

# Arborwood Village CPD

## NEW CONSTRUCTION RETAIL CENTER

### FOR LEASE

DANIEL'S PARKWAY & I-75 INTERCHANGE | FORT MYERS, FL

WILLIAM RAVEIS

COMMERCIAL

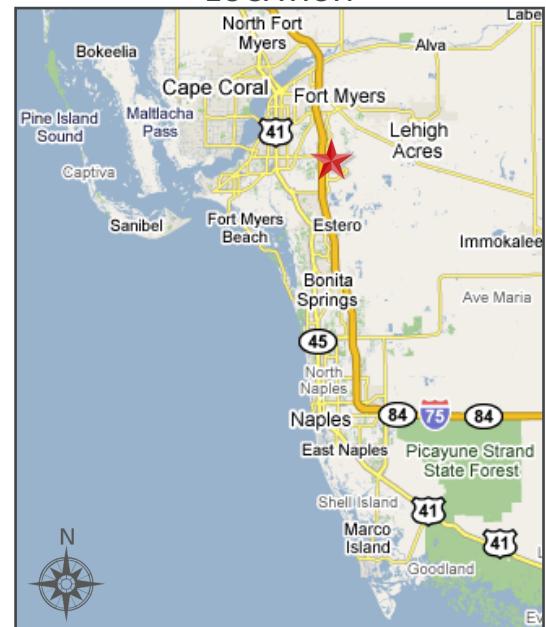
850 5th Avenue South | Naples, FL

[www.NaplesCommercialRealty.com](http://www.NaplesCommercialRealty.com)



- PROPERTY:** 15,335sf +/- retail center for lease
- PERMITTED USES:** Retail, restaurant, office, medical
- LOCATION:** NWQ of Daniels Pkwy. & Treeline Ave.
- DETAILS:** New construction retail center located in high growth corridor. Underserved retail market, great demographics.  
Unit sizes starting at 1,335sf +/-
- TRAFFIC COUNTS:** Daniels Pkwy: 56,400 AADT  
Treeline Ave: 23,000 AADT  
I-75: 119,082 AADT
- PRICING:** \$40.00psf NNN (gray shell delivery)

#### LOCATION



Michael Maurer

239.289.9946

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## FRONT ELEVATION



## 2024 DEMOGRAPHICS

Source: Co-Star

DEMO	1-MILE	3-MILE	5-MILE
Total Population	1,519	27,887	89,054
Avg Household Income	\$149,137	\$117,587	\$105,575
Total Households	851	13,553	38,856
Median Age	67.2	61.0	50.2

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## DRONE PIC FACING SOUTHWEST



