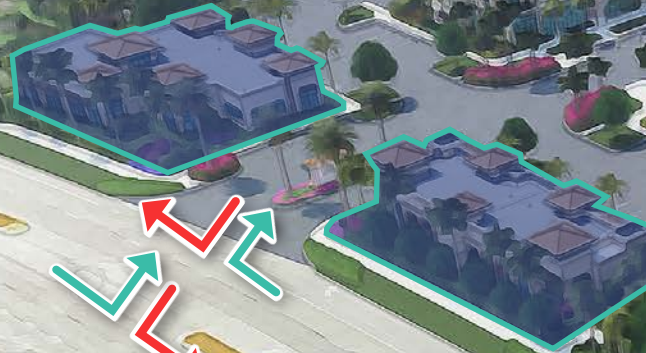


# VIA COCONUT COMMERCIAL OPPORTUNITIES

FOR SALE/LEASE • RETAIL OR OFFICE BUILD-TO-SUIT  
21750 VIA COCONUT POINT • ESTERO, FL 33928



VIA COCONUT PT



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PELICAN SOUND  
GOLF & RIVER  
1,299± HOMES

**COCONUT URBAN  
PLACE  
297± UNITS**

**THE VILLAGES AT COUNTRY  
CREEK CREEKSIDE  
985± HOMES**

**COURTYARD AT  
ESTERO  
136± UNITS**

**330 PROPOSED APARTMENTS**

**CORKSCREW RD**

**23,500± VPD**

ESTERO  
COMMUNITY  
PARK

ESTERO HIGH SCHOOL




THE RESERVE AT  
COCONUT POINT  
180+ UNITS

THE SHADOW WOOD  
COUNTRY CLUB  
1,481± HOMES

**COPPERLEAF**

**ESTERO, FL**

## 2025 DEMOGRAPHICS VIA COCONUT POINT

|  |                    | 1 MILE    | 3 MILE    | 5 MILE    |
|--|--------------------|-----------|-----------|-----------|
|  | AVERAGE H.H INCOME | \$156,621 | \$141,777 | \$145,410 |
|  | POPULATION         | 4,633     | 44,497    | 90,947    |
|  | EMPLOYMENT DENSITY | 5,264     | 17,137    | 31,282    |

## PRICE

Call for Details

**AVAILABLE**

Building C: Restaurant space 6,210± SF  
Building D: Retail Space 1,500 SF± 4,600± SF  
Building F: Church/Office 1 AC

## ZONING

EPD

## LOCATION

The subject site is located minutes from Coconut Point Town center, Miramar Outlets, and major thoroughfares including US-41 and Corkscrew Road.



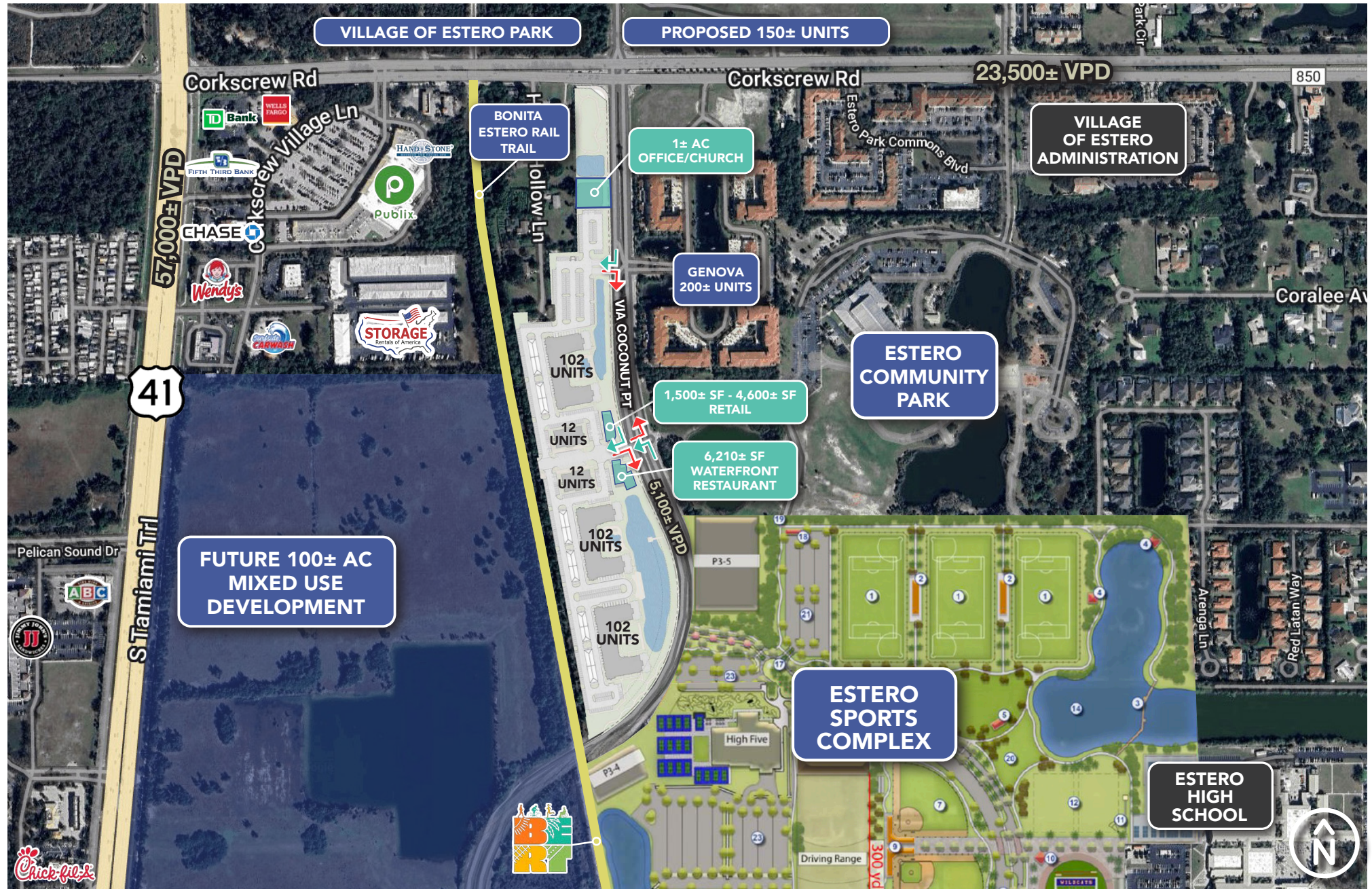
**TrinityCRE.com**

9450 Corkscrew Palms Cir • Suite 101 • Estero, FL 33928  
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This information is considered accurate, but not guaranteed.

MEMBER OF:  
**SITE SOURCE**  
RETAIL BROKER NETWORK



# SITE PLAN





# PARKING EXHIBIT PLAN





**MAIN  
ENTRANCE**



**BLDG F  
OFFICE / CHURCH**



**BLDG D  
RETAIL SPACE**



**BLDG C  
WATERFRONT  
RESTAURANT**

