



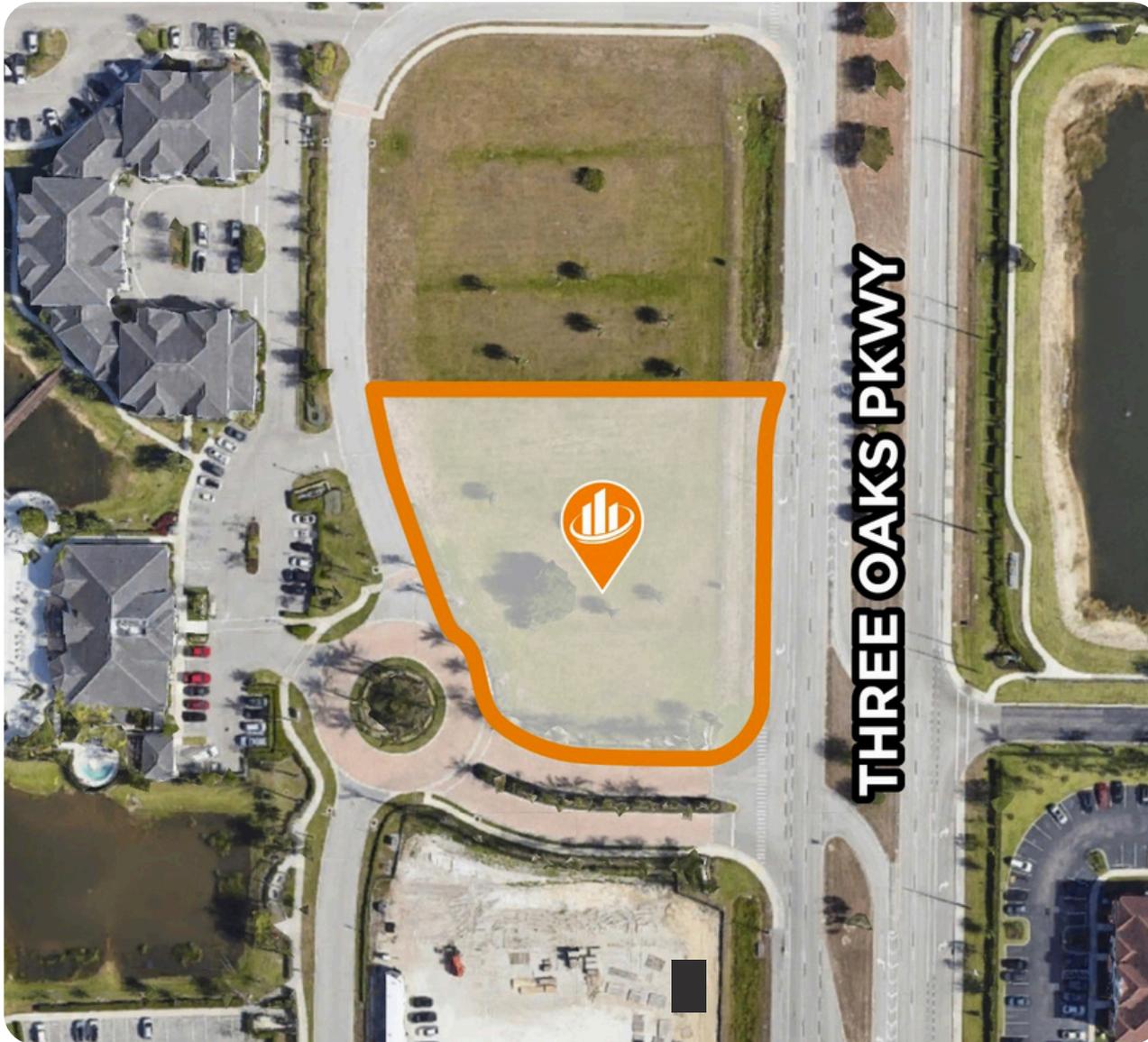
Estero Plaza

PROPERTY
BRCHURE

9985 Estero Oaks Drive, Fort Myers, FL 33913

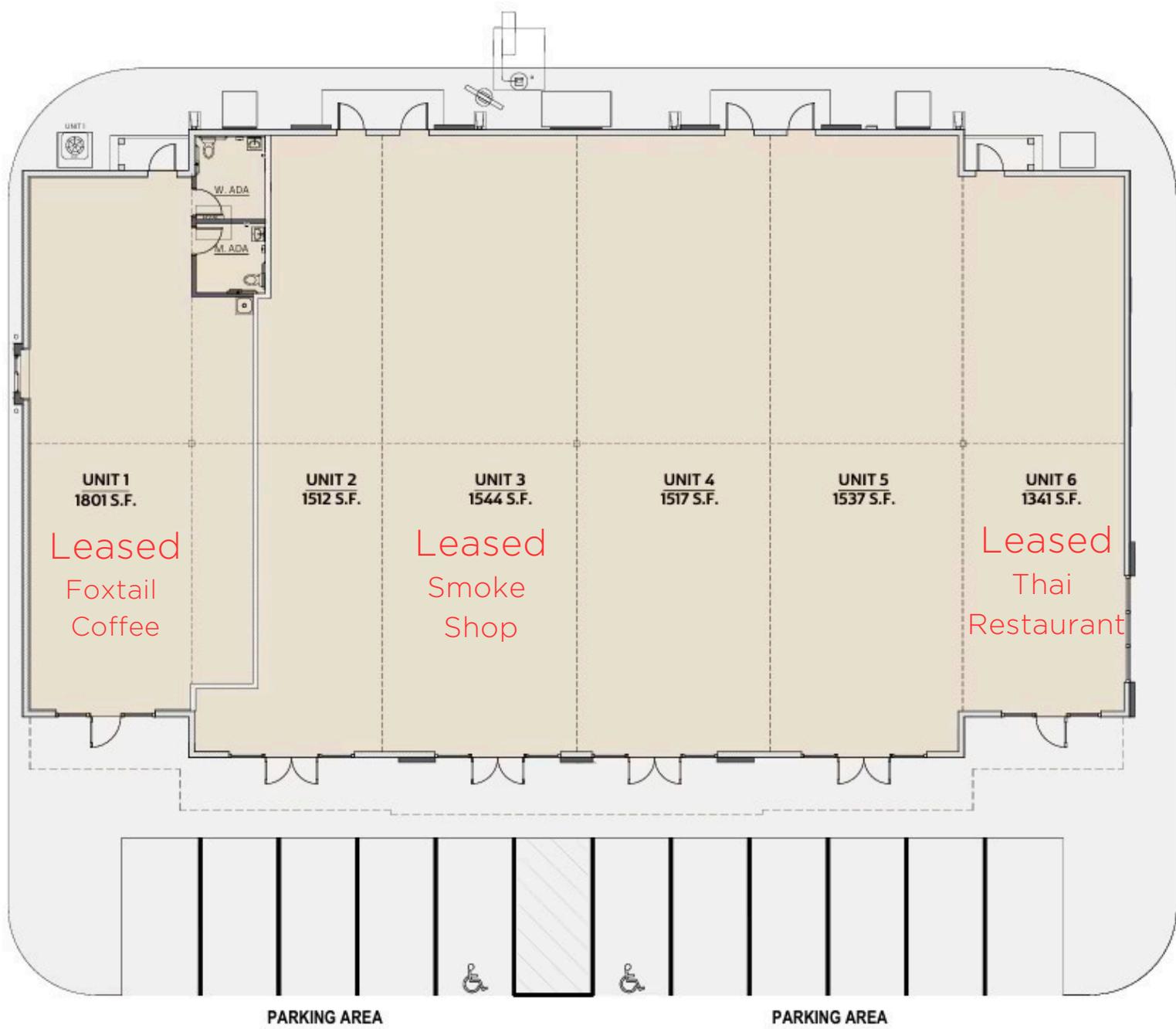


PROPERTY SUMMARY

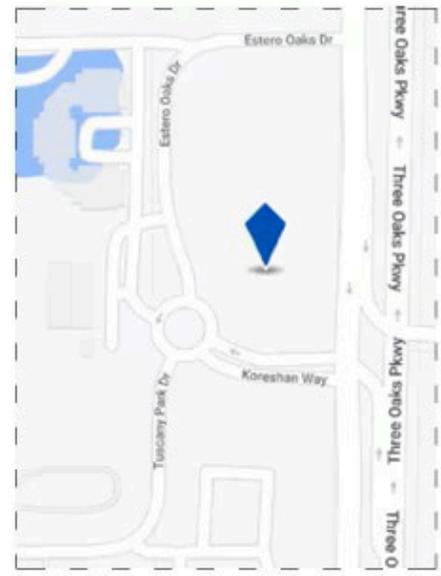


PROPERTY INFORMATION

ADDRESS:	9985 Estero Oaks Dr, Fort Myers, FL 33967
BLDG SIZE:	8,789
LOT ACRES:	1.29 AC
COUNTY:	Lee
YEAR BUILT:	2026 New Construction
ZONING:	C-2
DELIVERY:	Estimated March 1, 2026
UNIT MIX	Available units range from 1,274 to 1,460 SF
NUMBER OF UNITS	6 Units
OCCUPANCY:	52.5%
PRICE:	45.00 psf NNN
Term	5 Years Ideal
PARKING	47 Total Parking Spaces (5.3/1,000)



