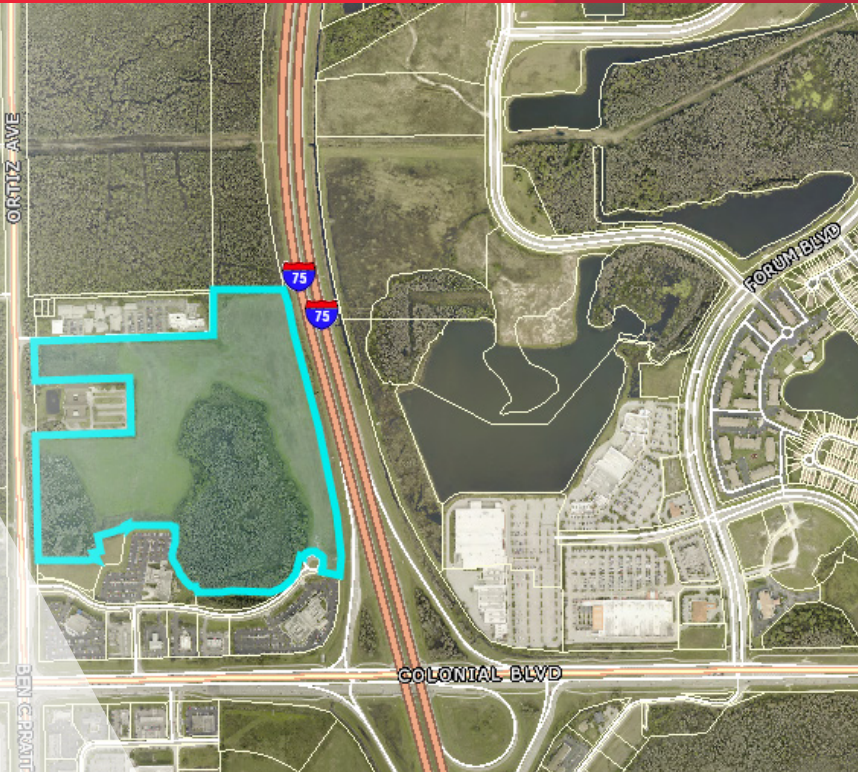
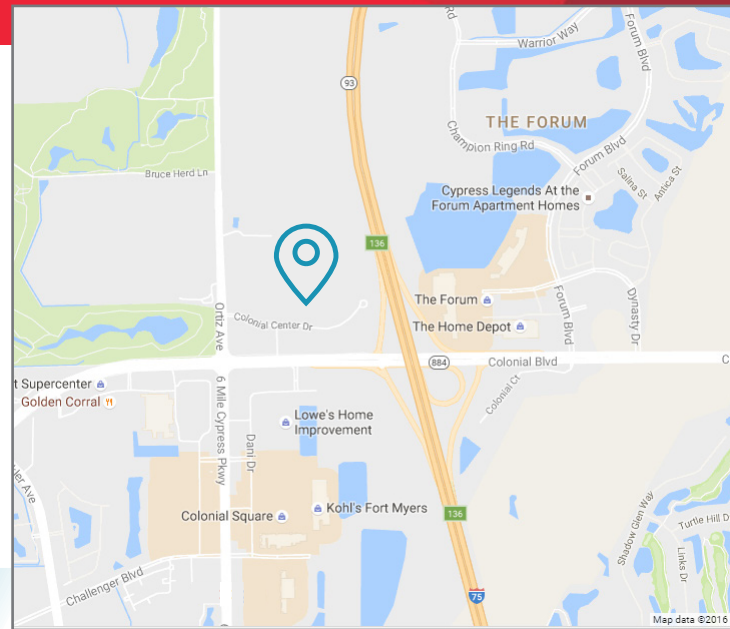


COLONIAL COMMONS



PROPERTY FEATURES

SIZE	67.72 Acres
SALE PRICE	Undisclosed
ZONING	CG
PARCEL ID	28-44-25-P3-004F.0020



PROPERTY HIGHLIGHTS

- ✔ Direct I-75 Visibility
- ✔ High Profile Location
- ✔ Site Filled and Compacted
- ✔ Utilities to Site
- ✔ Multi-uses to Include Medical, Office, Hotel & Multi-Family
- ✔ Anchored by Lee Memorial Cancer Center
- ✔ Signalized Access on Ortiz Ave. and Colonial Blvd.
- ✔ Nearby Retail Shopping Centers



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population:	1,981	27,366	95,373
Population 2016-2021 Annual Rate:	3.90%	2.96%	2.57%
Average HH Income:	\$99,149	\$91,374	\$94,957
Median HH Income:	\$65,239	\$60,249	\$56,803
Median HH Income 2016-2021 Annual Rate:	3.15%	3.20%	2.93%
Total Households:	1,005	10,034	34,114
HH's w/Income \$50K+:	640	5,949	16,254
Average HH Size :	1.97	2.59	2.74
Median Age:	38.8	38.1	35.1

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