



LSI
COMPANIES

OFFERING MEMORANDUM

EASTWOOD COMMONS

PRE-LEASING RETAIL UNITS

PROPERTY SUMMARY

Property Address: 5000 Eastwood Loop
Fort Myers, FL 33905

Municipality: City of Fort Myers

Property Type: Retail

Building Size: 13,500± Sq. Ft.

Unit Sizes: 1,350–2,700± Sq. Ft.
End Cap Space with Drive Through

Zoning: Commercial General (CG)

Expected Delivery: Q1 2027

LEASE RATES:

In Line: \$42.00 PSF NNN
End Cap: \$46.00 PSF NN

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SALES EXECUTIVES



Eric Edwards, CCIM
Senior Broker Associate



Drew Davis
Research & Sales Associate



DIRECT ALL OFFERS TO:

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CALL FOR RATES

Offers should be sent via Letter of Intent to include, but not limited to, lease rate and basic terms.

EXECUTIVE SUMMARY

LSI Companies is pleased to present a pre-leasing opportunity at Eastwood Commons, a 13,500± Sq. Ft. retail neighborhood center development in Fort Myers, FL.

Located between Colonial Boulevard and State Road-82, near I-75, the property offers high-traffic exposure and access to major retailers like Publix, Walmart, and BJ's Wholesale Club. With an adjacent 288± unit apartment complex, 110-Suite Hilton Hotel, childcare facility, service station, and a veterinary clinic, this will further drive the properties demand and the areas growth.



THE TAILOR APARTMENT COMMUNITY
384- UNITS

DUAL DRIVE THRU LANES

PROPERTY HIGHLIGHTS

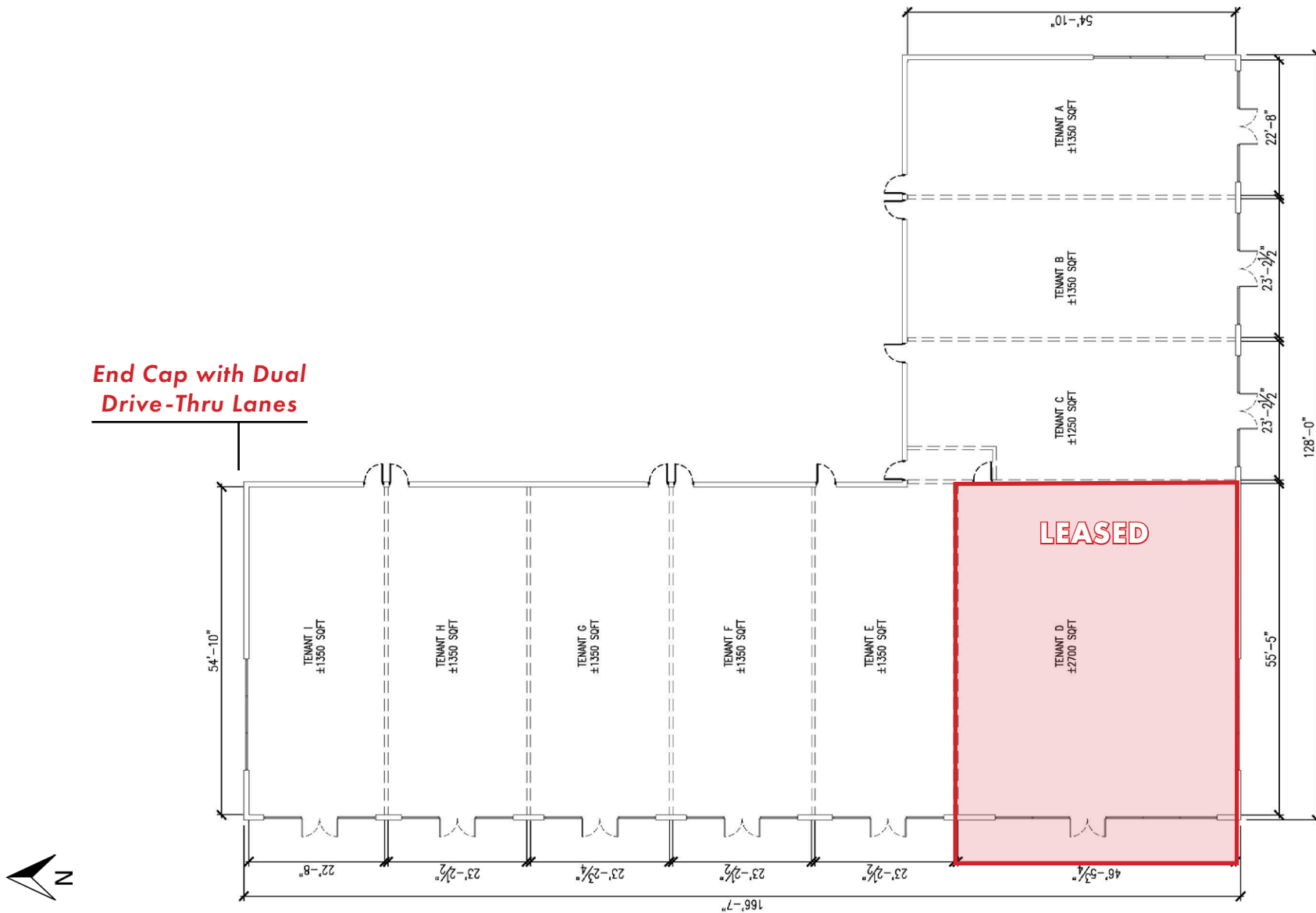
- 1,350–2,700 Sq. Ft Units
- CG zoning permits a wide variety of commercial and residential uses
- With 480± linear feet of frontage on Ortiz Avenue within the City of Fort Myers
- Direct access to Hanson Street (AADT 15,200±) & Ortiz Avenue (AADT 20,600±)
- Less than 1.2 miles from I-75 with options for Exit 138 or 136 and within close proximity to State Road-82 and Colonial Boulevard
- Median Household Income \$74,882 (2 mi)
- Situated in a high growth corridor and surrounded by amenities, attractions, and outdoor recreational activities

