



THREE OAKS MARKETPLACE



WMG DEVELOPMENT

FOR LEASE • PRIME RETAIL FRONTAGE OPPORTUNITY
NEC ALICO RD & ORIOLE RD • FORT MYERS, FL 33967



STOCK
DEVELOPMENT
400± UNITS
Q1 2025

THE Centro
264± UNITS

FLOOR
DECOR

TOWNEPLACE
SUITES
MARRIOTT



PROPOSED
SHOPPING CENTER
223,376± SF RETAIL

avid

Wawa

THREE OAKS PKWY

16,000± AADT

PENDING GROCER

AVAILABLE
1.36± AC

C



AVAILABLE
1.08± AC

B



47,000± AADT

ALICO RD

ORIOLE RD

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2025 DEMOGRAPHICS

THREE OAKS MARKETPLACE

		1 MILE	3 MILE	5 MILE
	AVERAGE H.H INCOME	\$83,377	\$89,210	\$89,381
	POPULATION	6,192	40,062	82,838
	EMPLOYMENT DENSITY	1,918	15,169	47,086



PROPERTY FEATURES

PRICE	Call for Details
AVAILABLE	PAD B 1.08± AC (0.85± AC Net Usable) PAD C 1.36± AC (1.08± AC Net Usable)
ZONING	MPD (Lee County)
HIGHLIGHTS	• Rapid retail growth on Alico corridor • Next to future Three Oaks Pkwy Extension • Great Demographics



TrinityCRE.com

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