

LEASE OR SALE

Alico Plaza

8156 ALICO RD, UNITS 16 & 17

Fort Myers, FL 33912

PRESENTED BY:

LAURI ALBION

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE:	\$35.00SF/yr (NNN)
NUMBER OF UNITS:	19
AVAILABLE UNITS:	16 & 17
BUILDING SIZE:	28,925 SF
UNIT SIZE	1,580 sf

Units are available in vanilla shells with hookups for water, sewer, electric, gas, and phone. One (1) new HVAC unit with ductwork to open ceiling. All drywall to be Level 4 finish to allow for final painting (which painting shall be by Tenant and shall not be a part of Landlord's Work). Floor finish: concrete slab floor. Open exposed black ceiling. 200 standard up to 400 amp electricity. Main water line: 1 inch.. One bathroom, concrete floors, light fixtures as per code.

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ALICO PLAZA | 8156 Alico Rd Fort Myers, FL 33912

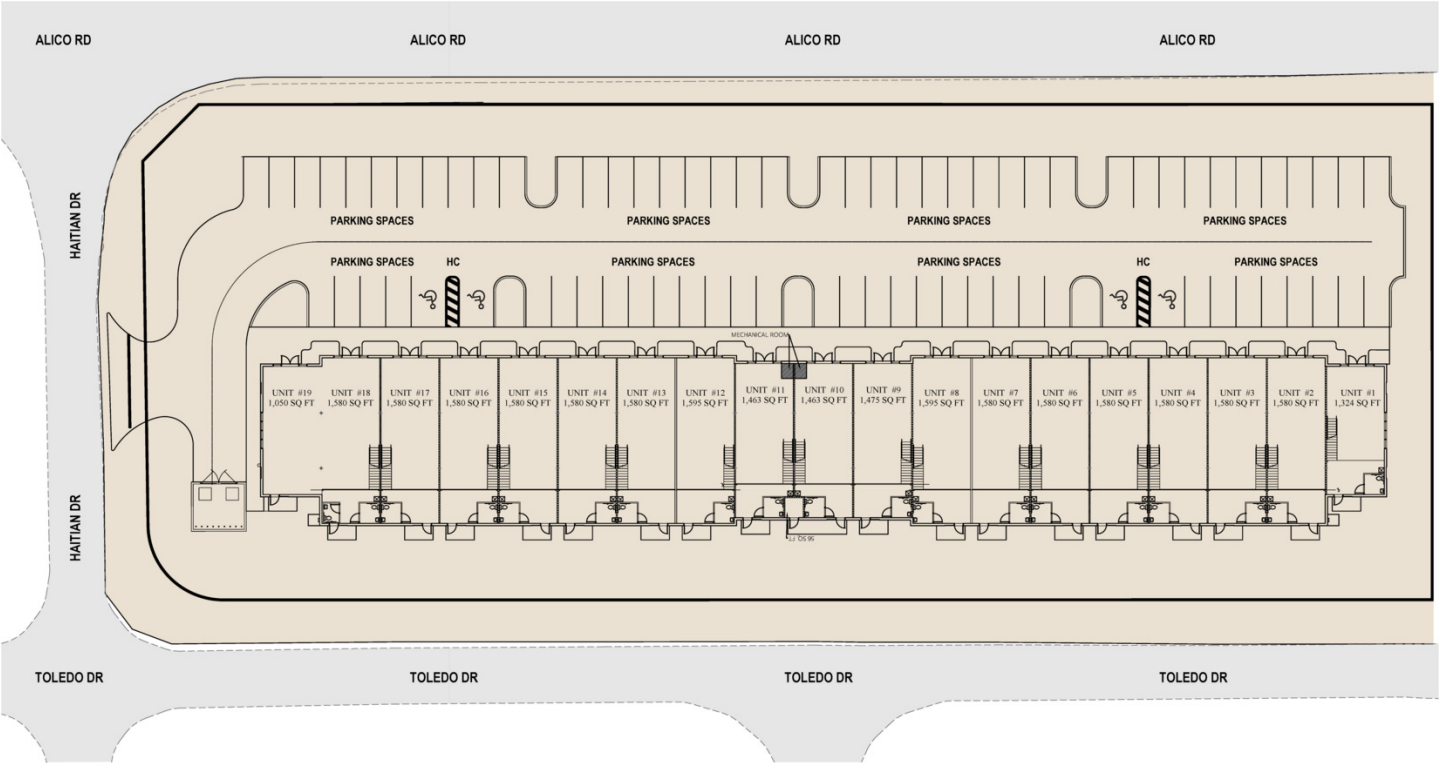


PROPERTY HIGHLIGHTS

- Modern and state-of-the-art retail space for lease 1 +/- mile west of the I-75 interchange.
- Ideal for retail, service-oriented commercial, and restaurant cafe-style dining
- Located in a prime area of Lee County
- High-visibility storefront for excellent exposure
- Customizable space to suit various business needs
- Proximity to major transportation routes
- Modern amenities and infrastructure

