



# For Lease 16,000 SF Anchor Box

Merchants Crossing  
15201 N. Cleveland Avenue  
N. Fort Myers, FL

**Dannielle Robinson**  
Senior Vice President | Retail Services  
+1 239 895 1052  
dannielle.robinson@colliers.com

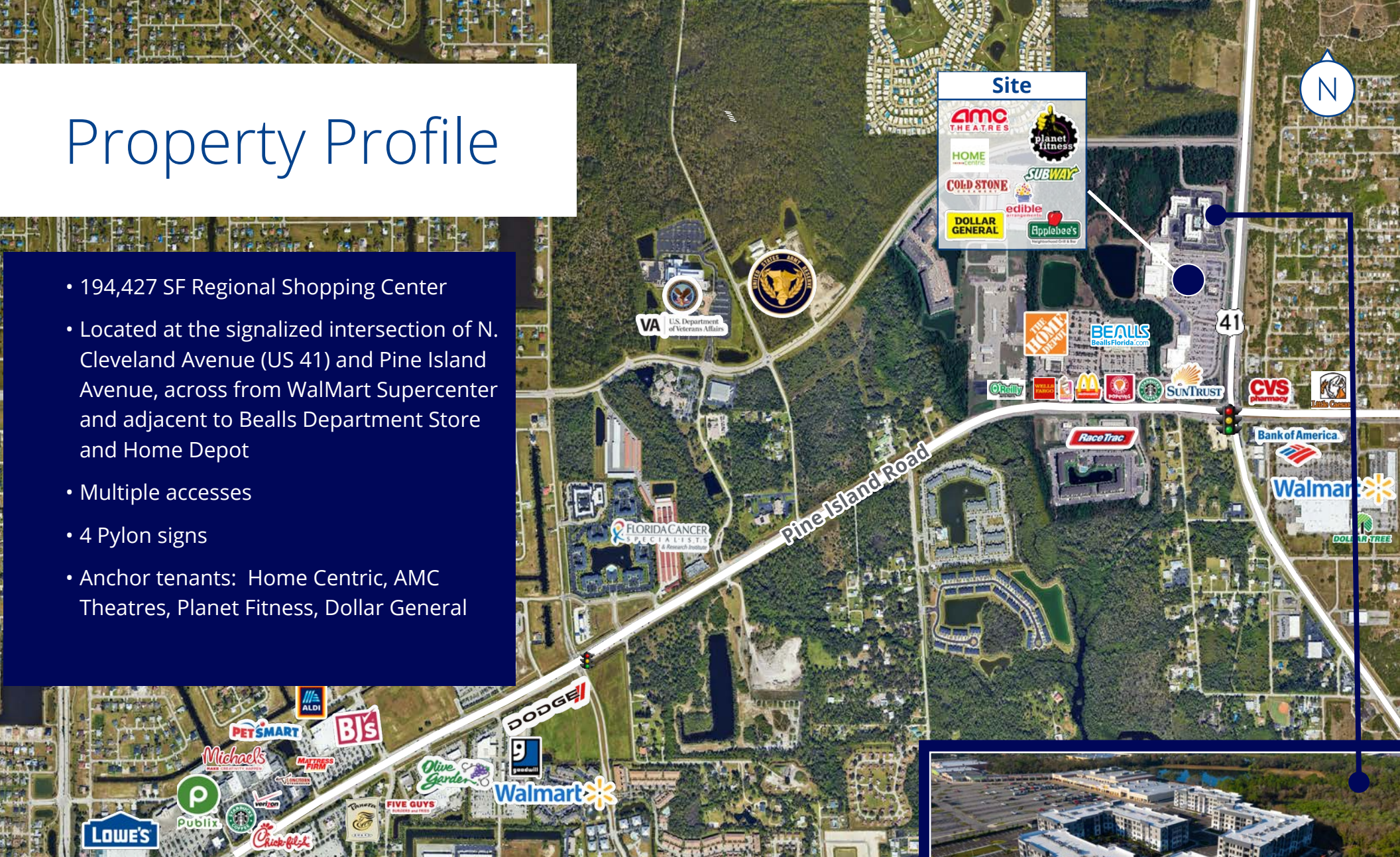
**Fabienne Porter**  
Senior Client Service Specialist  
+1 727 450 6961  
fabienne.porter@colliers.com





# Property Profile

- 194,427 SF Regional Shopping Center
- Located at the signalized intersection of N. Cleveland Avenue (US 41) and Pine Island Avenue, across from WalMart Supercenter and adjacent to Bealls Department Store and Home Depot
- Multiple accesses
- 4 Pylon signs
- Anchor tenants: Home Centric, AMC Theatres, Planet Fitness, Dollar General



Leasing Rate:

\$18.00/SF - Anchor Box  
\$6.30/SF NNN

\$25.00/SF - Inline



New residential development adjacent to the center completed and open for lease (280 units in 4 buildings with private clubhouse, pool cabana, dog park and other recreation areas)



# Availability



**New - 280 Residential Units  
Open For Lease**

## Tenant Roster

Unit	Tenant	Size (SF)
105	Perceptions Salon	2,557
110	Heavenly Pizza	1,500
115	American Medical Hearing Centers	1,500
200	Home Centric	33,000
300	Available	2,274
400	Available	16,000
450	Institute for Medical Aesthetics & Laser Image	3,310
500	Dollar General	9,690
601	Lee County Tax	7,720
606	State Farm	1,215
607	Edible Arrangements	1,215
608	Edouard Pack & Ship	1,215
609/10	Quest Diagnostics	2,430
611	Kava Culture	1,215
612	Cold Stone Ice Cream	1,250
800	AMC Theaters	54,805
905	Rosie's Cafe	3,100
925	Lighthouse Wigs	833
930	Means Chiropractic	833
935	Wang's Asian Express	1,943
945	Naples Vapor	833
950	Subway	1,110
955	Available	833
960	Discount Appliance	1,943
970	Nail Salon	833
1010	Planet Fitness	20,475
1020	Millennium Physician Group	20,795

# Demographics & Location



## Total Population

1-Mile: 4,326  
3-Mile: 55,182  
5-Mile: 138,548



## Daytime Population

1-Mile: 4,914  
3-Mile: 47,770  
5-Mile: 131,989



## Median Age

1 Mile: 58.0  
3-Mile: 56.1  
5-Mile: 48.9



## Households

1-Mile: 2,081  
3-Mile: 24,636  
5-Mile: 60,018



## Average HH Income

1 Mile: \$57,506  
3-Mile: \$76,595  
5-Mile: \$83,380



## Population Growth Rate (25-30)

1-Mile: 3.4%  
3-Mile: 1.5%  
5-Mile: 1.8%



The Alary at Merchants Crossing, 280-unit residential development now open for lease







Accelerating success.

12800 University Drive | Suite 400  
Fort Myers, FL 33907  
P: +1 239 418 0300  
colliers.com

### **Dannielle Robinson**

Senior Vice President | Retail Services

+1 239 895 1052

dannielle.robinson@colliers.com<sup>1</sup>

*Colliers Top 25 West & Central FL Brokers (2024)*

### **Fabienne Porter**

Senior Client Service Specialist

+1 727 450 6961

fabienne.porter@colliers.com



*View All My Listings*



This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). © 2026. All rights reserved.