



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

LSI
COMPANIES
LSICOMPANIES.COM

SALES EXECUTIVES



Eric Edwards, CCIM
Senior Broker Associate



Drew Davis
Research & Sales Associate



DIRECT ALL OFFERS TO:

Eric Edwards, CCIM - eedwards@lsicompanies.com | (239) 877-3958

Drew Davis - 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.



PROPERTY HIGHLIGHTS



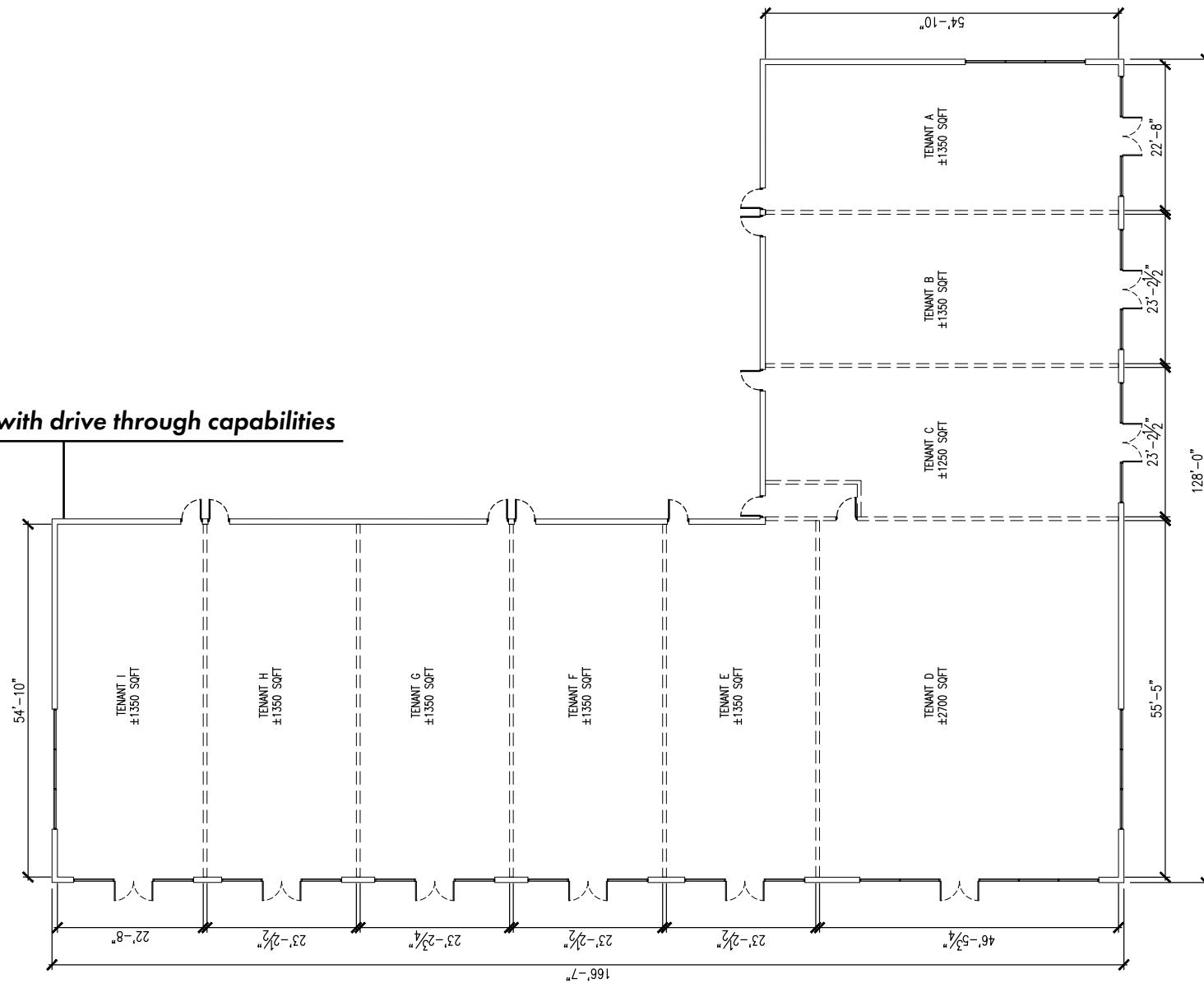
- 1,350–2,700 Sq. Ft Units
- CG zoning permits a wide variety of commercial and residential uses
- With 480± linear feet of frontage on Ortiz Avenue within the City of Fort Myers
- Direct access to Hanson Street (AADT 20,600±) & Ortiz Avenue (AADT 20,600±)
- Less than 1.2 miles from I-75 with options 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

