

# SHOPPES AT PELICAN PRESERVE

10520 Colonial Boulevard | Fort Myers, FL 33913

Retail Neighborhood Center For Lease



**LQ Commercial**  
REAL ESTATE SERVICES

**LQCRE.COM**



CALL FOR  
RATES



1,507 SF  
UNIT SIZE



68,919 SF  
GLA + PADS

- Join Winn-Dixie, Great Expressions Dental Centers, Tire Kingdom, Pizza Hut & more.
- Signalized intersection: Colonial Boulevard & Treeline Avenue.
- Cater to affluent county club/golf communities: Colonial Country Club, Pelican Preserve, Bridgetown, Botanica Lakes & Marina Bay
- Colonial Boulevard Daily Traffic: 75,500 CPD



5-MILE POPULATION  
**127,907**



5-YR POP INCREASE  
**0.8%**



5-MILE HH INCOME  
**\$111,312**



5-MILE EMPLOYEES  
**54,238**

[PROPERTIES.LQCRE.COM/PELICAN-PRESERVE](http://PROPERTIES.LQCRE.COM/PELICAN-PRESERVE)

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1614 Colonial Blvd #101  
Fort Myers, FL 33907  
[LQCRE.COM](http://LQCRE.COM)

**Jessica McEvoy**

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Information obtained from owner(s) or other sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. All properties subject to change or withdrawal without notice.

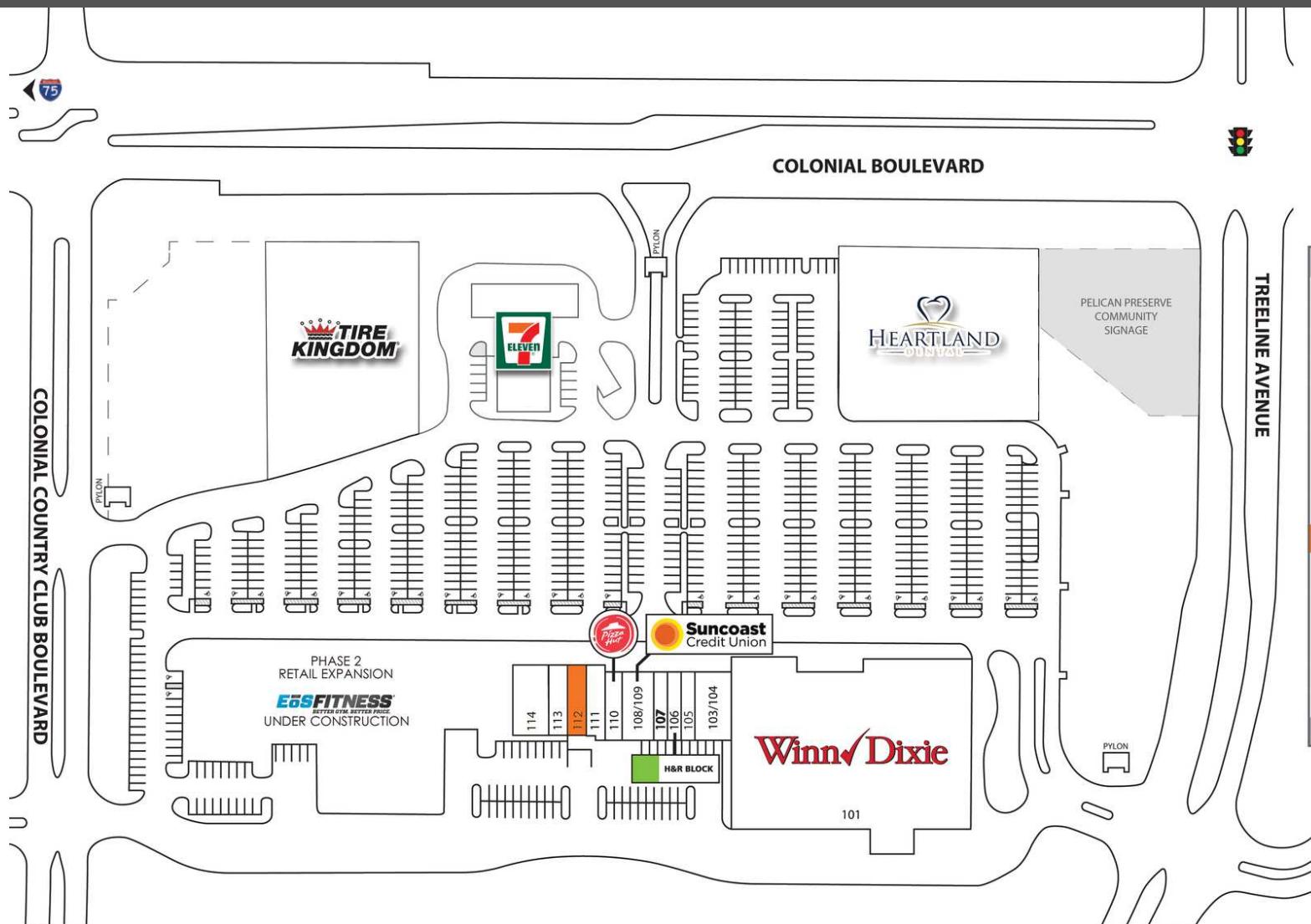
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Suite	Tenant	Area (SF)
101	Winn-Dixie	50,991
103-104	Great Expressions	3,000
105	Supercuts	1,114
106	H&R Block	1,114
107	LEASED	1,200
108-109	Sunoast Credit Union	3,014
110	Pizza Hut	1,507
111	Luxe Nail Spa	1,507
<b>112</b>	<b>AVAILABLE</b>	<b>1,507</b>
113	Unique Cuts & Style	1,507
114	Treeline Animal Hospital	3,014
PAD 1	FUTURE QSR	1.06 AC
PAD 2	TIRE KINGDOM	1.0 AC
PAD 3	HEARTLAND DENTAL	0.98 AC
<b>TOTAL:</b>		<b>69,475</b>

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