



**LSI**  
COMPANIES

OFFERING MEMORANDUM

# **EASTWOOD COMMONS**

PRE-LEASING RETAIL UNITS



## PROPERTY SUMMARY

**Property Address:** 5000 Eastwood Loop  
Fort Myers, FL 33905

**Municipality:** City of Fort Myers

**Property Type:** Retail

**Building Size:** 13,500± Sq. Ft.

**Unit Sizes:** 1,350–2,700± Sq. Ft.  
*End Cap Space with Drive Through*

**Zoning:** Commercial General (CG)

**Expected Delivery:** Q3 2026

### LEASE RATES:

**In Line: \$42.00 PSF NNN**  
**End Cap: \$46.00 PSF NN**

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## SALES EXECUTIVES



**Eric Edwards, CCIM**  
Senior Broker Associate



**Drew Davis**  
Research & Sales Associate



### DIRECT ALL OFFERS TO:

**Eric Edwards, CCIM** - [eedwards@lsicompanies.com](mailto:eedwards@lsicompanies.com) | (239) 877-3958

**Drew Davis** - [ddavis@lsicompanies.com](mailto:ddavis@lsicompanies.com) | (239) 489-4066

### CALL FOR RATES

Offers should be sent via Letter of Intent to include, but not limited to, lease rate and basic terms.



## EXECUTIVE SUMMARY

LSI Companies is pleased to present a pre-leasing opportunity at Eastwood Commons, a 13,500± Sq. Ft. retail neighborhood center development in Fort Myers, FL.

Located between Colonial Boulevard and State Road-82, near I-75, the property offers high-traffic exposure and access to major retailers like Publix, Walmart, and BJ's Wholesale Club. With an adjacent 325± unit apartment complex, a 110-Suite Hilton Hotel, and two 1-2± acre outparcels, this will further drive the properties demand and the areas growth.