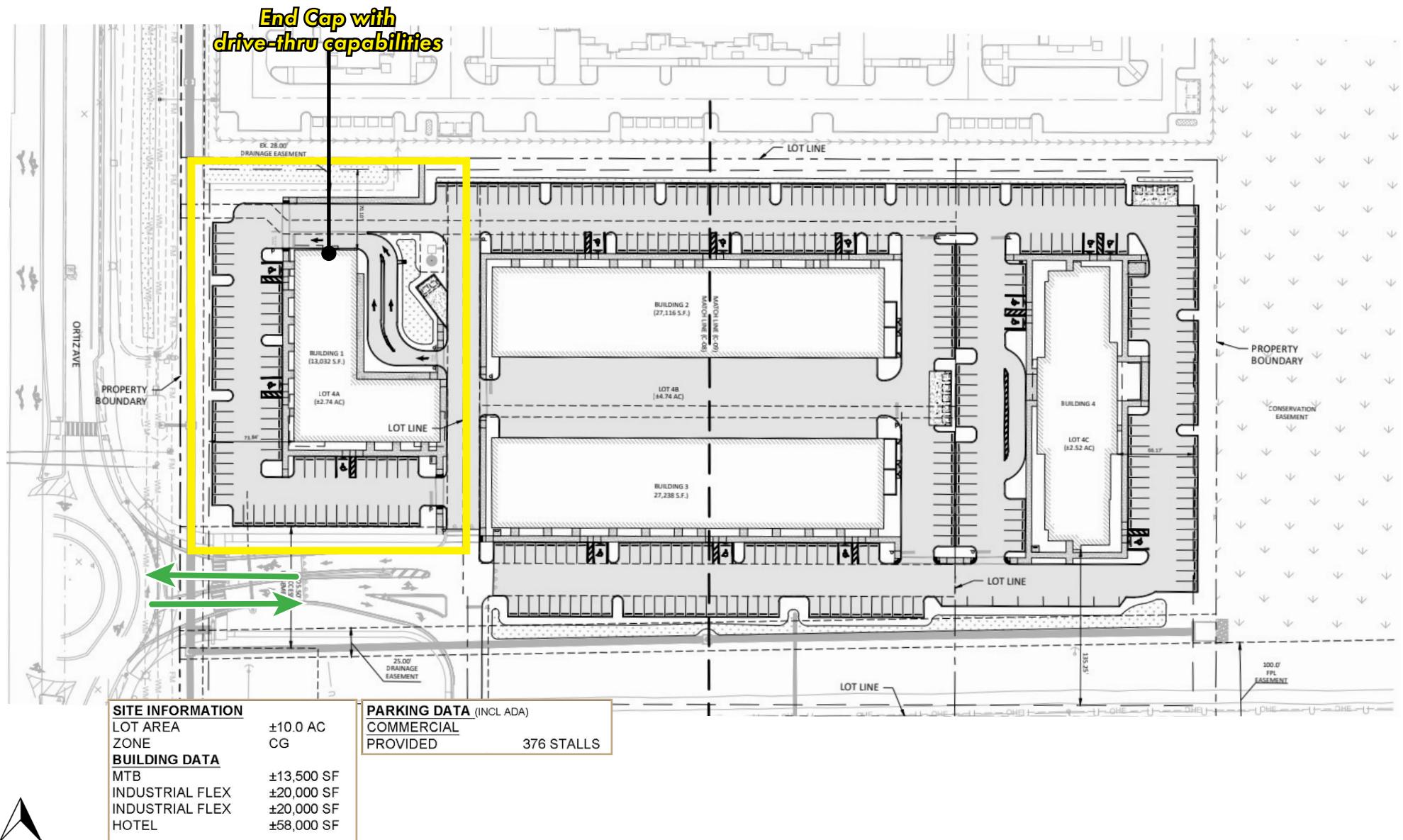
RETAIL FLOOR PLAN



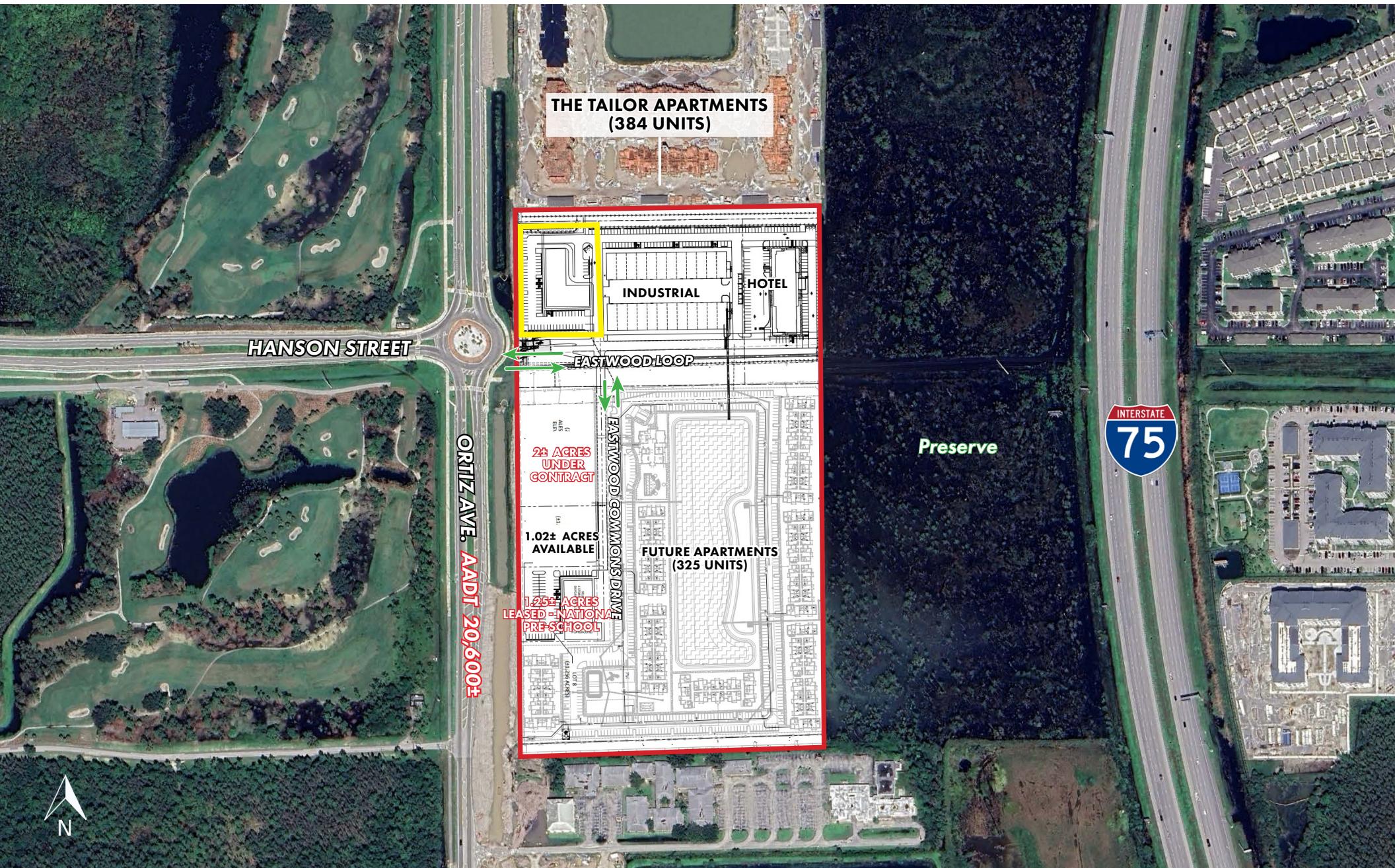
MASTER CONCEPT PLAN



MASTER CONCEPT SITE PLAN



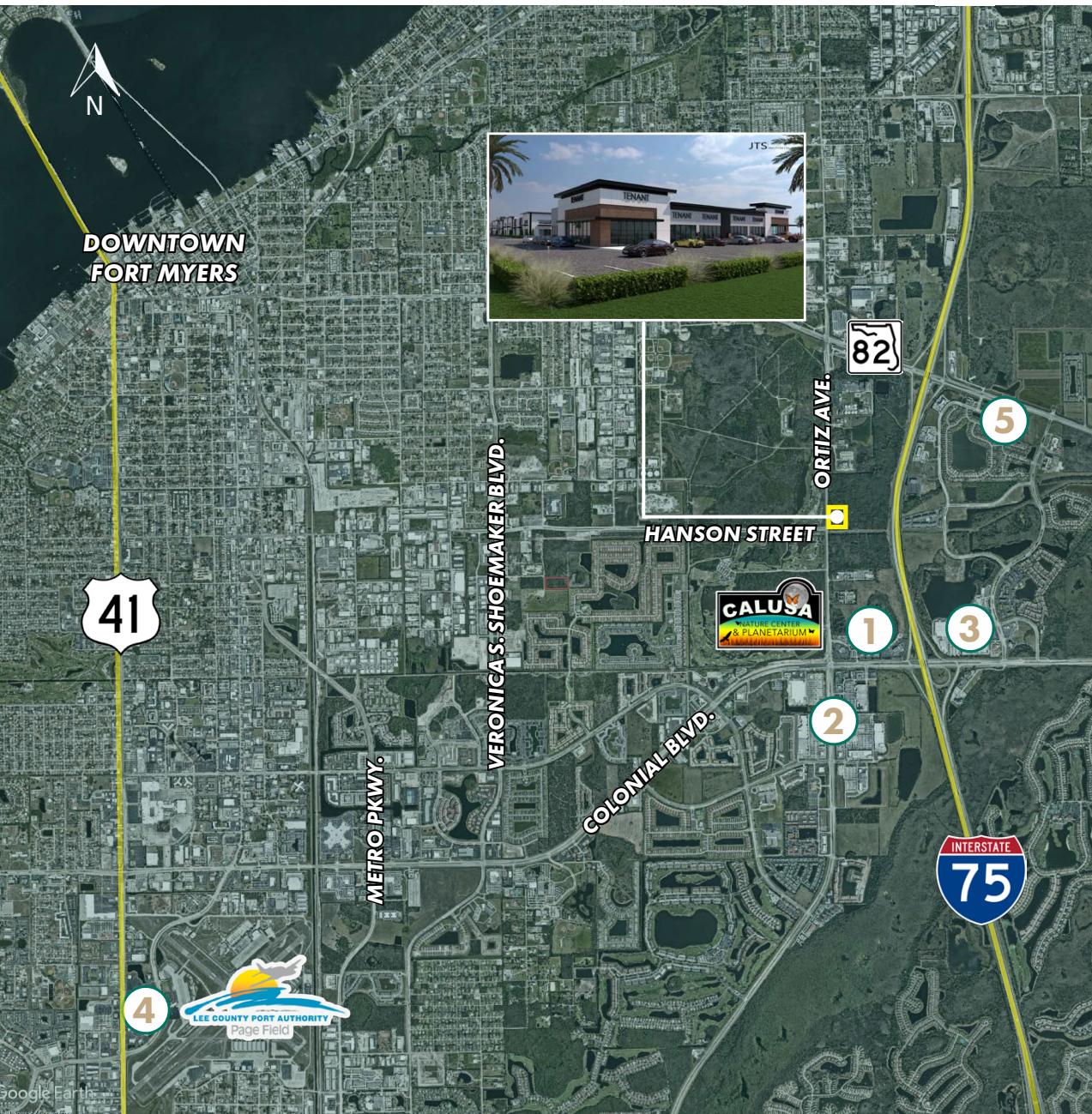
MASTER CONCEPT PLAN



PROPERTY AERIAL



RETAIL MAP



SURROUNDING NOTABLE RETAIL