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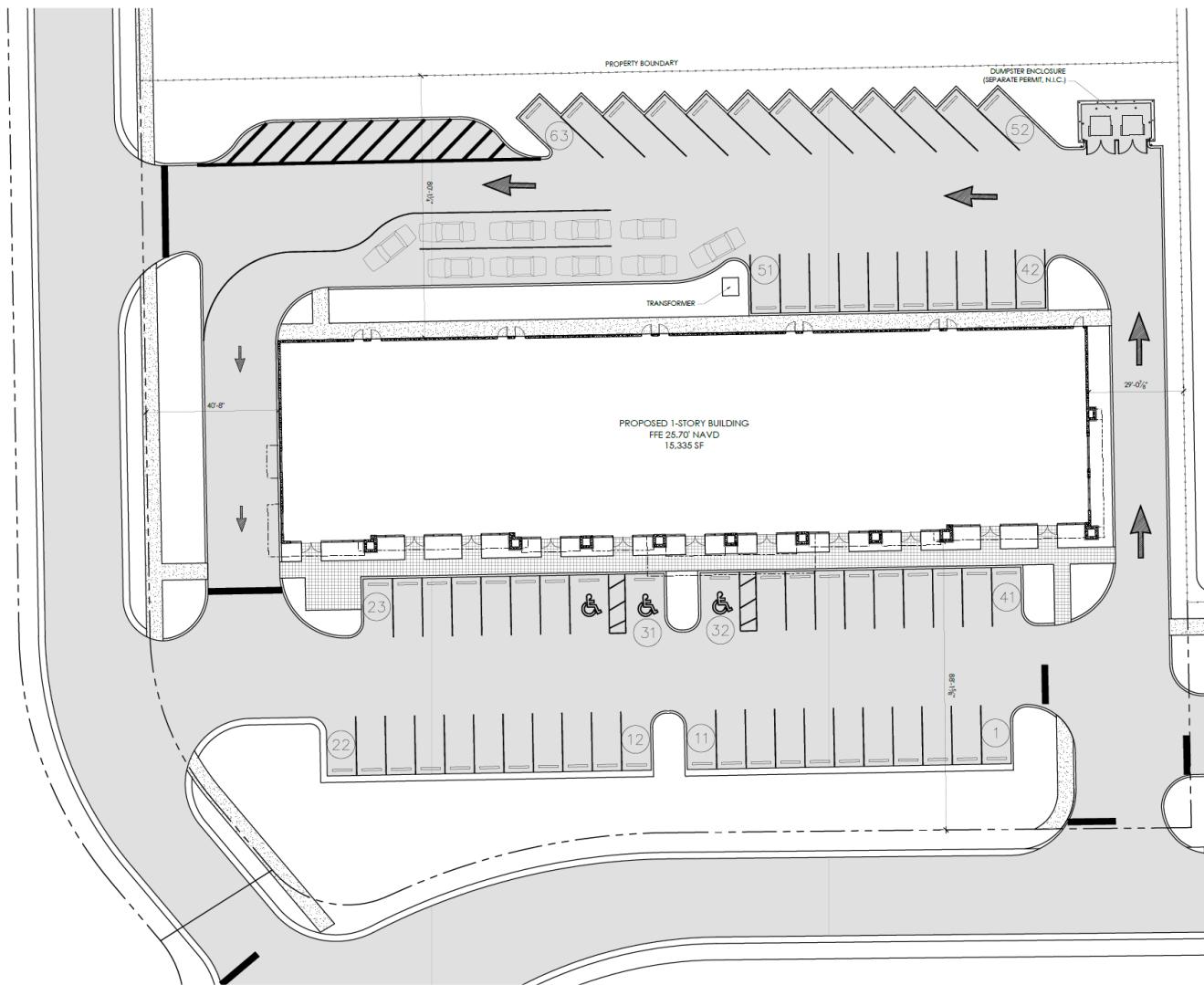
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## SITE PLAN