APPROVED USES

- Animal Hospital
- Assisted Living
- Bank
- Car Wash
- College
- Convenience Store
- Day Care
- Garden Center
- Health Club
- Hotel
- Indoor Commercial Recreation
- Medical Centers / Medical Office
- Parks
- Pharmacy
- Professional Office
- Repair Services
- Research Testing/Development Labs
- Restaurant
- Retail
- Self-Storage

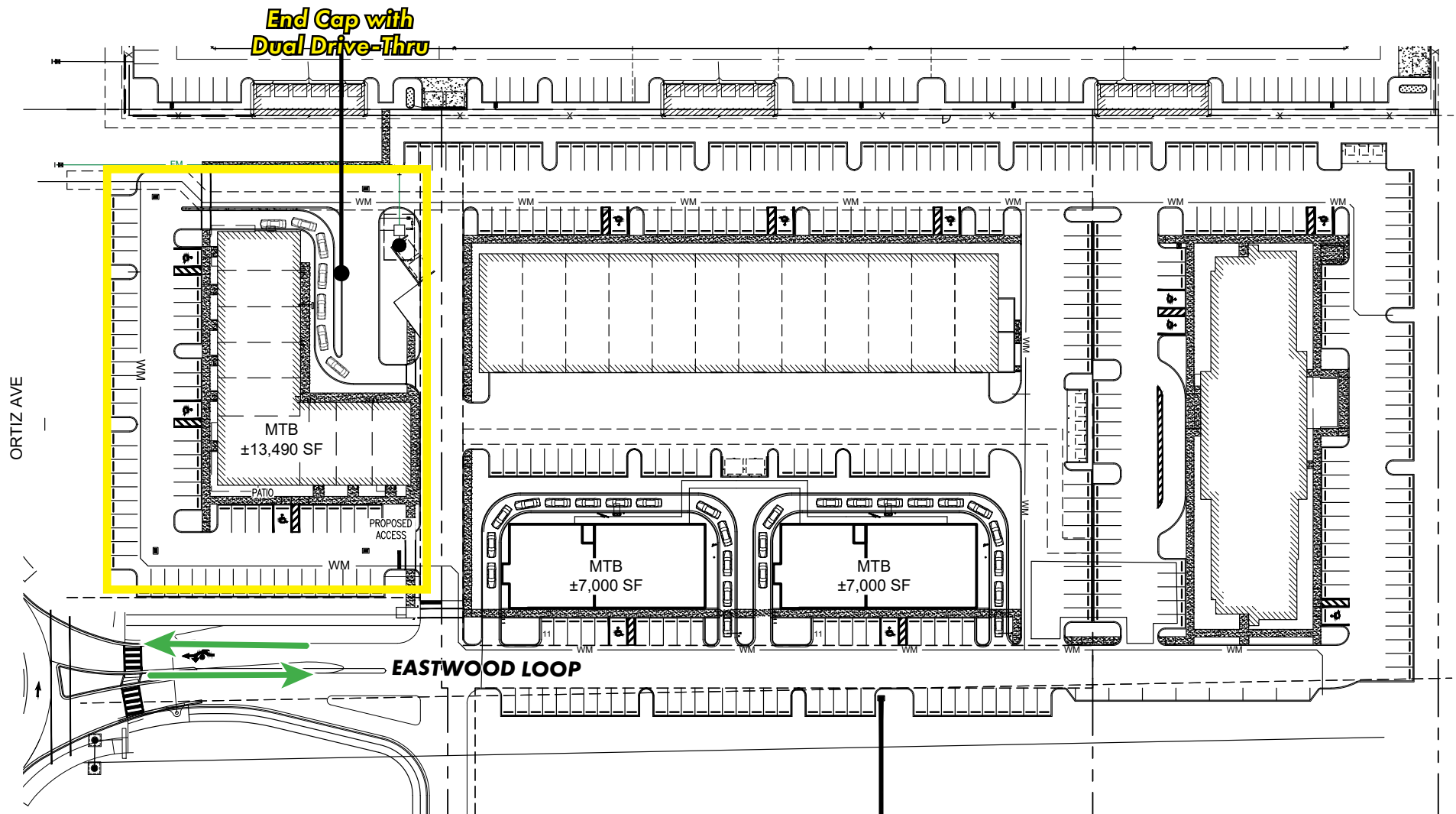
** Inquire for a full list of approved uses*