SVN | COMMERCIAL PARTNERS 2

SITE PLAN



Address: 95 Merrick Way, Floor 7, Suite 710
Coral Gables FL 33134
Contact: +1 (305) 677-9833
Website: www.colfaxrealty.com

Customer: ALICO PLAZA, LLC
Project: ALICO PLAZA, LLC
Architect: n/a

Description:
Alico L-7 Keyplan / Siteplan

Date: _____
Customer's approval: _____

Unit	SF	Sf mezzanine	Total SQFT
1	1050	274	1324
2	1313	267	1580
3	1313	267	1580
4	1313	267	1580
5	1313	267	1580
6	1313	267	1580
7	1313	267	1580
8	1330	265	1595
9	1210	265	1475
10	1196	267	1463

Unit	SF	Sf mezzanine	Total SQFT
11	1196	267	1463
12	1330	265	1595
13	1313	267	1580
14	1313	267	1580
15	1313	267	1580
16	1313	267	1580
17	1313	267	1580
18	1313	267	1580
19	1050		1050

TOTAL	
SF	24118
Sf mezzanine	4807
Total SQFT	28925

Issue: 01
02
03
04
05
06
Date: 07-06-2023
08-08-2023
08-23-2023
12-27-2024
01-25-2025
01-29-2025

A-1

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DEMOGRAPHICS AND CONSUMER SPEND

DEMOGRAPHICS

2023 Summary	1 Mile	3 Miles	5 Miles
Population	4,983	41,196	88,940
Households	1,782	16,426	39,240
Workday Population	17,892	51,504	246,033
Median Home Value	\$249.6k	\$294k	\$305.3k
Median Age	35.5	41.1	50.6
Median HH Income	\$75.6K	\$77.8k	\$78.2k
Avg Household Income	\$89.3k	\$98.4k	\$100.6k

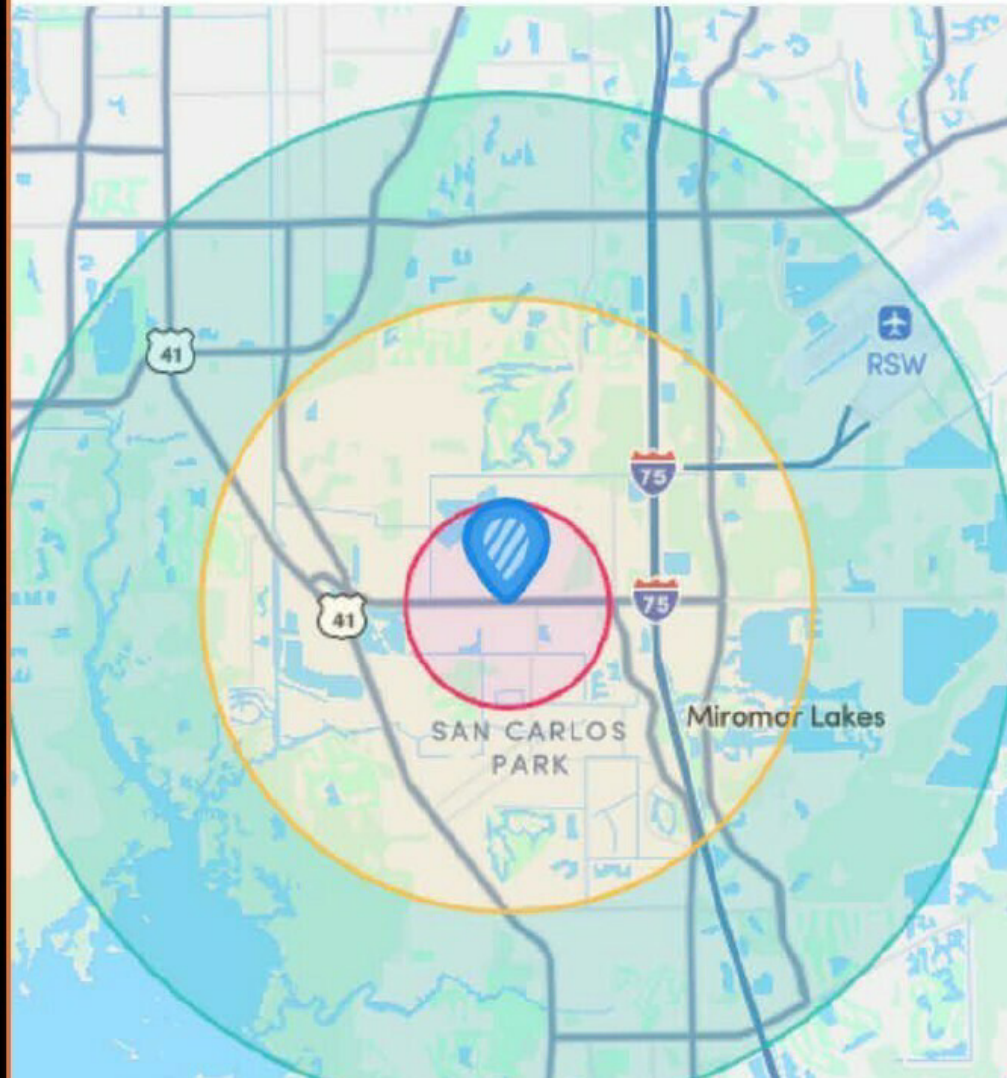
 **\$1.2B**
TOTAL
CONSUMER
SPEND (5 MI)