**THE TAILOR APARTMENT COMMUNITY**  
384- UNITS | COMPLETION SEPT. 2025

## PROPERTY HIGHLIGHTS

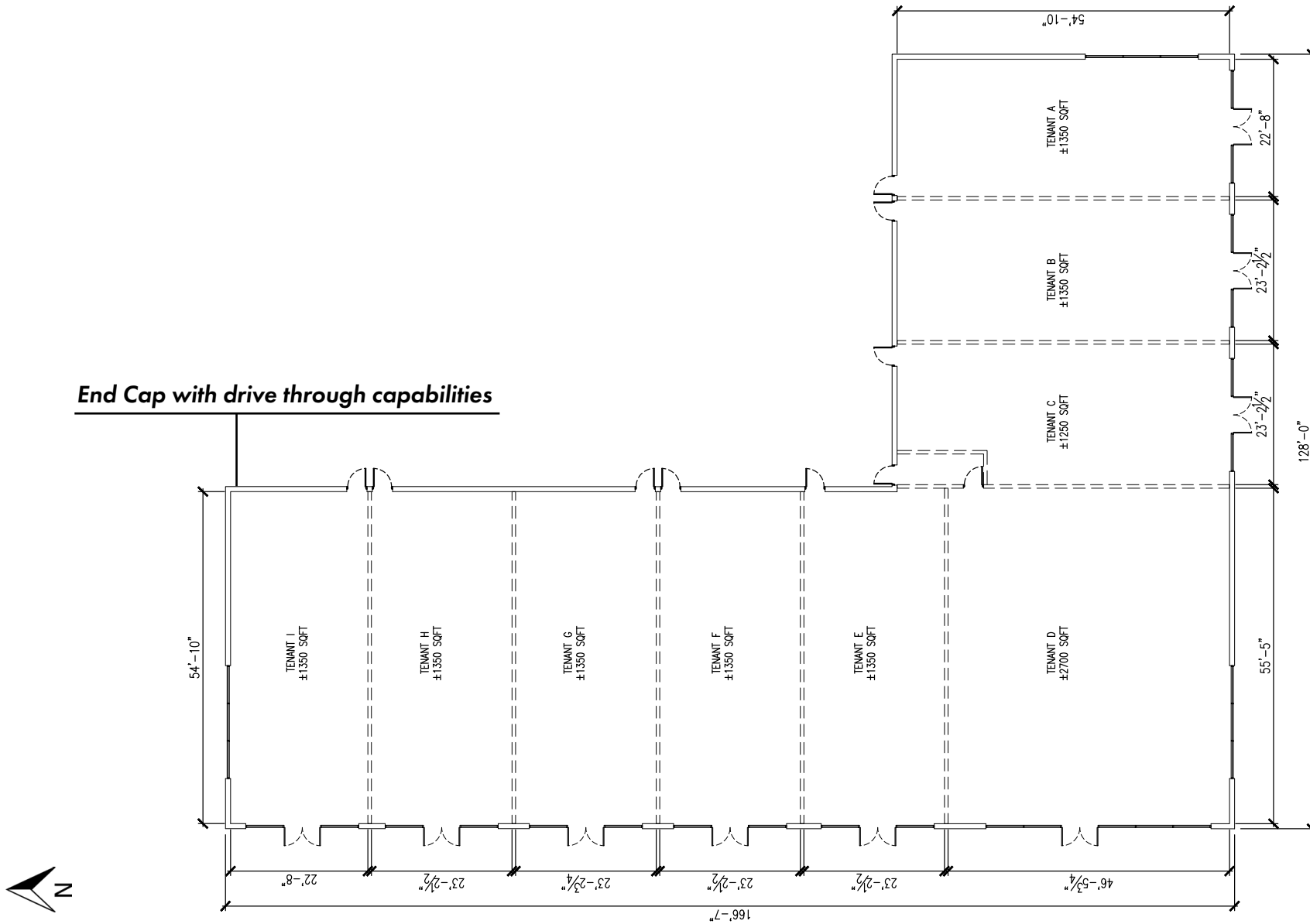
- 1,350–2,700 Sq. Ft Units
- CG zoning permits a wide variety of commercial and residential uses
- With 480± linear feet of frontage on Ortiz Avenue within the City of Fort Myers
- Direct access to Hanson Street (AADT 20,600±) & Ortiz Avenue (AADT 20,600±)
- Less than 1.2 miles from I-75 with options for Exit 138 or 136 and within close proximity to State Road-82 and Colonial Boulevard
- Median Household Income \$61,764 (2 mi)
- Situated in a high growth corridor and surrounded by amenities, attractions, and outdoor recreational activities

## APPROVED USES

- Animal Hospital
- Assisted Living
- Bank
- Car Wash
- College
- Convenience Store
- Day Care
- Garden Center
- Health Club
- Hotel
- Indoor Commercial Recreation
- Medical Centers / Medical Office
- Parks
- Pharmacy
- Professional Office
- Repair Services
- Research Testing/Development Labs
- Restaurant
- Retail
- Self-Storage

