



# KELLY CROSSING

FOR LEASE • PRIME RETAIL OPPORTUNITY  
16120 SAN CARLOS BLVD • FORT MYERS, FL 33908



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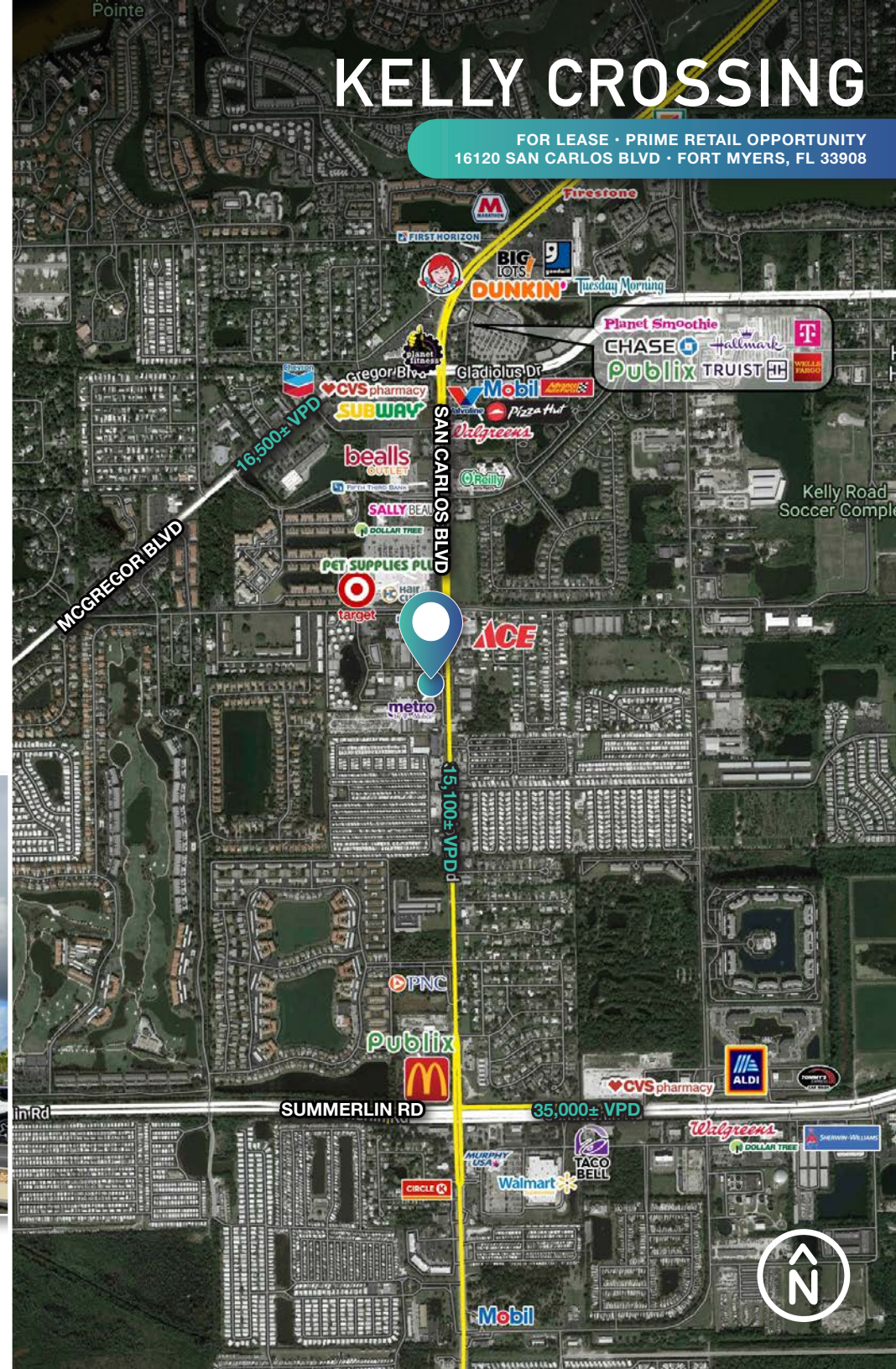
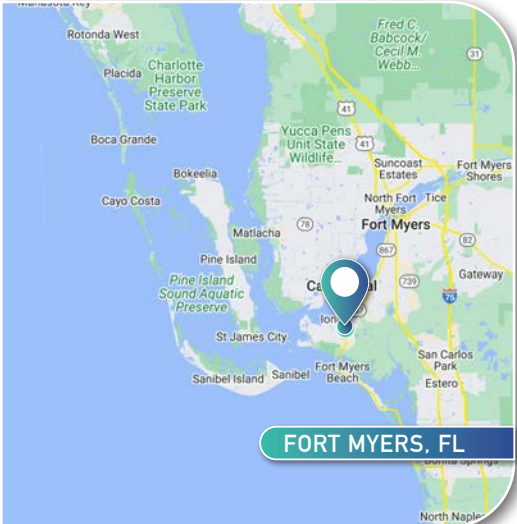
# PROPERTY FEATURES

<b>LEASE RATE</b>	CALL FOR DETAILS
<b>AVAILABLE</b>	1,514± SF - 3,048± SF Unit 10A - 2 <sup>nd</sup> Gen Office - 1,514± SF Unit 11 - 2 <sup>nd</sup> Gen Vet Clinic - 3,048± SF
<b>ZONING</b>	CPD (Lee County)
<b>LOCATION</b>	Neighborhood Retail Strip Center with warehouse, great visibility, frontage and pylon signage. Great location on route to Ft Myers Beach with high traffic count. Ample parking and rollup doors available on some units.

## 2022 DEMOGRAPHICS

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	1 MILE	3 MILE	5 MILE
 <b>AVERAGE H.H INCOME</b>	\$43,608	\$73,717	\$77,819
 <b>POPULATION</b>	7,217	40,135	95,953
 <b>EMPLOYMENT DENSITY</b>	4,361	14,152	43,923



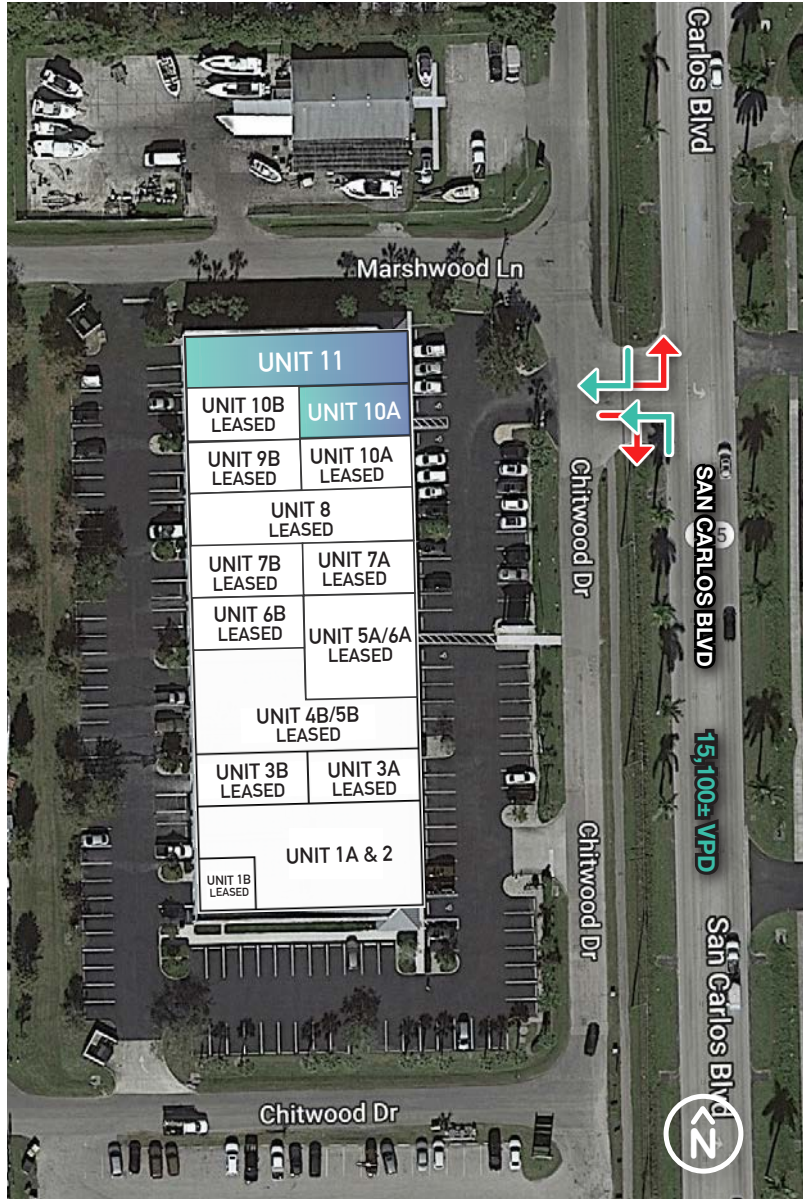
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UNIT	TENANT
1A-2	Superior Home
1B	Synergy
3A	Metro by T-Mobile
3B	Sentinel Barriers
4B & 5B	Point Ybel Brewing Company
5A & 6A	Fort Myers Theatre
6B	Fort Myers Theatre
7A & 7B	Chocolate's Coffee & Roasting
8	Love Boat Ice Cream
9A	Haven Hair Salon
9B	Professional Window & Door
<b>10A</b>	<b>AVAILABLE</b>
10B	Love Boat Ice Cream
<b>11</b>	<b>AVAILABLE</b>



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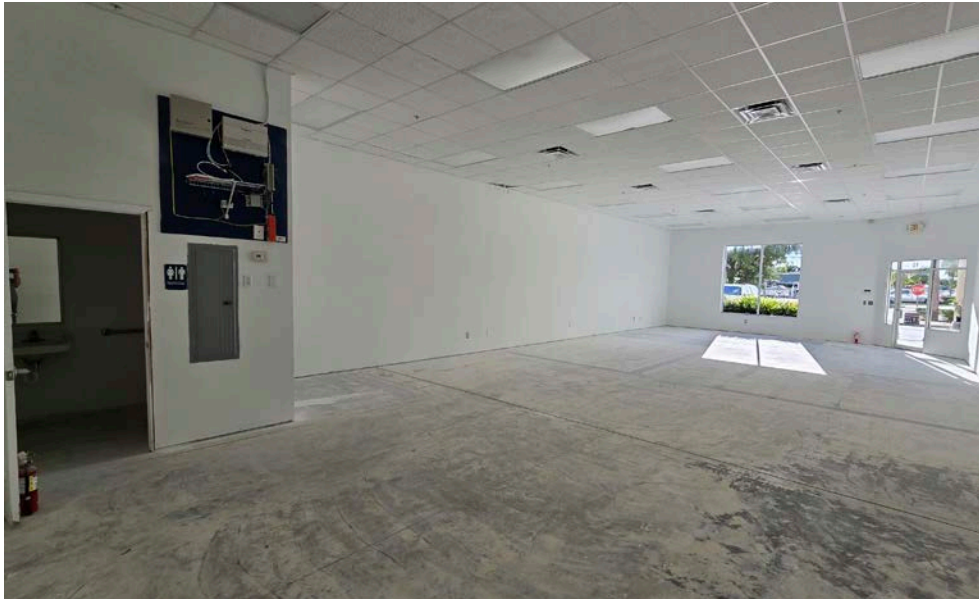
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