 **3.8%**
POPULATION
GROWTH 5 YR
(5 MI)

 **\$78.2k**
MEDIAN HH
INCOME
(5 MIN)

 **\$305.3k**
MEDIAN HOME
VALUE
(5 MIN)

 **50.6**
MEDIAN AGE
(5 MIN)

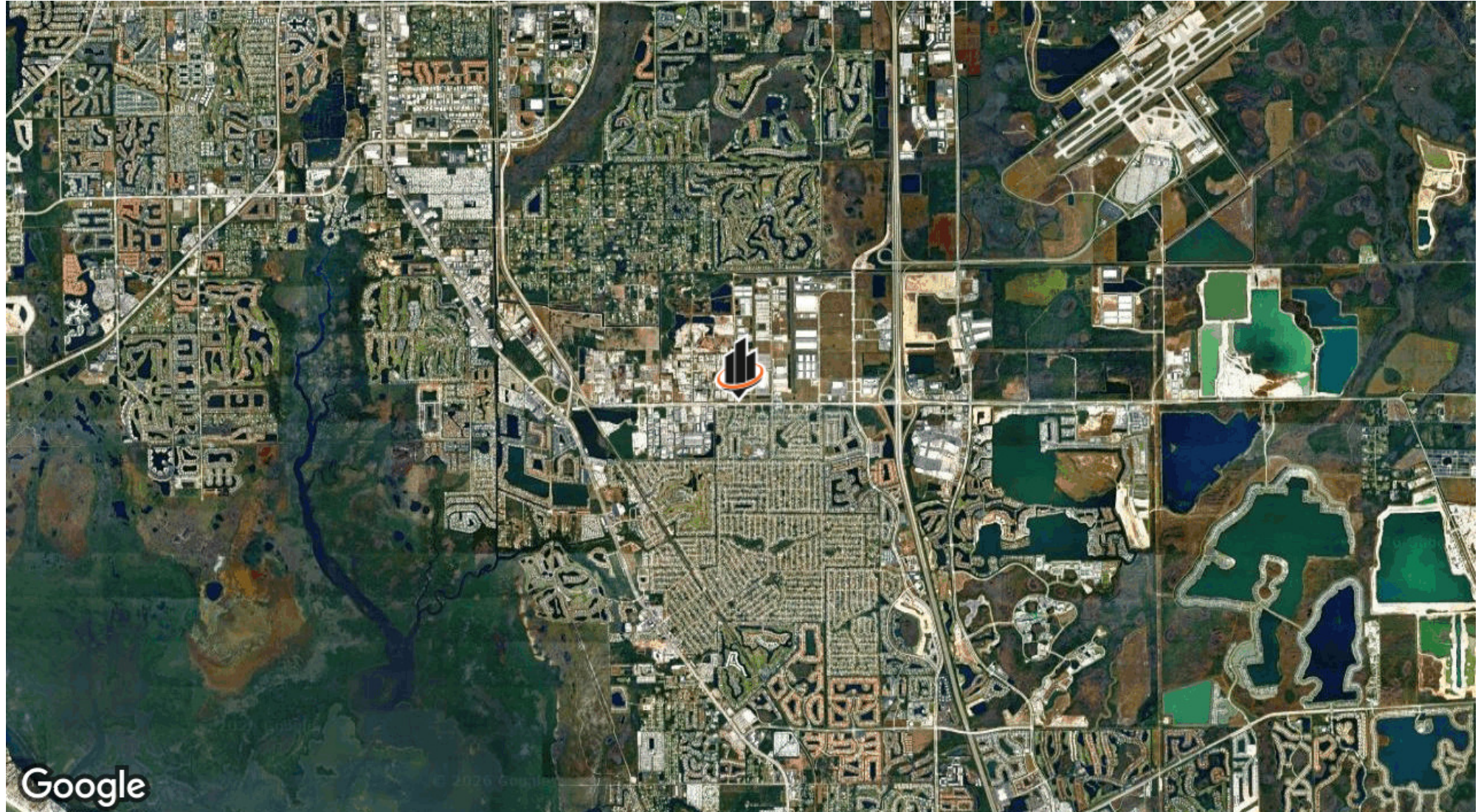


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LOCATION MAP



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