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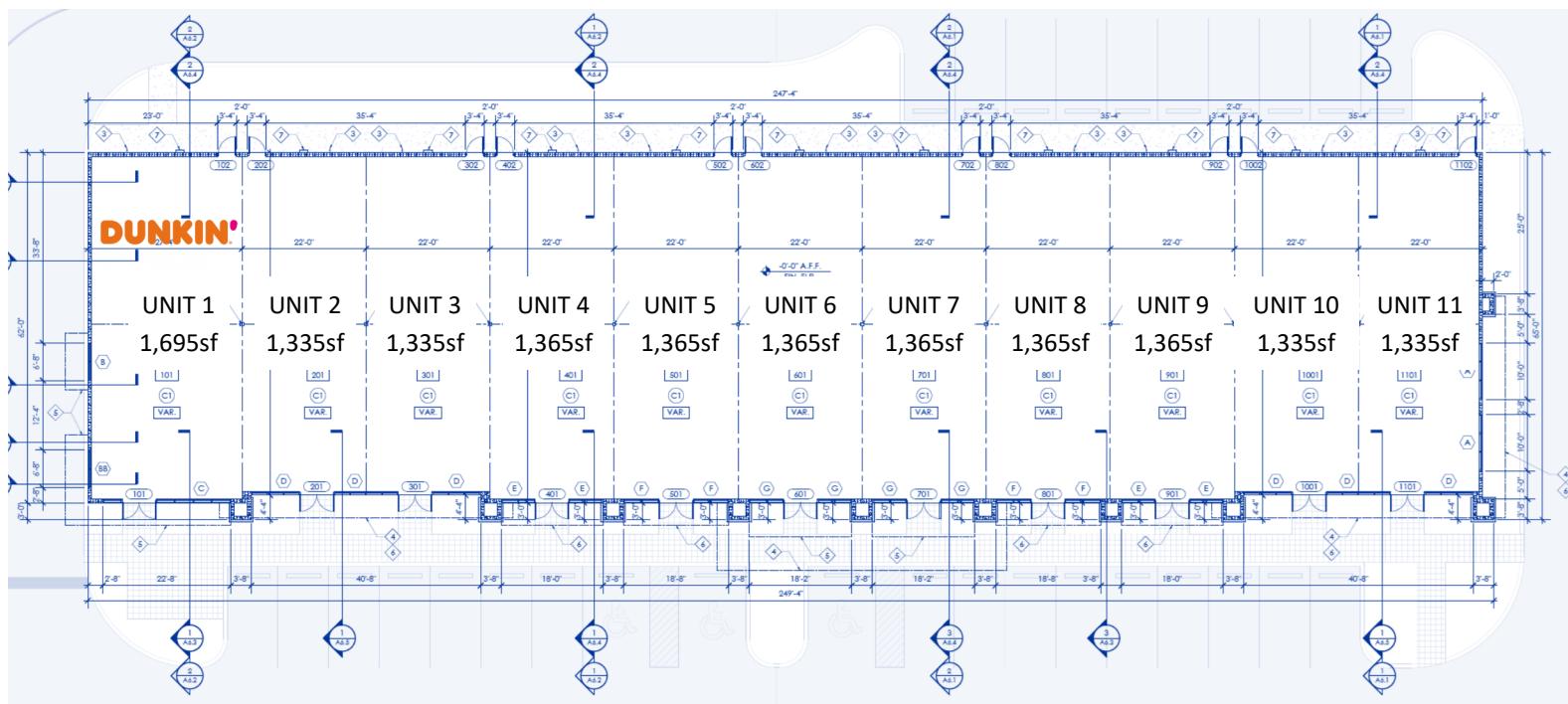
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## FLOOR PLAN



\*SF listed above is approximate; subject to change

Units may be combined

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## DEVELOPMENT RENDERING



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## DELIVERY SPECS

### **“Gray Shell” Delivery by Landlord:**

- Clear double glazed low-E glass storefront which shall include a double door entrance with cylinder lock.
- Supply and install a commercial grade rear receiving door.
- Demising interior firewalls with three (3) electrical outlets per wall—location by Landlord.
- Single-ply, insulated roof & walk pads.
- Plumbing rough-in for one (1) restroom.
- Sanitary waste line tie-in and potable water line.
- Electrical Service: 200 Amp, 120/208V, 3-phase per panel plus one (1) service outlet adjacent to panel (Additional power requirements shall be at Tenant's sole cost and expense).
- Landlord to provide fire suppression system for building shell. Any and all modifications to said system shall be sole cost and responsibility of Tenant. Tenant shall utilize Landlord's fire sprinkler subcontractor.
- Fire extinguisher per code.
- Flooring: dirt floor (compacted and graded).
- Broadband Telecommunication: Telephone and internet shall be provided to main mechanical room of the building. Tenant is responsible for all costs/work associated with connecting/pulling said wires to Premises.

