



COCONUT TRACE

FOR LEASE · PRIME MEDICAL, OFFICE, RETAIL, & BANK OPPORTUNITY
22941 LYDEN DRIVE · ESTERO, FL 33928



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Quick Lane

41

sleep number

MATTRESS FIRM

AspenDental

FIRST WATCH

T

COCONUT POINT
A SIMON MALL

Michael's

Total Wine & MORE

ROSS
DRESS FOR LESS

FIVE BELOW

SEPHORA

Starbucks

Bath & Body Works

TJ-maxx

Dillard's

target

ULTA

EL DORADO ACRES

HYATT REGENCY



NEW OFFICE/
RETAIL/
HOUSING
DEVELOPMENT

41

Coconut Rd

12,500± VPD

Coconut Rd

LEE HEALTH
Caring People. Inspiring Health.

BCHC

FLORIDA PLAZA

41

American House
SENIOR LIVING COMMUNITIES

ExtraSpace Storage

NCH
Healthcare System



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9450 Corkscrew Palms Cir · Suite 101 · Estero, FL 33928

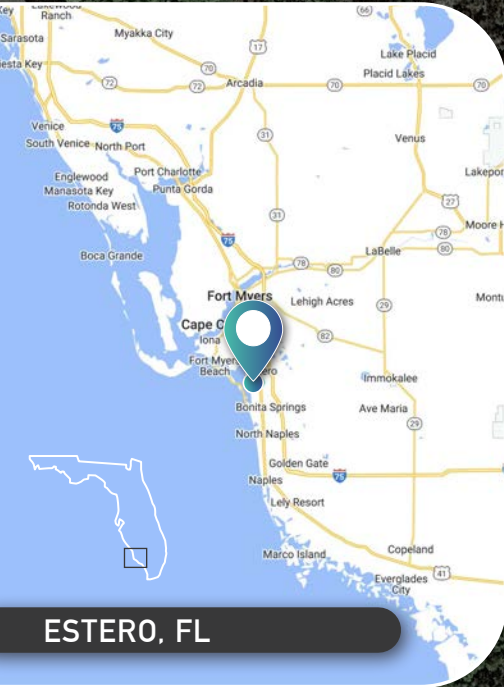
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MEMBER OF:
SITE SOURCE
RETAIL BROKER NETWORK

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2024 DEMOGRAPHICS COCONUT TRACE



AVERAGE H.H INCOME

1 MILE	3 MILE	5 MILE
\$169,281	\$134,858	\$131,708



POPULATION

5,959	33,733	93,910
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EMPLOYMENT DENSITY

3,294	17,641	34,037
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PROPERTY FEATURES

PRICE	CALL FOR DETAILS
AVAILABLE	7,500 ±SF BTS 3,232 ±SF 2nd Gen Restaurant Space
ZONING	CPD (Village of Estero)
LOCATION	The subject site is located just North of Coconut Rd on the West side of US 41, next to Truist Bank and across from Coconut Point in Estero, FL.



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