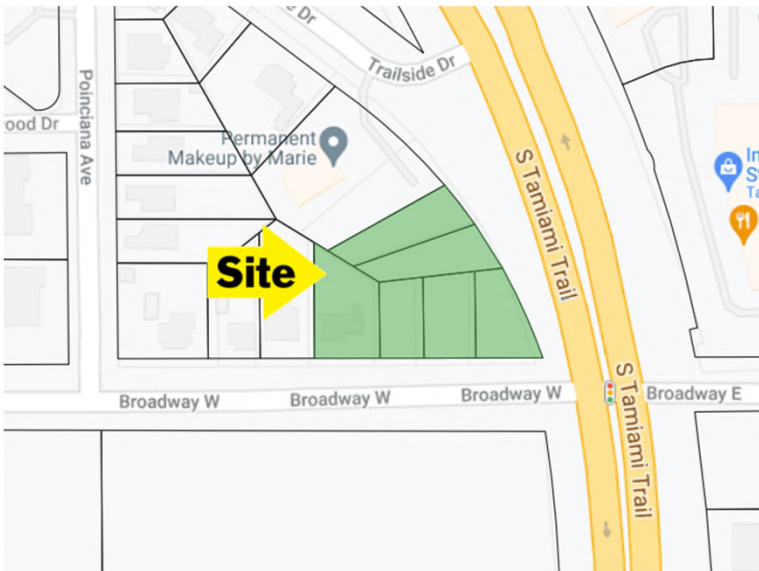
## DEMOGRAPHIC INFORMATION (1, 3 & 5-mile rings)



2021 Summary (radius)	1 mile	3 mile	5 mile
Population	6,370	49,531	77,337
Average Household Income	\$104,913	\$103,983	\$112,614
No. of Businesses	191	1,801	3,474



# PHOTOS



## DISCLAIMER

---

The information contained in the following investment prospectus is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Broderick & Associates, Inc. and its agents, and should not be made available to any other person or entity without the written consent of Broderick & Associates, Inc. and its agents. This offering memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Broderick & Associates, Inc. and its agents, have not made any investigation, and make no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with Local, State and Federal regulations, the physical condition of the improvements there on, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to start or continue in its occupancy of the subject property. The information contained in this investment perspective has been obtained from sources we believe to be reliable; however neither Broderick & Associates, Inc. and its agents, nor the Seller have verified, and will not verify, any of the information contained herein, nor has Broderick & Associates, Inc. and its agents, or the Seller conducted any investigation regarding these matters and make no warranty representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all the information set forth herein.

## Offering Memorandum 3400 Broadway Ave W., Estero, FL 33928

### Contact:

CARL DILLEY  
Broderick & Associates, Inc.  
(727) 459-7378 – direct  
carld@broderickrealty.com

ROGER B. BRODERICK, CCIM  
Broderick & Associates, Inc.  
(727) 460-8535 – direct  
rogerb@broderickrealty.com

