

# SHOPPES AT PELICAN PRESERVE

10520 Colonial Boulevard | Fort Myers, FL 33913  
Retail Neighborhood Center For Lease



**LQ Commercial**  
REAL ESTATE SERVICES

**LQCRE.COM**



GOOGLE TOUR



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



**5-YR POP INCREASE  
0.8%**



**5-MILE EMPLOYEES  
54,238**

[PROPERTIES.LQCRE.COM/PELICAN-PRESERVE](https://properties.lqcre.com/pelican-preserve)



1614 Colonial Blvd #101  
Fort Myers, FL 33907  
**LQCRE.COM**

**Jessica McEvoy**  
Senior Associate  
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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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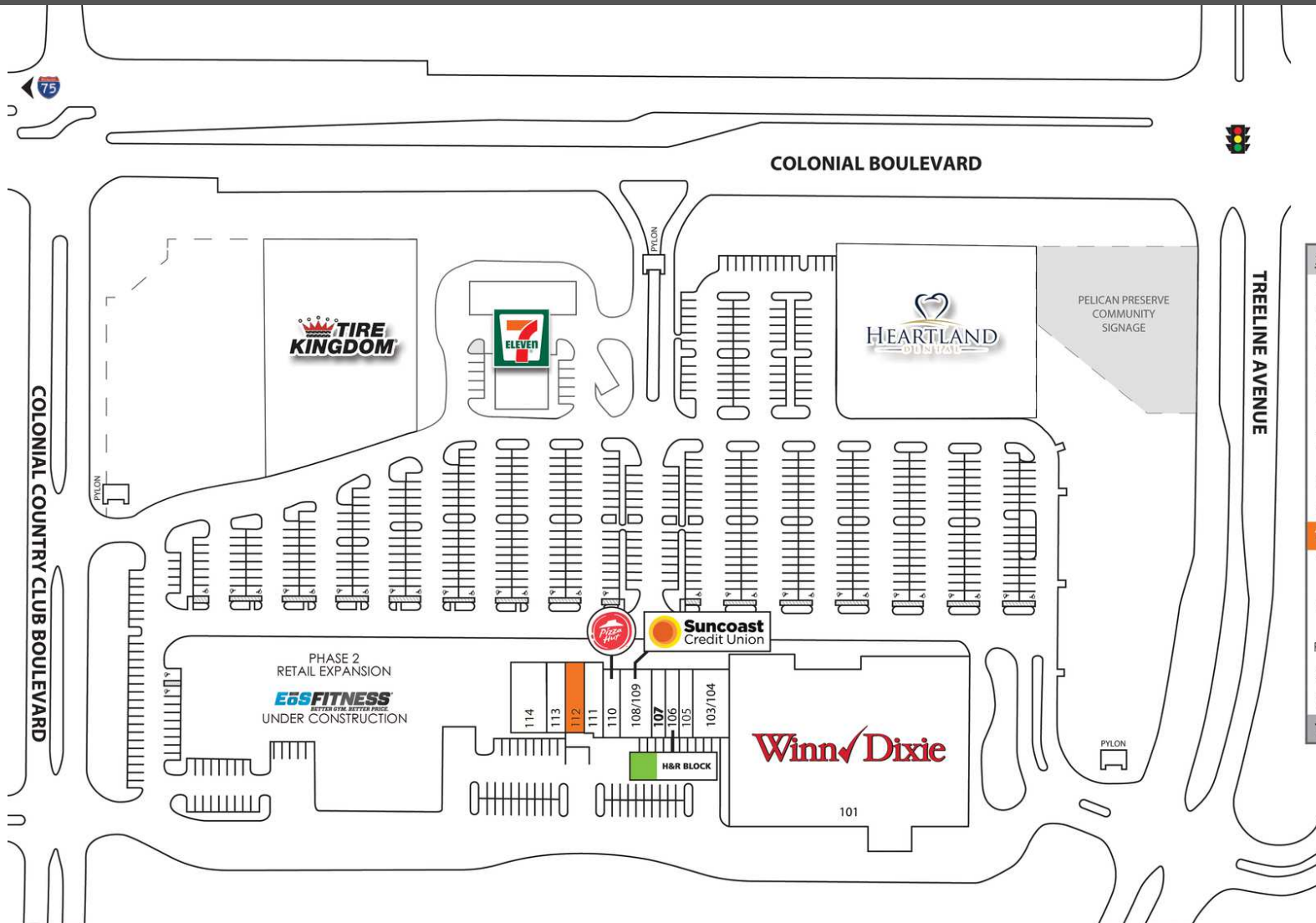
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Suite	Tenant	Area (SF)
101	Winn-Dixie	50,991
103-104	Great Expressions	3,000
105	Supercuts	1,114
106	H&R Block	1,114
107	LEASED	1,200
108-109	Suncoast Credit Union	3,014
110	Pizza Hut	1,507
111	Luxe Nail Spa	1,507
112	AVAILABLE	1,507
113	Unique Cuts & 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
TOTAL:		69,475



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