



# The Marketplace at Coconut Point

ESTERO, FLORIDA

---

US 41 & SWEETWATER RANCH BOULEVARD

---





# The Marketplace at Coconut Point

## THE VISION



### **The last commercial retail in the popular Coconut Point lifestyle center.**

The Marketplace at Coconut Point is located in Estero, Florida and is the last remaining commercial frontage within the Coconut Point Development, which includes over 140 stores and up to 1.5 million square feet of retail.

Located along the east side of S. Tamiami Trail/US 41 (traffic counts of 56,875), the property has excellent visibility and accessibility. It has proximity to Hertz World Headquarters as well.

Plans for the development include a national hamburger franchise, a national high quality full-service restaurant, a national high-end coffee shop as well as 30,000 sf for additional restaurants with outdoor seating, specialty dessert, family and specialized medical services, and boutique retail spaces.

**Help us serve the community and join The Marketplace at Coconut Point, another quality development by Konover South.**



# The Marketplace at Coconut Point

## PROPOSED RETAIL SITE PLAN



BAY	TENANT	SF
<b>22770 VIA VILLAGIO</b>		
	McDonald's	4,455
<b>22780 VIA VILLAGIO</b>		
<b>101</b>	<b>AVAILABLE</b>	
	<b>End Cap with Patio</b>	<b>3,739</b>
<b>102</b>	<b>AVAILABLE</b>	<b>1,960</b>
<b>103</b>	<b>AVAILABLE</b>	<b>1,960</b>
<b>104</b>	<b>AVAILABLE</b>	<b>1,960</b>
<b>105</b>	<b>AVAILABLE</b>	<b>1,960</b>
<b>106</b>	<b>AVAILABLE</b>	<b>1,960</b>

BAY	TENANT	SF
<b>22790 VIA VILLAGIO</b>		
101	Starbuck's	2,570
102	Noire the Nail Bar	2,496
<b>103</b>	<b>AVAILABLE</b>	<b>1,130</b>
<b>104</b>	<b>AVAILABLE</b>	<b>3,000</b>
<b>22800 VIA VILLAGIO</b>		
<b>101</b>	<b>AVAILABLE</b>	<b>2,534</b>
<b>102</b>	<b>AVAILABLE</b>	<b>2,534</b>
<b>103</b>	<b>AVAILABLE</b>	<b>2,534</b>
<b>22810 VIA VILLAGIO</b>		
	Miller's Ale House	7,202

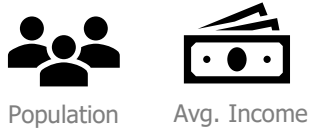
\*Elevations and site plans are for conceptual purposes and are subject to change.



# The Marketplace at Coconut Point

## DEMOGRAPHICS

### CURRENT – By drivetime



Population      Avg. Income

5 minute	13,993	\$151,555
10 minutes	44,362	\$128,219
15 minutes	99,817	\$121,116

Seasonal population increases 27% from November through April.

\*Estimated 2023. This information was provided from government and private sources deemed to be reliable, however, it is provided without representation or warranty.

### TRAFFIC COUNTS



**57,875**  
Tamiami Trail  
(US 41)

**10,306**  
Coconut Road

### IDEALLY SUITED FOR:



- Casual dining
- Quick serve restaurant
- National coffee
- Retail shops
- Bank
- Personal service
- Dental, medical, urgent care, etc.

### PROPERTY HIGHLIGHTS

- 42,000+ SF retail space available.
- Located within the Coconut Point DRI.
- Prime commercial frontage on US-41.
- Adjacent to Hertz world headquarters.
- Last remaining frontage in Coconut Point.

### JOIN THESE ESTABLISHED TENANTS

**MILLER'S**  
ALE HOUSE®



**Noire** THE NAIL BAR





# The Marketplace at Coconut Point

## AERIAL MAP



The Marketplace at Coconut Point is located just north of the popular Coconut Point, a 1.3 million sf lifestyle center with 140 stores. The Marketplace at Coconut Point is the last commercial development available in Coconut Point.

Median home values are double the Florida national average.

