



PREMIUM RETAIL SPACE

ESTERO
PLAZA



FOR LEASE

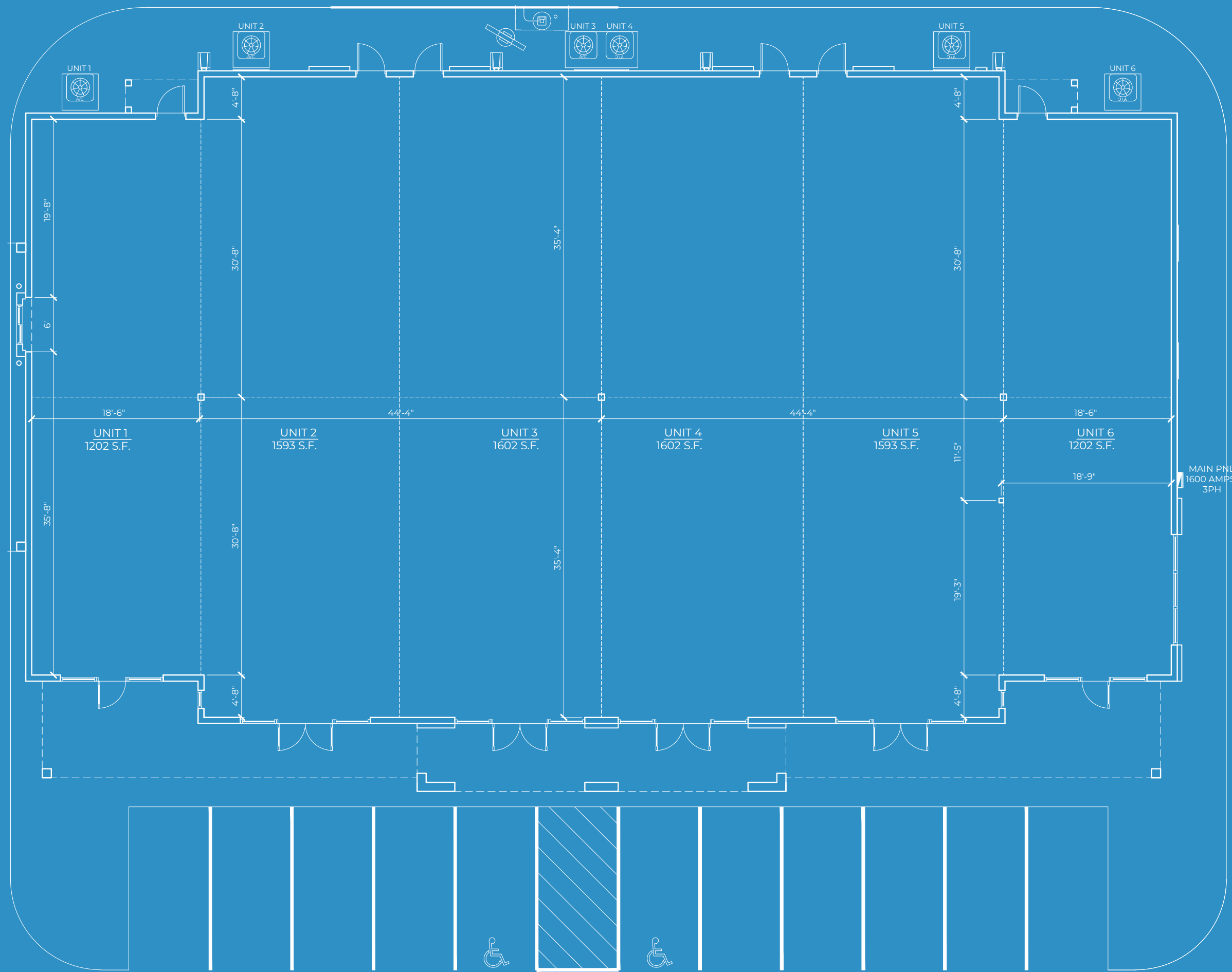
19911 Ryffel Way
Fort Myers, FL 33967





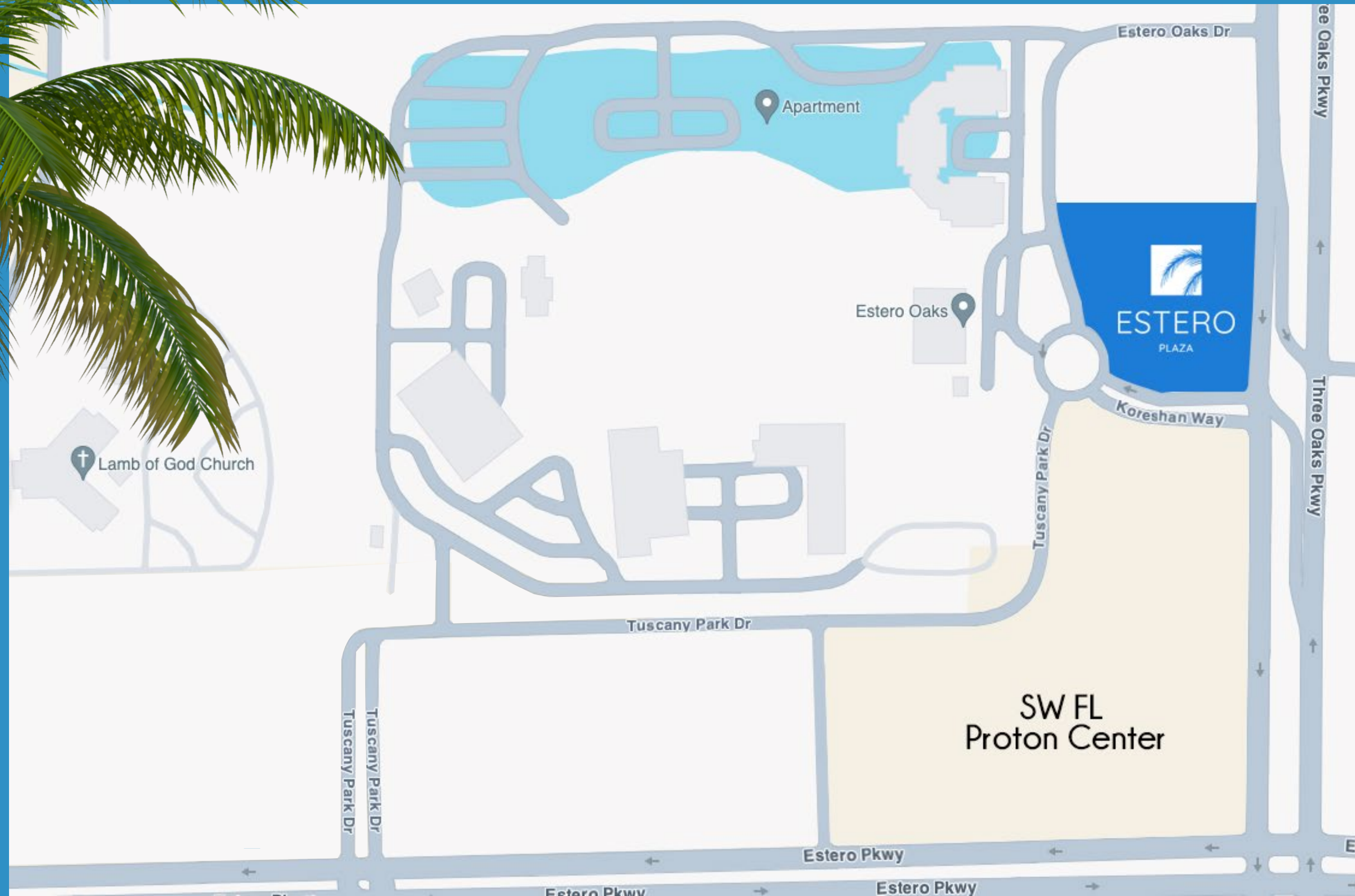
Colfax Realty and Development is proud to present a new retail opportunity in the heart of a high demanding Estero market. This plaza presents a unique opportunity for multinational AAA clients that wants to be positioned in a strategic corner.

