

**FRESHMAN AND DANIELS
8270 DANIELS PKWY
FORT MYERS, FLORIDA**



FOR LEASE

FRESHMAN & DANIELS

8270 Daniels Parkway, Fort Myers, FL 33912

Future Signalized Corner

For Lease



Daniels Pkwy | 62,000 AADT

Parcel C
±1.86 AC

Parcel A
±2.21 AC

1,020 ft
240 ft

Freshman Ln



**Future
4-Way
Traffic Signal**

Permitted Uses

- | | |
|------------------------------|--------------------------|
| Banks and Financial | Administrative Office |
| Fast Food Restaurants | Pet Services, Pet Shops |
| Restaurants | Laundry and Dry Cleaning |
| Drive-Thru for Permitted Use | Real Estate Sales Office |
| Hardware Store | Personal Services |
| Healthcare Facilities | Supermarket |
| Schools | Drugstore/Pharmacy |
| Medical Offices | Specialty Retail Shops |
| Clothing Store, General | Assisted Living Facility |

Contact us for full list

Contact Us:
Gaston Lulinski
786.683.9698
gaston@tlddeveloper.com

FRESHMAN & DANIELS

West View



INTERSTATE 75

Southwest Florida International Airport

Class A Offices 44k SQFT

Riverside Church

McDonald's, Arby's, DQ, TIRE CHOICE, Quality Suites, WH, CVS

Spring Hill Suites, Hampton Inn, LA QUINTA, Marriott, 7 ELEVEN, BURGER KING, W, DUNKIN', Starbucks

Race Trac

Excalibur Motor Condominiums

TSC TRACTOR SUPPLY CO
Under Construction

Daniels Pkwy | 62,000 AADT



Daniels Place by Neal Communities

Future 4-Way Traffic Signal

Freshman Ln

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FRESHMAN & DANIELS

East View



Gulf Coast Medical Center
699-bed hospital



Parker Commons
10 Class "A" Buildings
Medical & Professional
Office Park

The Colony – 280 homes
Musa – 300 condo units

Cross Creek Golf & Country Club
905 Units



Church of the Cross

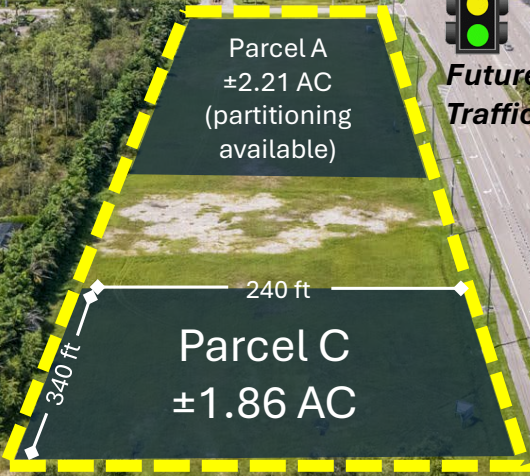
Proposed
+37,000 SQFT
Multi-use Plaza



Future 4-Way
Traffic Signal

Daniels Place
by Neal Communities

TSC TRACTOR SUPPLY CO
Under Construction



Daniels Pkwy | 62,000 AADT
INTERSTATE 75
1.3 mi

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Fire Department

FRESHMAN LN & DANIELS PKWY

AERIAL



Cross Creek Golf & Country Club
905 Units

Parker Commons
10 Class "A" Buildings
Medical & Professional
Office Park

**Music & Arts
Community
Center**

**Excalibur Motor
Condominiums**
52 Luxury Motor Units
Coming Q4 2024

**Proposed
+37,000 SQFT
Multi-use Plaza**



Daniels Pkwy | 62,000 AADT

Future 4-Way
Traffic Signal



Daniels Pkwy | 62,000 AADT



1.3 mi

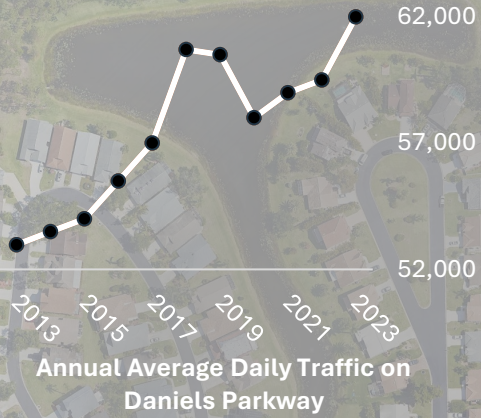
**Parcel A
±2.21 AC**

**Parcel C
±1.86 AC**

**Church of
the Cross**

Fire Department

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American Colony

Sophomore Ln

Freshman Ln

FRESHMAN & DANIELS

COMMERCIAL CORRIDOR



Cross Creek Golf & Country Club
905 Units

Pelican Preserve - 2500 homes
Colonial Country Club - 1699 units
Bridgetown at The Plantation - 1,000 homes
Botanica Lakes - 685 homes
Somerset at the Plantation - 954 homes
Marina Bay - 246 homes

Renaissance Community
+320 Family Homes

CVS
Five Below

Gulf Coast Medical Center
699-bed hospital

Lee Health Sports Complex
-South Fort Myers High School

Southwest Florida International Airport
+10MM passengers in 2023
Top 50 U.S. airports passenger traffic
Aug 2024 FAA granted \$24.9 million

The Colony - 280 homes
Musa - 300 condo units

Eagle Ridge
400-acre, 605-unit community

Olde Hickory - 175 homes,
126 units, and 260 condominiums
Legends - 1,291 homes
Fiddlesticks - 585 homes

Premier Airport Park
Class A - 225 Acre distribution & manufacturing park with entitlements for 1,875,000 SQFT

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FRESHMAN & DANIELS

DEMOGRAPHICS



Total Population
 1-Mile: 5,842
 3-Mile: 32,594
 5-Mile: 129,461
 10-Mile: 436,402



Daytime Employment
 1-Mile: 2,591
 3-Mile: 22,965
 5-Mile: 101,149
 10-Mile: 211,401



Households
 1-Mile: 2,802
 3-Mile: 15,030
 5-Mile: 58,747
 10-Mile: 186,231



Avg. Household Income
 1-Mile: \$104,079
 3-Mile: \$112,897
 5-Mile: \$90,059
 10-Mile: \$86,117

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