



WMG DEVELOPMENT

THREE OAKS MARKETPLACE

FOR LEASE · PRIME RETAIL FRONTAGE OPPORTUNITY
NEC ALICO RD & ORIOLE RD · FORT MYERS, FL 33967



STOCK DEVELOPMENT
400± UNITS
Q1 2025

THE Centro
264± UNITS



TOWNEPLACE SUITES
MARRIOTT



PROPOSED SHOPPING CENTER
223,376± SF RETAIL



THREE OAKS PKWY

16,000± AADT

1.36± AC C



PENDING GROCER

PENDING



47,000± AADT

ALICO RD

ORIOLE RD

CONTACT US:

WALT NELSON
Partner
239.334.3040 Ext.208
walt.nelson@trinitycre.com

ERIC STROM
Partner
239.334.3040 Ext.208
eric.strom@trinitycre.com

TY HENSLEY
Senior Advisor
239.334.3040 Ext.208
ty.hensley@trinitycre.com

TRINITY FIELDS
Transaction Coordinator
239.334.3040 Ext. 208
trinity.fields@trinitycre.com



THREE OAKS MARKETPLACE

FOR LEASE • PRIME RETAIL FRONTAGE OPPORTUNITY
 NEC ALICO RD & ORIOLE RD • FORT MYERS, FL 33967

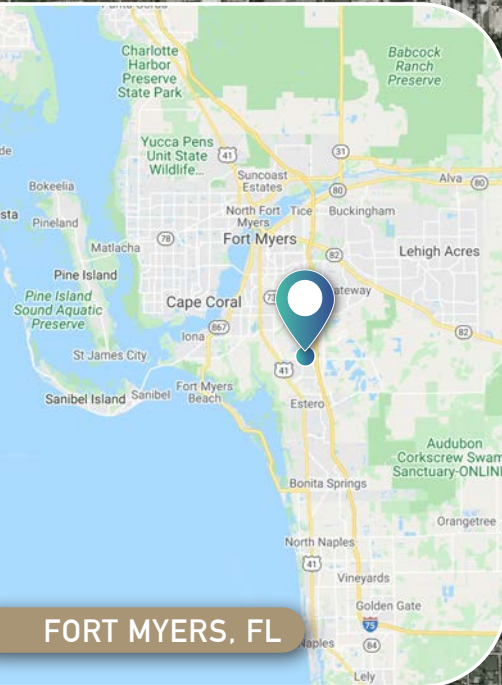


trinitycre.com
 9450 Corkscrew Palms Cir • Suite 101 • Estero, FL 33928
 © 2024 Trinity Commercial Group
 This information is considered accurate, but not guaranteed.



THREE OAKS MARKETPLACE

FOR LEASE · PRIME RETAIL FRONTAGE OPPORTUNITY
NEC ALICO RD & ORIOLE RD · FORT MYERS, FL 33967



FORT MYERS, FL



2024 DEMOGRAPHICS THREE OAKS MARKETPLACE

	1 MILE	3 MILE	5 MILE
AVERAGE H.H INCOME	\$83,377	\$89,210	\$89,381
POPULATION	6,192	40,062	82,838
EMPLOYMENT DENSITY	1,918	15,169	47,086

PROPERTY FEATURES

PRICE	CALL FOR DETAILS
AVAILABLE	PAD C 1.36± AC - Stand alone retailer
ZONING	MPD (Lee County)
HIGHLIGHTS	<ul style="list-style-type: none"> Rapid retail growth on Alico corridor Next to future Three Oaks Pkwy Extension Great Demographics