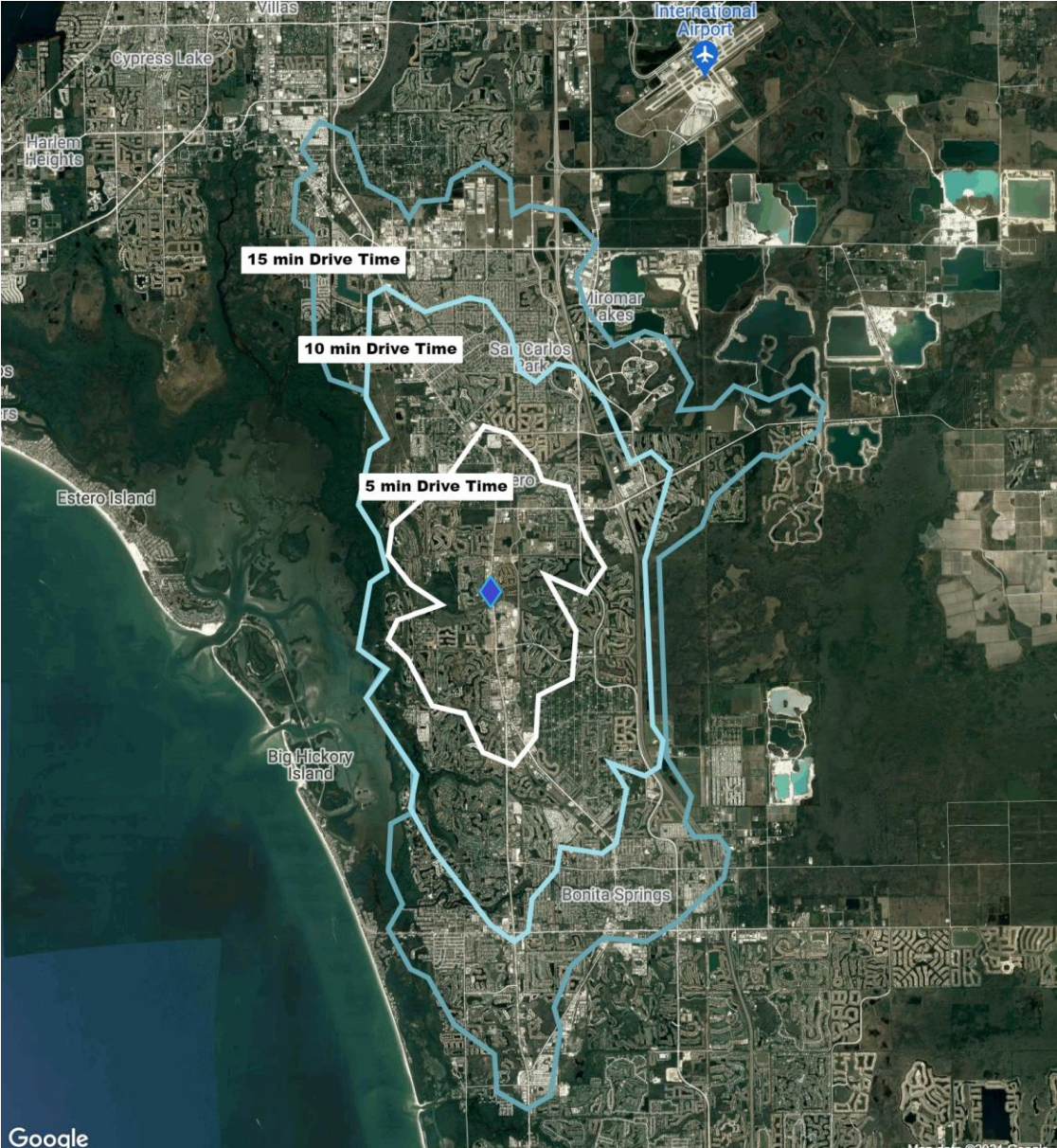
Seasonal population increases 27% from November through April.





# The Marketplace at Coconut Point

## TRADE AREA





Development. Leasing. Management.  
**Since 1957**

Built on a legacy of family tradition spanning three generations, Deerfield Beach, Florida-based Konover South, LLC, continues the successful track record of The Simon Konover organization.

Konover South is a fully integrated real estate organization recognized as one of the premier real estate entities operating throughout the Southeastern United States. Established over 60 years ago, Konover South excels in real estate development, property acquisition, asset management, property management, leasing, construction and ownership.

**FOR LEASING INFORMATION CONTACT:**



Jessica McEvoy  
239-220-1535  
[jmcevoy@lqcre.com](mailto:jmcevoy@lqcre.com)