Unit #	S.F.
1	1801
2	1512
3	1544
4	1517
5	1537
6	1341
TOTAL	9252



LOCATION MAP

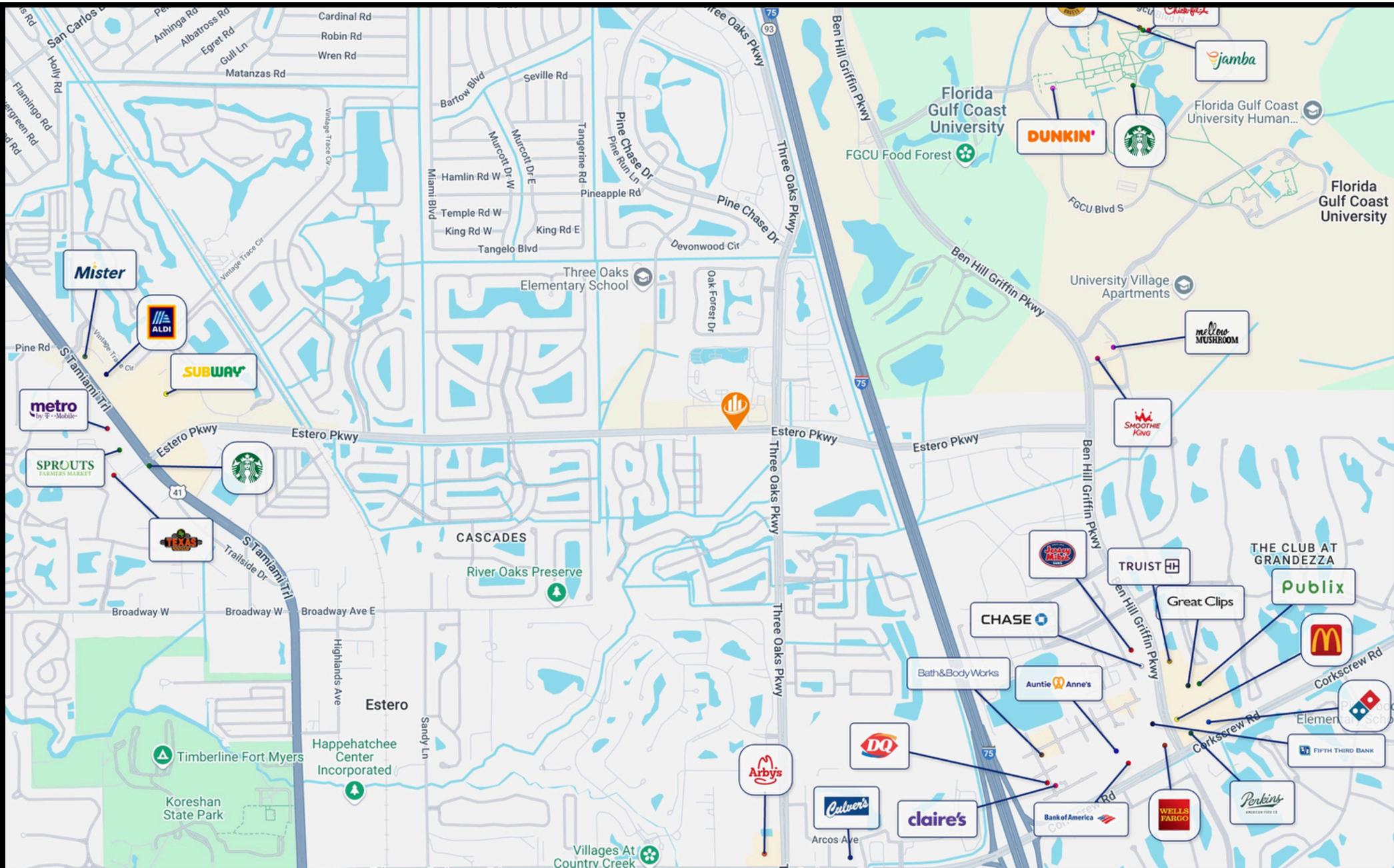
Date: _____

Rental Rates for Estero Plaza

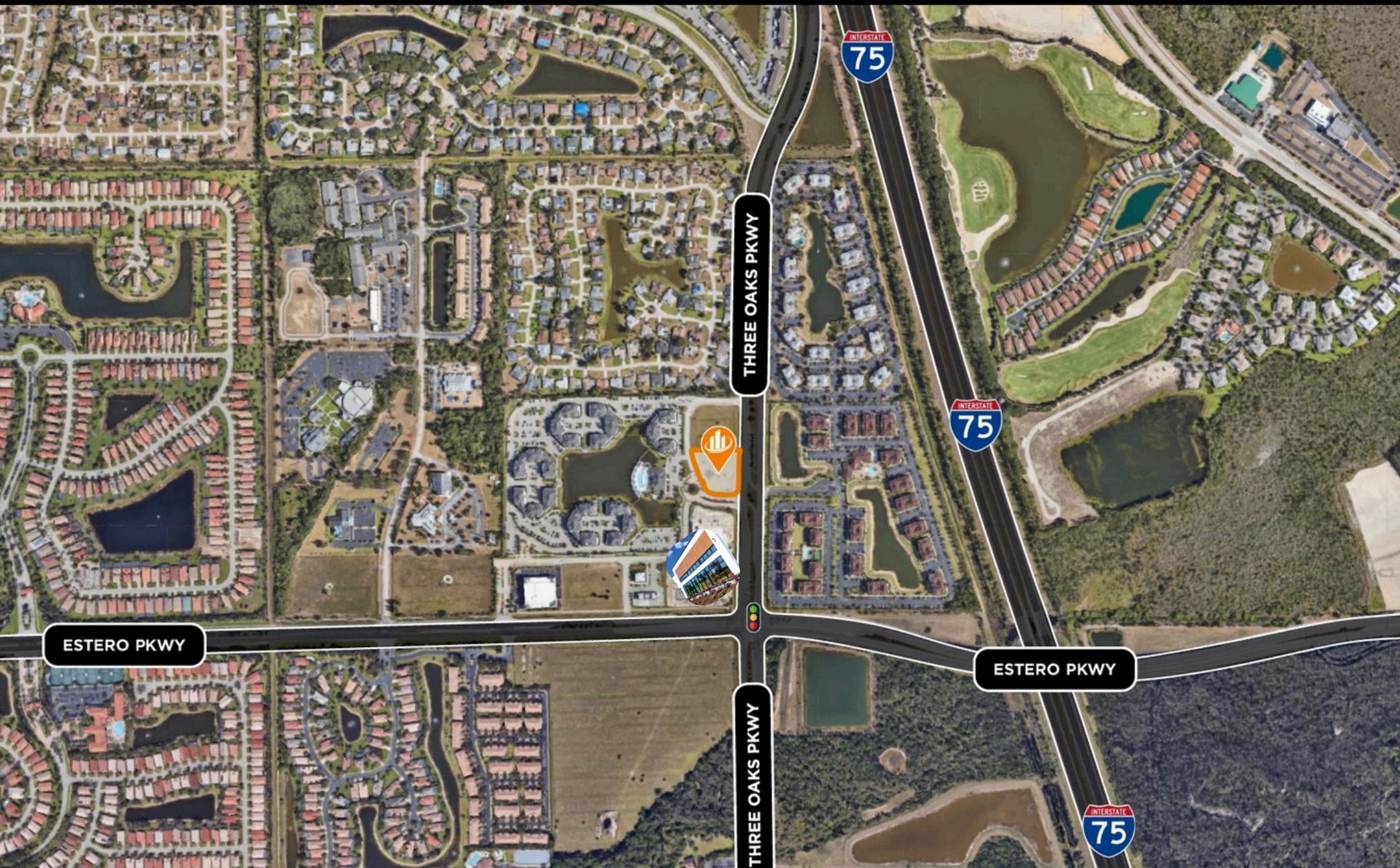
Unit #	Unit Size (sf)	Monthly Rent \$45.00 psf	Monthly CAM \$7.00 psf	Real Estate Taxes \$4.58 psf	Monthly Total Rent+CAM+RE Tax
1	1801	Leased	Leased		Leased
2	1512	\$5,670.00	\$882.00	\$675.38	\$7,119.00
3	1544	Leased	Leased		Leased
4	1517	\$5,688.75	\$884.92	\$568.88	\$7,142.54
5	1537	\$5,763.75	\$896.58	\$576.38	\$7,236.71
6	1341	\$5,028.75	\$782.25	\$782.25	\$6,313.88

