



For Lease

13499 S Cleveland Ave.
Fort Myers, FL 33907

Colliers

Accelerating success.



Lifestyle Shopping Center



Property Highlights

Bell Tower is the ultimate shopping destination in Fort Myers. The outdoor property is located at the intersection of Daniels Parkway and US 41, in the heart of the city. The revitalized center now serves as the ultimate lifestyle experience with a fresh mix of shopping, dining, and entertainment options unique to the area. The open-air promenade features lush landscaping amid bustling common areas and patios, making it the perfect place to sip, stroll, shop or dine.

- 365,000 SF shopping center
- Class A
- 40 shops and restaurants
- Regal and Screen X Theater
- Contemporary look
 - Redesigned storefronts
 - Improved sightlines & lighting
 - Updated landscaping
 - Multiple sitting areas and shaded patios
 - Widened entries and visibility

BELL TOWER
FORT MYERS



Property Highlights

Bell Tower offers an elevated merchandising mix for a unique shopping experience, as well as an entertainment destination for the full-time and seasonal residents:

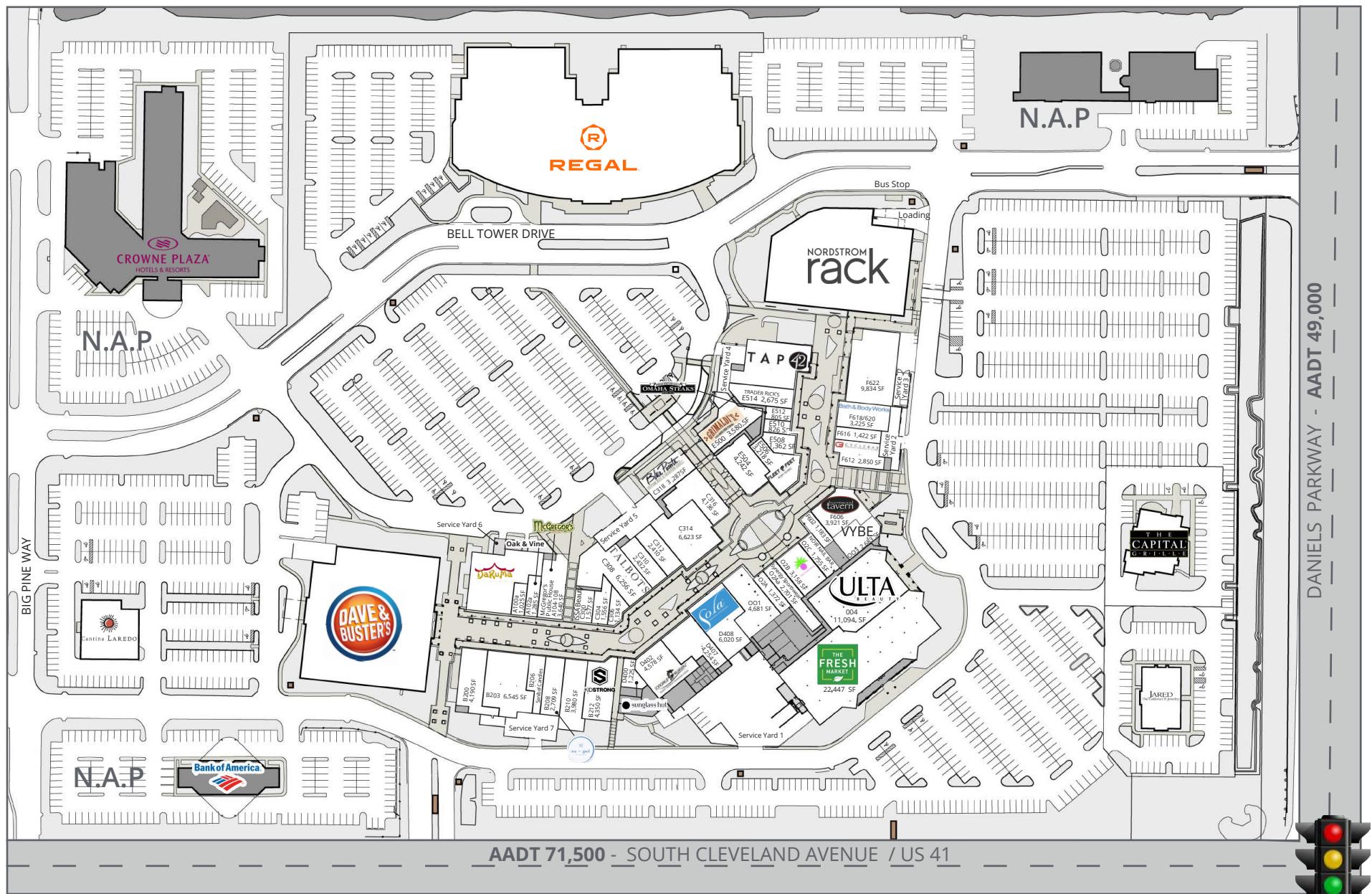
- Anchor Stores:
 - **Nordstrom Rack**
 - The Fresh Market
 - Dave & Buster's
- Specialty Retail
- Lifestyle Service
- Fitness
- Unique restaurants:
 - The Capital Grille
 - Daruma Japanese Steakhouse
 - Burntwood Tavern
 - McGregor's Public House
 - Tap 42
 - Vybe (coming soon)
- Entertainment, including community events
- Regal and Screen X Theater

