

ALICO CROSSING

FOR SALE • PREMIUM INTERSTATE LAND OPPORTUNITY
16541 THREE OAKS PKWY • FORT MYERS, FL 33912



FUTURE MOB

THREE OAKS
DISTRIBUTION
CENTER 600,000 SF

FUTURE
MULTIFAMILY
475± UNITS

PENDING SELF
STORAGE

THE
Centro
256± UNITS

MARRIOTT
STUDIO RES
124 ROOMS

TOWNEPLACE
SUITES
MARRIOTT

FLOOR
DECOR

EXIT 128

DRIVE THRU COFFEE
ROADIES
PIT STOP

PENDING QSR



ALICO ROAD

47,000± AADT

THREE OAKS PKWY



CONTACT US:

TONY MANGIONE
Partner
239.334.3040
Tony.Mangione@trinitycre.com

KALEB GERALD
Associate
239.334.3040
kaleb.gerald@trinitycre.com



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**FUTURE
BENDERSON
DEVELOPMENT**

**MULTI-FAMILY,
INDUSTRIAL,
RETAIL**

CENTERPLACE
1,950± UNITS



PRICE

Call for Details

AVAILABLE

OP 2: $1.91 \pm AC$

PERMITTED USES

General Commercial, Retail, Medical & Office

LOCATION

The subject site is located on the NWQ of I-75 & Alico Rd in Fort Myers, FL. The Site Exhibits visibility along I-75 at exit 128, and is located within close proximity to US 41.

MEMBER OF:
SITE SOURCE
RETAIL BROKER NETWORK

1 MILE	3 MILE	5 MILE
\$80,743	\$82,971	\$84,289
2,724	36,425	79,323
2,306	13,302	45,511

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2025 DEMOGRAPHICS

ALICO CROSSING



AVERAGE H.H. INCOME

1 MILE

3 MILE

5 MILE

\$80.743

\$82.971

\$84,289



POPULATION

2,724

36,425

79,323



EMPLOYMENT DENSITY

2,306

13,302

45,511



TrinityCRE.com

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