PROPERTY OVERVIEW



• 5 store fronts • Sizes ranging from 1,200 to 2,000 Sq. Ft.
Reserve the best space for you!

NEXT TO SOUTHWEST FLORIDA PROTON THERAPY CENTER



Strategically located in the same plaza as the first cancer treatment center in South Lee County. A year-round destination for cancer patients seeking the best cancer care. With an investment of over \$65 million, in state-of-the-art technology, premium facilities and renown doctors.

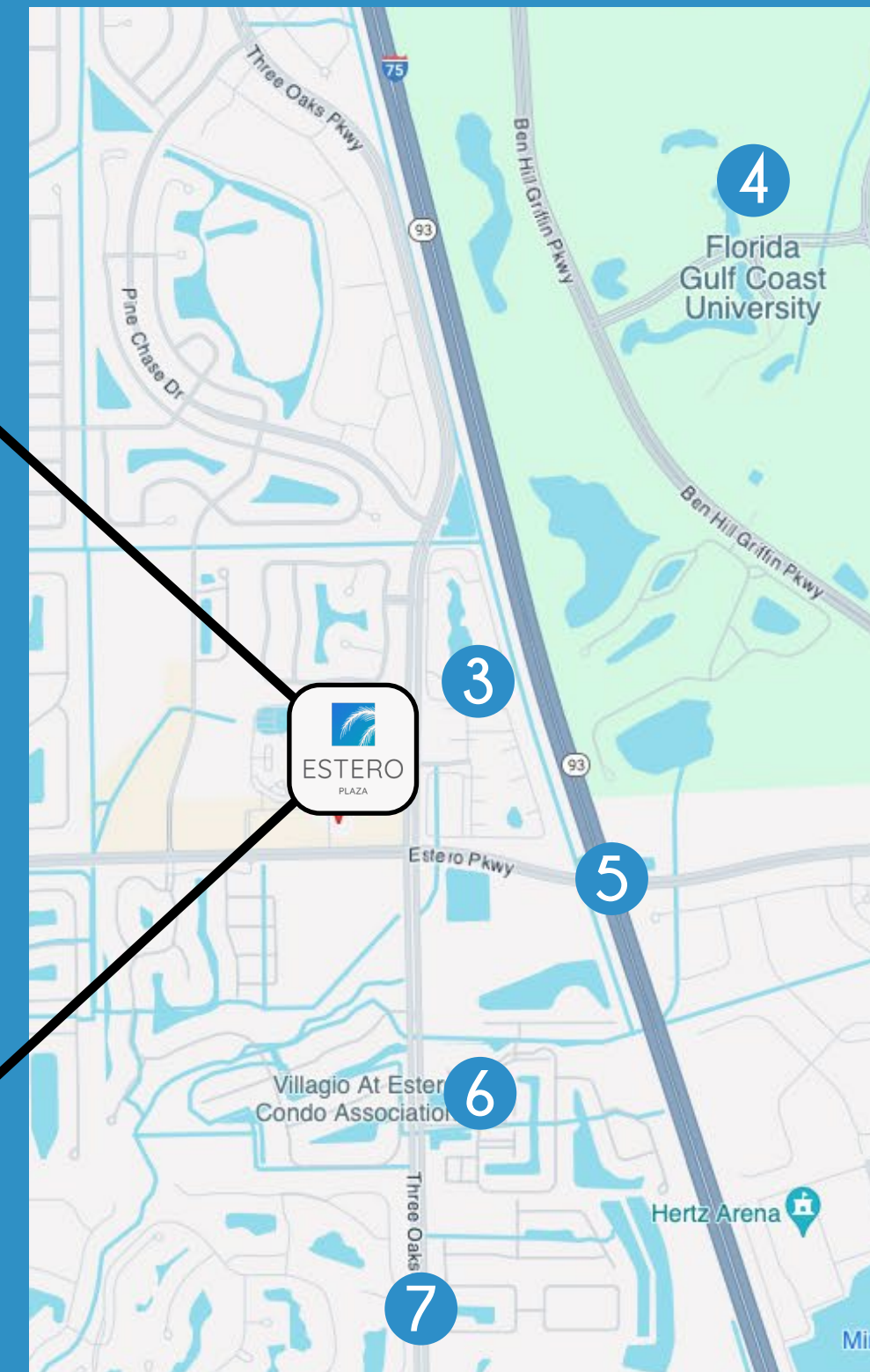
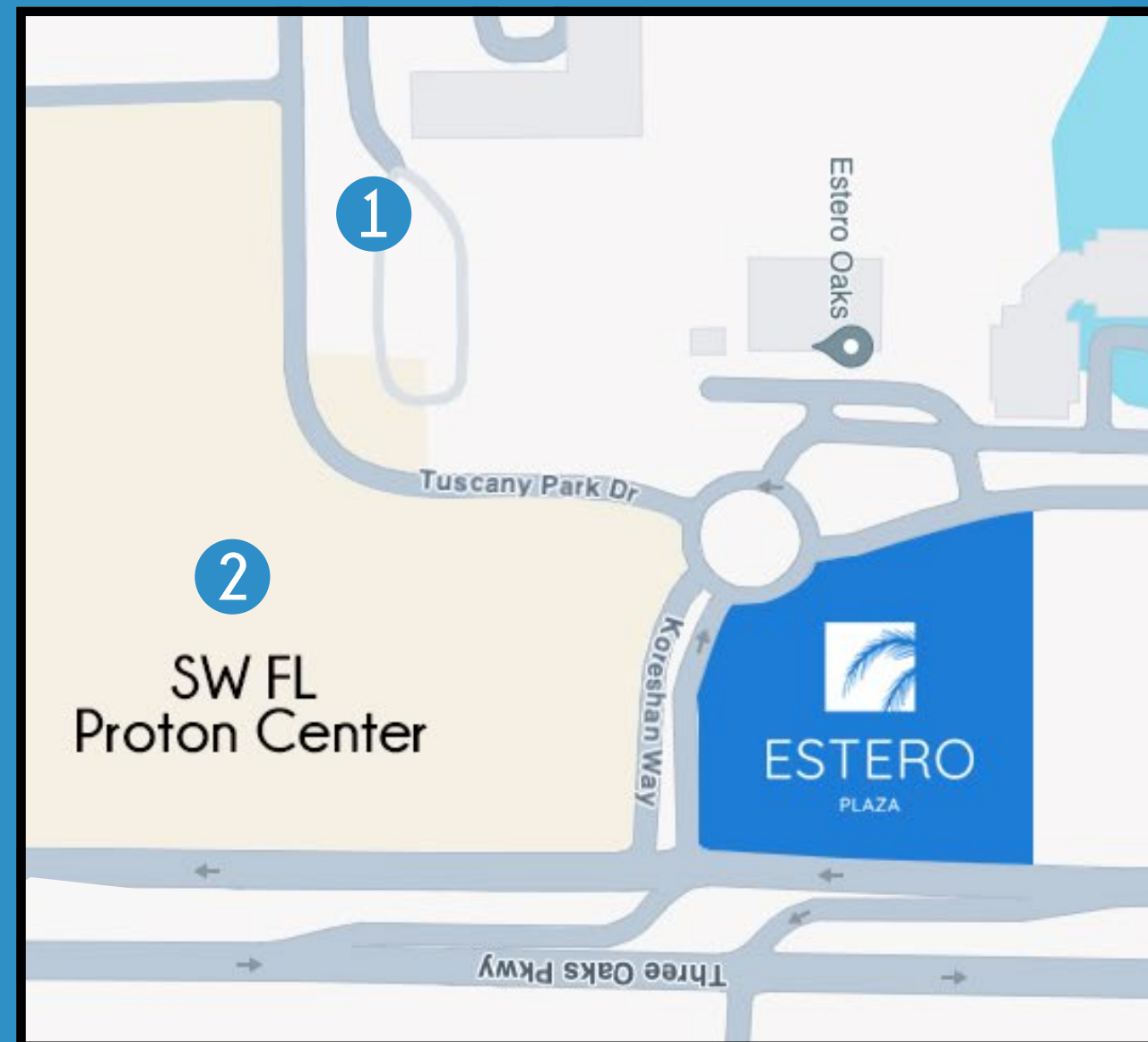
A FAST-GROWING COMMUNITY