BELL TOWER
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Site Plan

BELL TOWER
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Availability

BELL TOWER

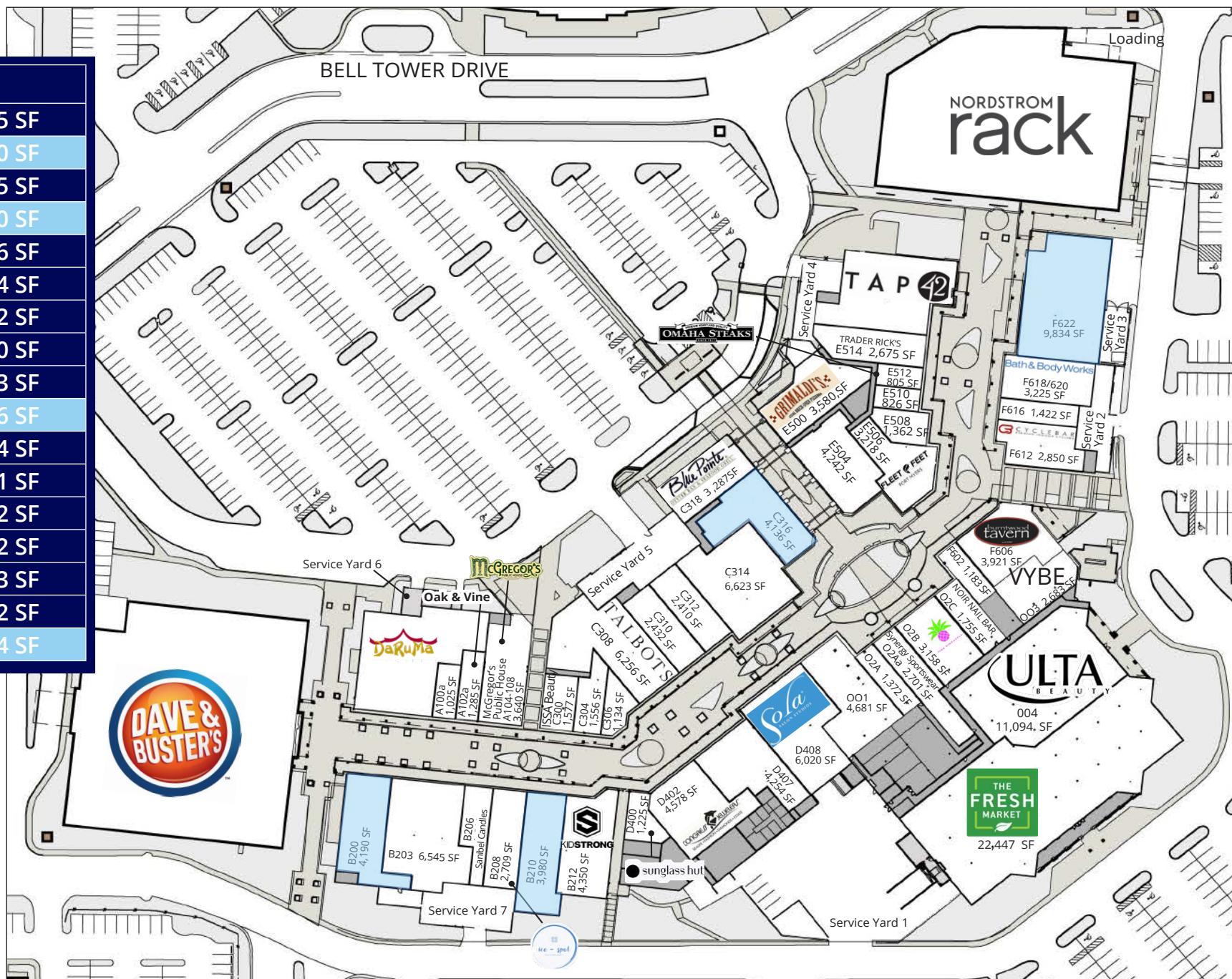
FORT MYERS

Space	SF
A100a	1,025 SF
B200/143	4,190 SF
B203	6,545 SF
B210	3,980 SF
C304/119	1,556 SF
C306	1,134 SF
C310	2,432 SF
C312	2,410 SF
C314/135	6,623 SF
C316	4,136 SF
D407	4,254 SF
001/181	4,681 SF
02A	1,372 SF
E504/207	4,242 SF
F602/247	1,183 SF
F616	1,422 SF
F622	9,834 SF