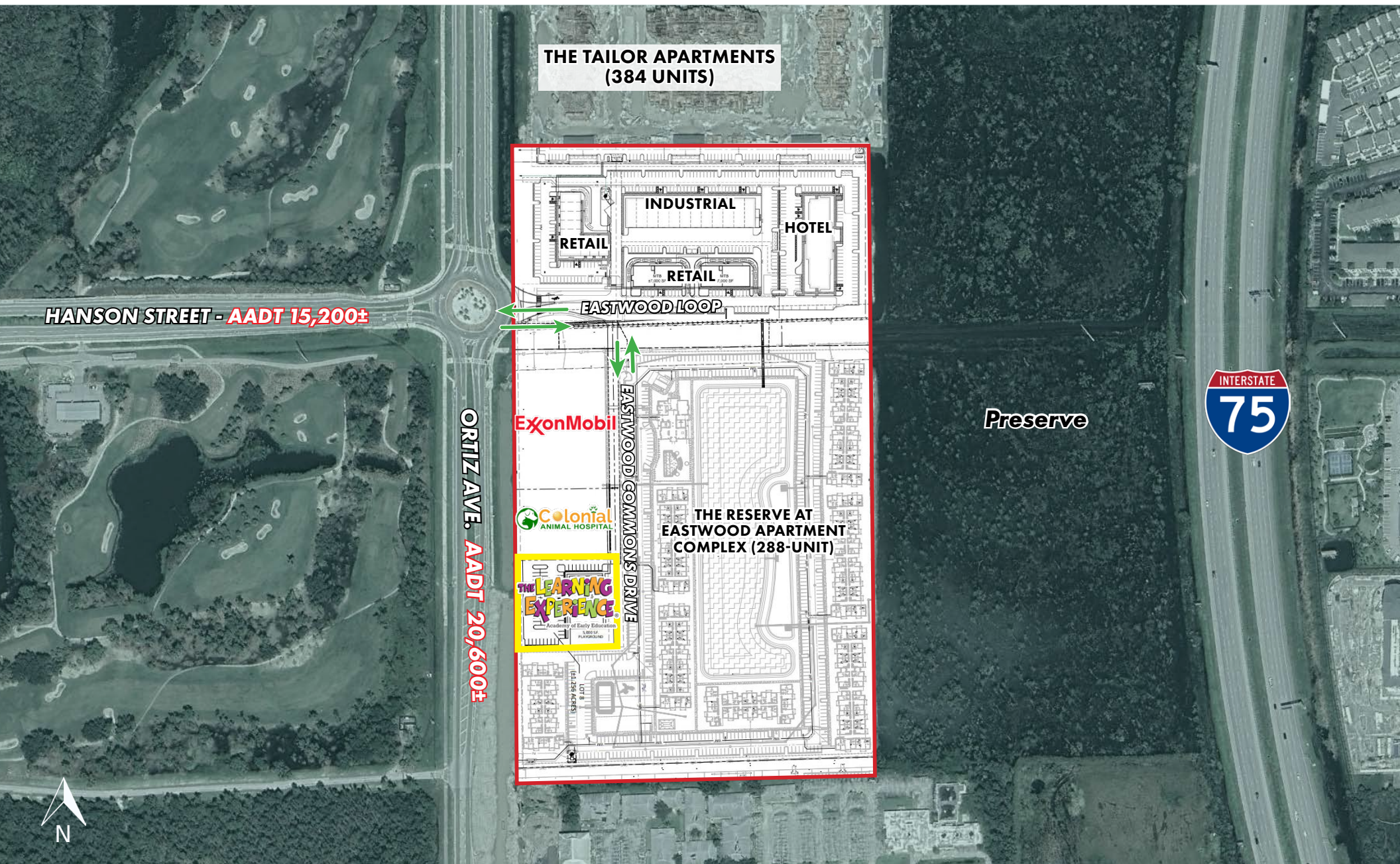
RETAIL FLOOR PLAN





MASTER CONCEPT SITE PLAN





PROPERTY AERIAL



RETAIL MAP



1. COLONIAL CENTER



2. CYPRESS WOODS & COLONIAL SQUARE



3. THE FORUM



4. PAGE FIELD COMMONS





LOCATION

AREA DEMOGRAPHICS

2 MILE RADIUS

POPULATION



23,370

HOUSEHOLDS



9,268

MEDIAN INCOME



\$74,882

5 MILE RADIUS

POPULATION



141,341

HOUSEHOLDS



56,064

MEDIAN INCOME



\$65,698

10 MILE RADIUS

POPULATION



457,740

HOUSEHOLDS



187,478

MEDIAN INCOME



\$67,601

LOCATION HIGHLIGHTS

- 1.2± miles to I-75
- 1.6± miles to The Forum Fort Myers
- 3.6± miles to Downtown Fort Myers
- 3.8± miles to US-41
- 4.2± miles to Lee Memorial Hospital
- 6.2± miles to SWFL International Airport (RSW)



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LIMITATIONS AND DISCLAIMERS

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