- 📍 Located on a great corner facing high traffic intersection
- 🏠 Part of Estero Oaks Mixed use development, including retail, medical self storage facilities and high-end senior home residences
- 💰 Nested in a densely populated area with high purchasing power
- 👥 Estero attracts a young population of 30-year-olds on average, with high income level, working on a variety of local businesses, including health care, education, finances and hospitality.
- ☀️ Fast 2-mile drive to the Beach

LOCATION, LOCATION, LOCATION

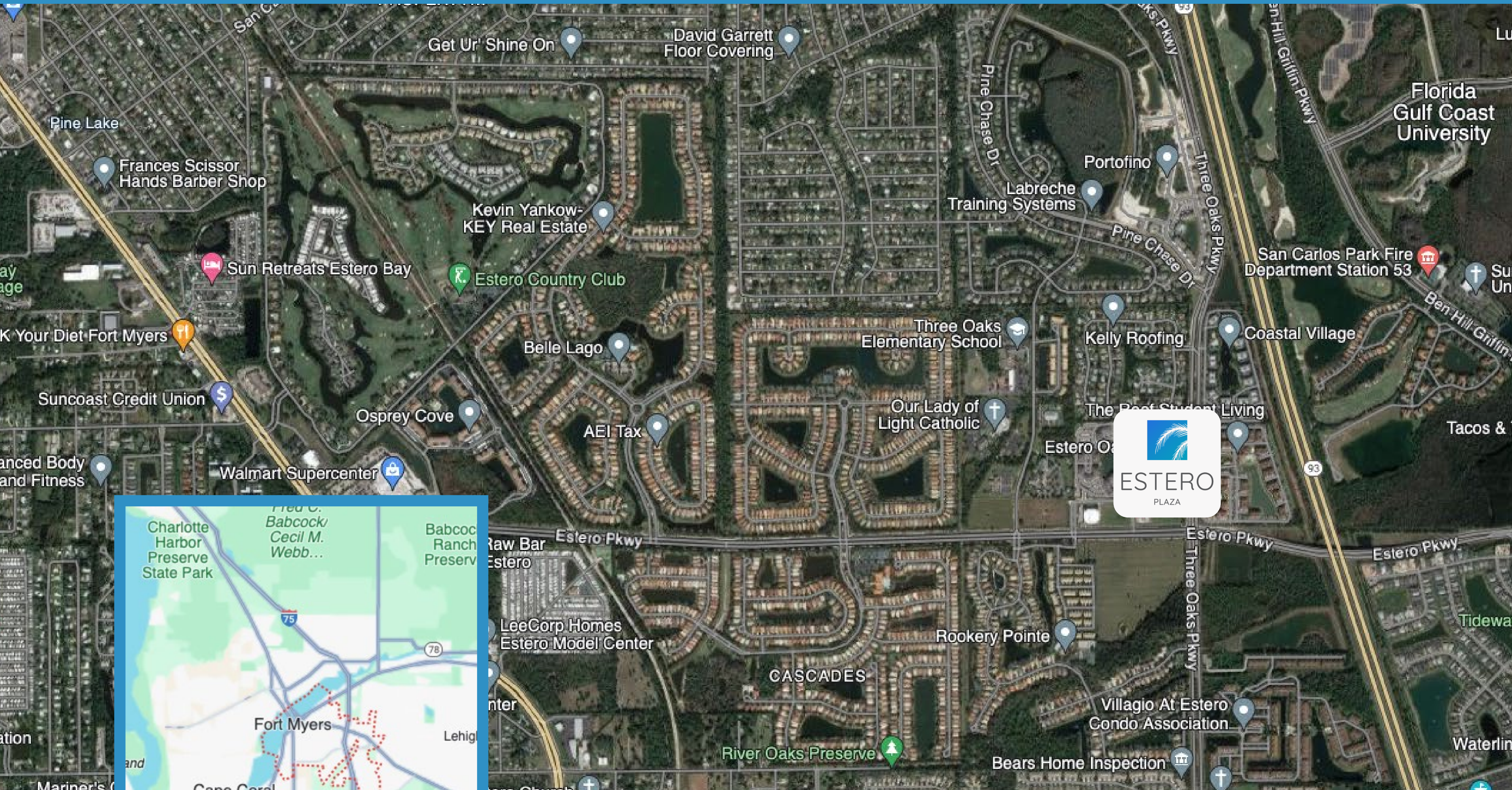
- 1 Walking distance to 7-Eleven
- 2 Next to SW FL Proton Center