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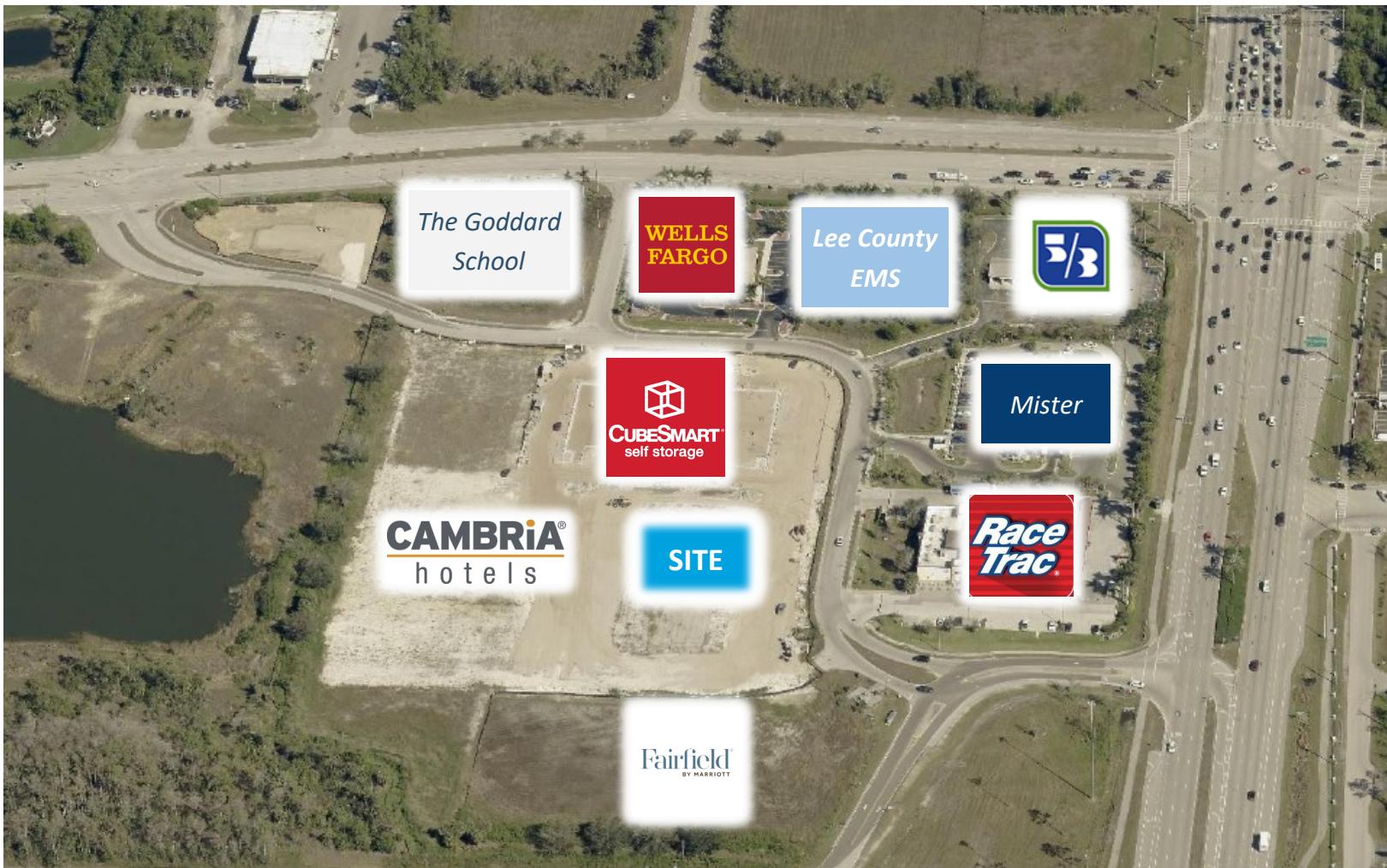
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## OVERHEAD AERIAL



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# WILLIAM RAVEIS

## COMMERCIAL

William Raveis Real Estate was founded in 1974 in Connecticut, and has since become the largest family owned real estate company in the Northeast and the 9th largest real estate company in the United States, with real estate and mortgage sales exceeding \$10B annually.

With offices in Connecticut, Florida, Maine, Massachusetts, New Hampshire, New Jersey, New York, Rhode Island, and Vermont and over 4,000 agents across the Northeast and Florida.

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