2nd Generation Restaurants

Inquire for Rate

NNN: \$8.64 PSF



Market Area

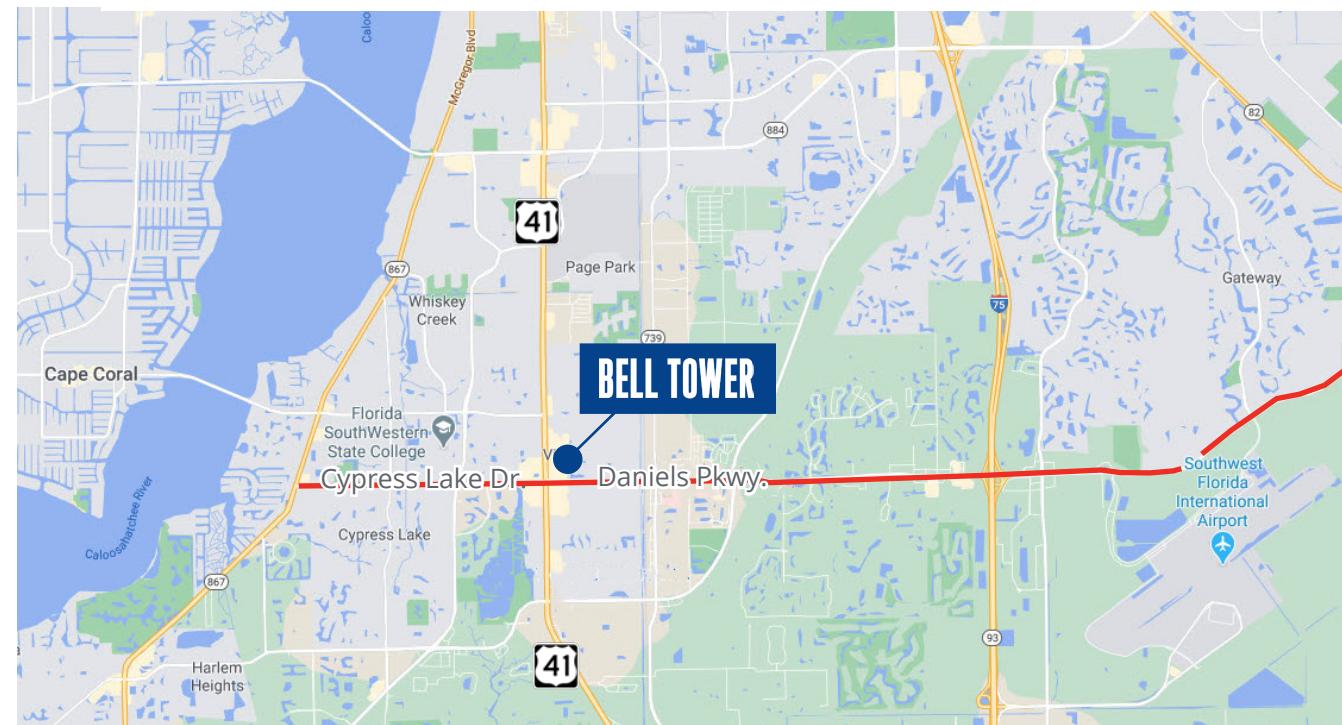
BELL TOWER
FORT MYERS

Bell Tower is located in Fort Myers, one of the fastest growing cities in the United States (Forbes Magazine). The shopping center sits at the signalized intersection of Daniels Parkway and US 41, one of the busiest commercial corridor in the Fort Myers/Cape Coral area.

Fort Myers, Lee County, is the gateway to the Southwest Florida region and a major tourist destination within Florida, popular for its beaches, fishing and shopping. Lee County receives approximately five million visitors a year that spend an estimated \$3 billion annually.

Southwest Florida is the site of the Corporate Headquarters of Chico's FAS, Hertz, Gartner Inc., and Arthrex, Inc.

Fort Myers is home to the Boston Red Sox and the Minnesota Twins spring training facilities.



Demographics

Total Population

 1-Mile: 9,396
3-Mile: 67,013
5-Mile: 139,669

Daytime Population

 1-Mile: 18,082
3-Mile: 90,689
5-Mile: 183,958

Average HH Income

 1-Mile: \$79,067
3-Mile: \$86,957
5-Mile: \$98,376

Households

 1-Mile: 5,058
3-Mile: 32,812
5-Mile: 65,595

Median Age

 1-Mile: 56.4
3-Mile: 53.7
5-Mile: 52.5

Traffic - AADT

 Daniels Pkwy.: 49,000
US 41: 71,500

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