\* Inquire for a full list of approved uses

# RETAIL FLOOR PLAN





**THE TAILOR APARTMENT COMMUNITY**  
384+ UNITS | COMPLETION SEPT. 2025

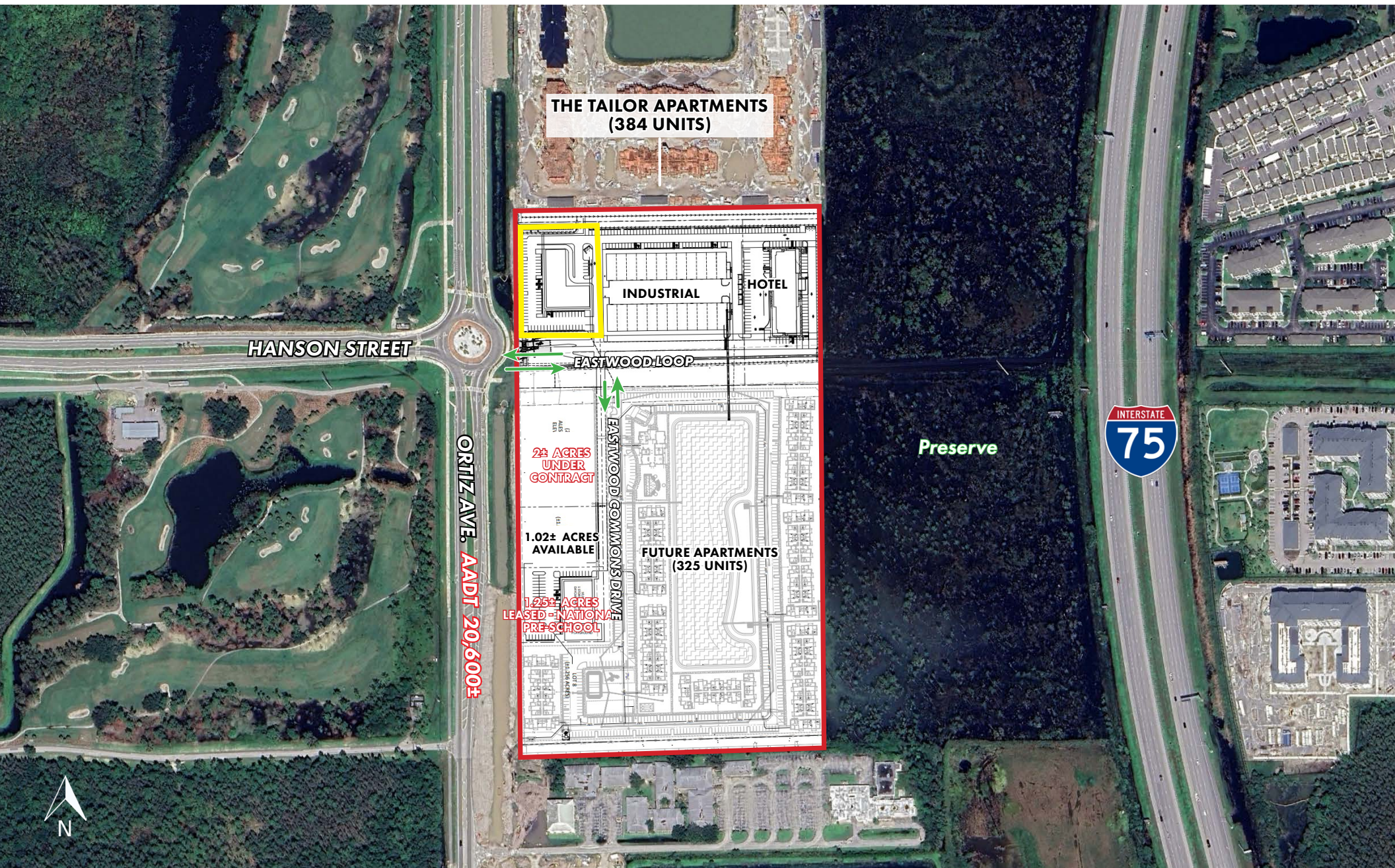
**END CAP WITH  
DRIVE-THRU CAPABILITIES**