- 3 1 min from The Reef Student Living
- 4 5 min from Florida Gulf Coast University
- 5 Quick access Interstate 75
- 6 2 min from Villagio at Estero
- 7 2 min. from Estero Medical Center

This offering is subject to errors, omissions, prior sale, change of price, or withdrawal without notice, and not intended to solicit currently listed property. This is not an offer to sell or solicitation of offers to buy condominium units in states where such offer or solicitation cannot be made. Prices, plans, and specifications are subject to change without notice. Void in states where prohibited. Additional restrictions may apply. Artist's conceptual renderings. ORAL REPRESENTATION CANNOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE DEVELOPER. FOR CORRECT REPRESENTATIONS, MAKE REFERENCE TO THE DOCUMENTS REQUIRED BY SECTION 718.503, FLORIDA STATUTES, TO BE FURNISHED BY A DEVELOPER TO A BUYER OR LESSEE. Plans, materials and specifications are subject to architectural and other revisions at the sole discretion of the developer, builder or architect, or as may be required by law. Floor plans shown are not to any particular scale. All dimensions are measured to the exterior boundaries of the exterior walls, corridor walls and to the centerline of interior demising walls and may vary from the description and definition of the "unit" set forth in the declaration. All dimensions are approximate, and all floor plans and development plans are subject to change.

IN THE HEART OF FORT MYERS



FORT MYERS IS BOOMING

Robust economy, with diverse sectors: tourism, healthcare, education, construction and technology.

Fast growing job market, with top corporate employers.

Fast expanding population, with 80,000+ permanent residents.

Desired destination for seniors and retirees, offering relaxed quality lifestyle and best-of-class medical facilities.

Affordable cost of living (housing, property taxes and utilities), compared to other cities in South Florida.

High influx of tourism and snowbirds due to its sunny and warm climate year-round.

Outstanding beaches and memorable sunsets.

Estero Plaza is strategically located at the business epicenter of fast-growing Fort Myers



ESTERO

PLAZA

EXPERIENCE COAST VIBES & SECURE YOUR SPACE!

Tammy Roitman 786.678.1052 • Carmen De Jongh 305.333.7899



COLFAX

REALTY & DEVELOPMENT



McHARRIS

PLANNING & DESIGN