1. COLONIAL CENTER



2. CYPRESS WOODS & COLONIAL SQUARE



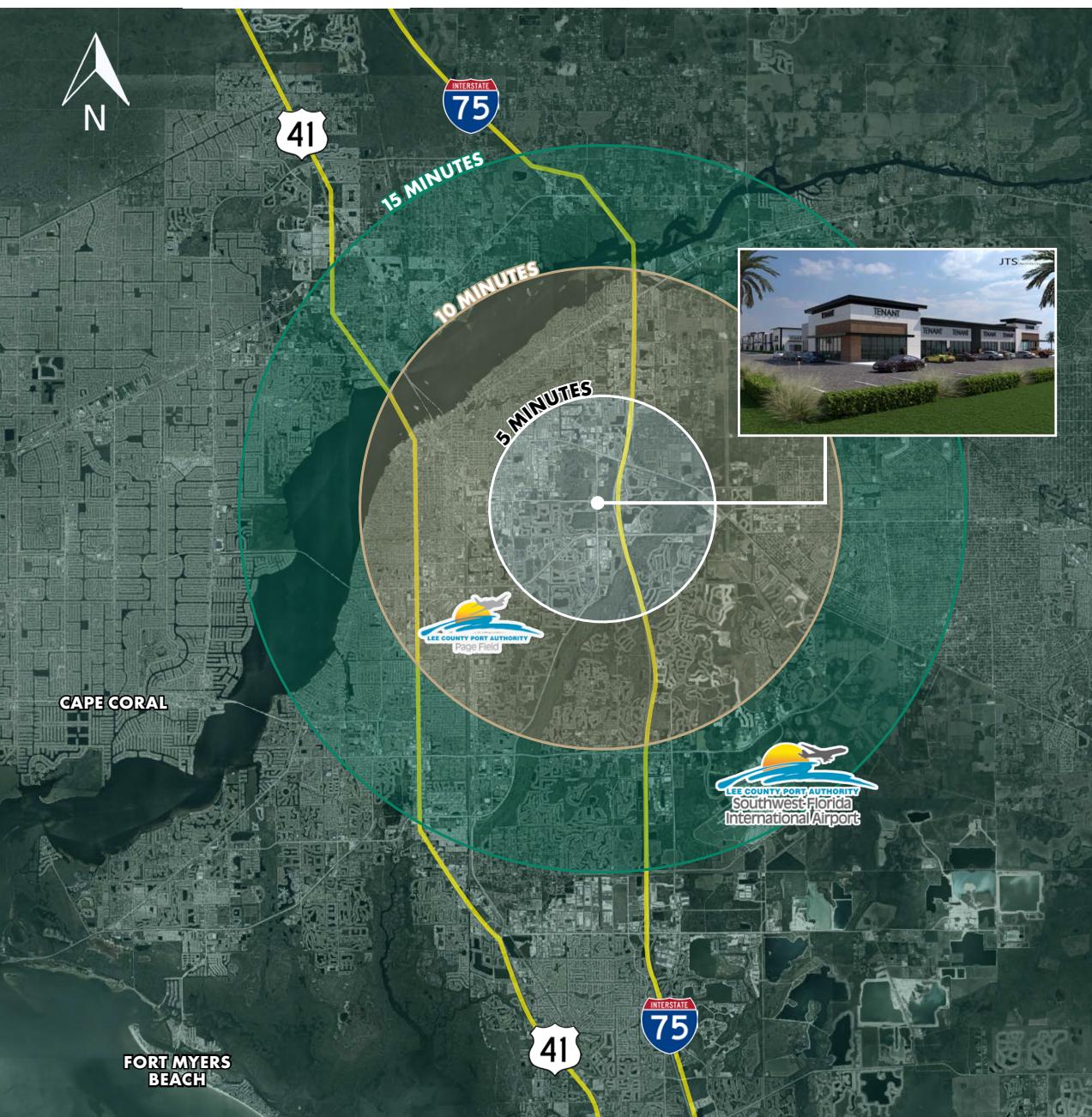
3. THE FORUM



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)



LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Landlord. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Landlord has knowledge. Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming letter of intent, that agreement shall prevail. It is not intended to be a substitute for any inspections or professional advice the Tenant may wish to obtain. The Landlord and LSI Companies disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Tenant to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed. Potential tenant acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the Potential Tenant, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties.