

# LUXE PLAZA

2215-2275 WINKLER AVENUE, FORT MYERS, FL 33901



## Property Summary

FOR LEASE



**LEASE RATE**      **\$12.00 - 16.00 SF/YR**

### OFFERING SUMMARY

Total Available SF:                      1,600 - 6,400 SF

Lease Type:                                      \$5.00 NNN

Traffic Count:                                      18,300 VPD

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	10,939	62,374	149,878
Total Households	4,900	26,213	64,993
Median Age	37.0	37.6	44.1
Average HH Income	\$45,847	\$57,507	\$66,525

### PROPERTY OVERVIEW

Luxe Plaza is located on Winkler Avenue in Fort Myers. Some current tenants include Edison Theater, Chicago Boys, H & R Block, and 7-Eleven. Luxe Plaza is a neighborhood center in the US 41 corridor on Winkler Avenue and adjacent to the Edison Mall.

### AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Suite 100	\$12.00 SF/yr	6,400 SF
Unit 2215 A	\$16.00 SF/yr	1,888 SF
Unit 2215 J	\$12.00 SF/yr	1,600 SF

**CARLOS ACOSTA, CCIM**  
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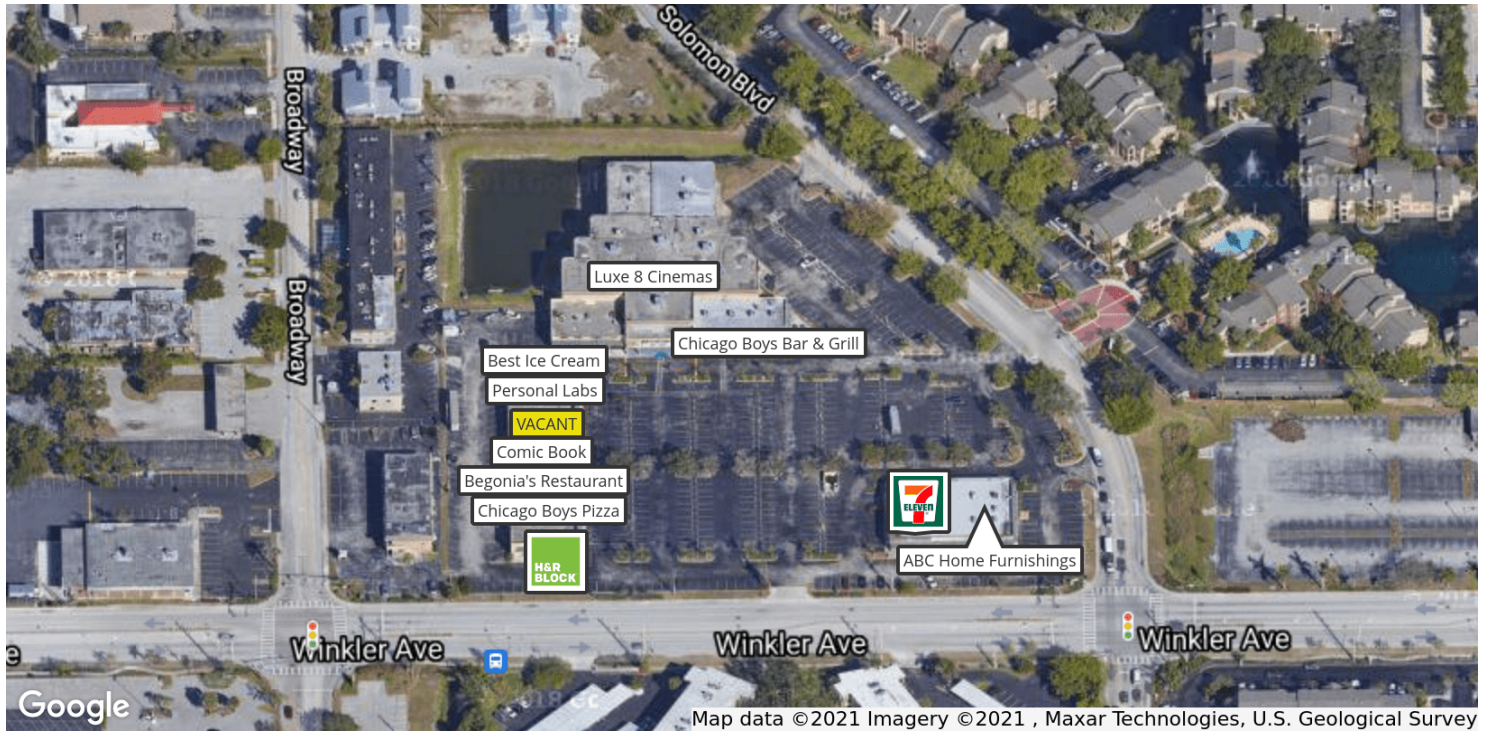
**CRES Commercial Real Estate Services of SWFL, INC**  
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## Apartment Map