## PROPERTY AERIAL





## RETAIL MAP

### SURROUNDING NOTABLE RETAIL

#### 1. COLONIAL CENTER



#### 2. CYPRESS WOODS & COLONIAL SQUARE



#### 3. THE FORUM



#### 4. PAGE FIELD COMMONS





## LOCATION

### AREA DEMOGRAPHICS

#### 2 MILE RADIUS

POPULATION



23,370

HOUSEHOLDS



9,268

MEDIAN INCOME



\$61,764

#### 5 MILE RADIUS

POPULATION



141,341

HOUSEHOLDS



56,064

MEDIAN INCOME



\$58,856

#### 10 MILE RADIUS

POPULATION



457,740

HOUSEHOLDS



187,478

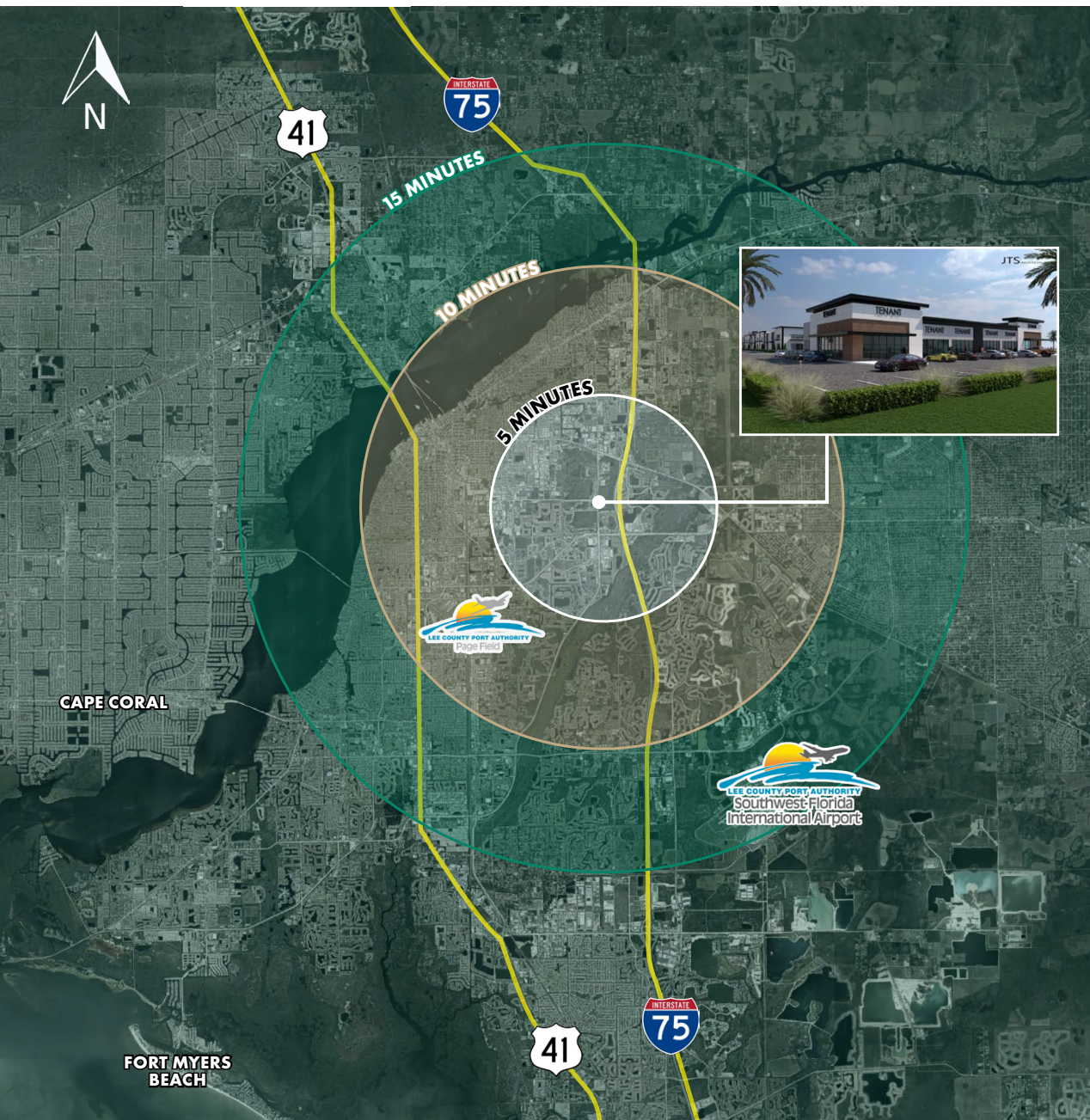
MEDIAN INCOME



\$61,897

### LOCATION HIGHLIGHTS

- 1.2± miles to I-75
- 1.6± miles to The Forum Fort Myers
- 3.6± miles to Downtown Fort Myers
- 3.8± miles to US-41
- 4.2± miles to Lee Memorial Hospital
- 6.2± miles to SWFL International Airport (RSW)







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### **LIMITATIONS AND DISCLAIMERS**

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