Delivery Note: Units will be delivered in vanilla shells with hookups for water, sewer, electric, gas, and phone. One (1) new HVAC unit with ductwork to open ceiling. All drywall to be Level 4 finish to allow for final painting (which painting shall be by Tenant and shall not be a part of Landlord's Work). Floor finish concrete slab floor. Open exposed black ceiling. 200 standard up to 400 amp electricity. Main water line: 1 inch.. One bathroom, concrete floors, light fixtures as per code.

RETAIL MAP



LOCATION MAP

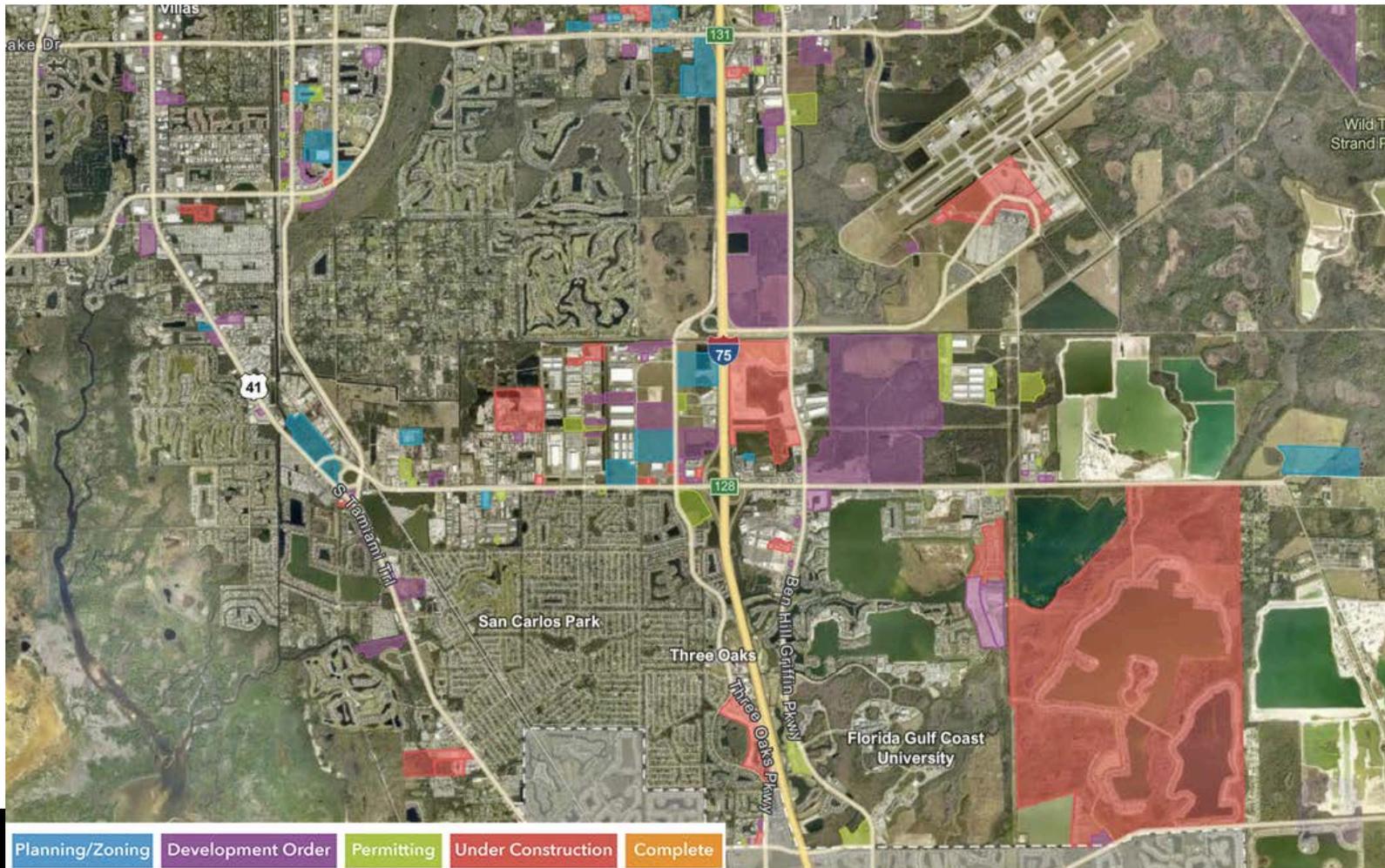


AREA HIGHLIGHTS

According to John Talmage from the Lee County Economic Development Office, the area from Tamiami Trail (US 41) Ben Hill Griffin Parkway and Daniels Parkway to Corckscrew Road is expected to be the largest area of development over the next 10 years. Below is the current development map, which indicates all the current projects in planning, development order, permitting construction, or completion.

The Alico Corridor is the spine of this busy business triangle surrounded by residential communities. Highlights of the include:

1. 50,000 new jobs
2. Highly ranked Elementary, Middle, and High Schools
3. Florida Gulf Coast University is located between Alico Road and Corkscrew Road
4. 4,259 new homes in progress
5. Median Income of \$77,846 witin 3 miles
6. 17,892 employees daytime population within 3 miles
7. 41,196 residents within 3 miles
8. Incentives for High Paying Jobs
9. Directly next to the new State of the Art Southwest Florida Proton Center, a cutting edge cancer treatment center
10. Estero Plaza is directly in from of 250 unit luxury apartment complex
11. Across from The Reef - 1,000+/- Student Housing Complex



DEMOGRAPHICS

2023 Summary	1 MILE	3 MILES	5 Miles
Population	10,869	54,65	83,054
Households	4,624	23,150	36,342
Workday Population	5,118	22,329	36,375
Median Home Value	\$311,986	\$318,406	\$346,458
Median Age	37.4	47.1	52
Median HH Income	\$81,926	\$82,848	\$85,856
Avg Household Income	\$97,739	\$102,523	\$109,489



\$1.237B

TOTAL CONSUMER SPEND (5 MILE)



3.8%

POPULATION GROWTH 5 YR (5 MILE)



\$85.8k

MEDIAN HH INCOME (5 MILE)



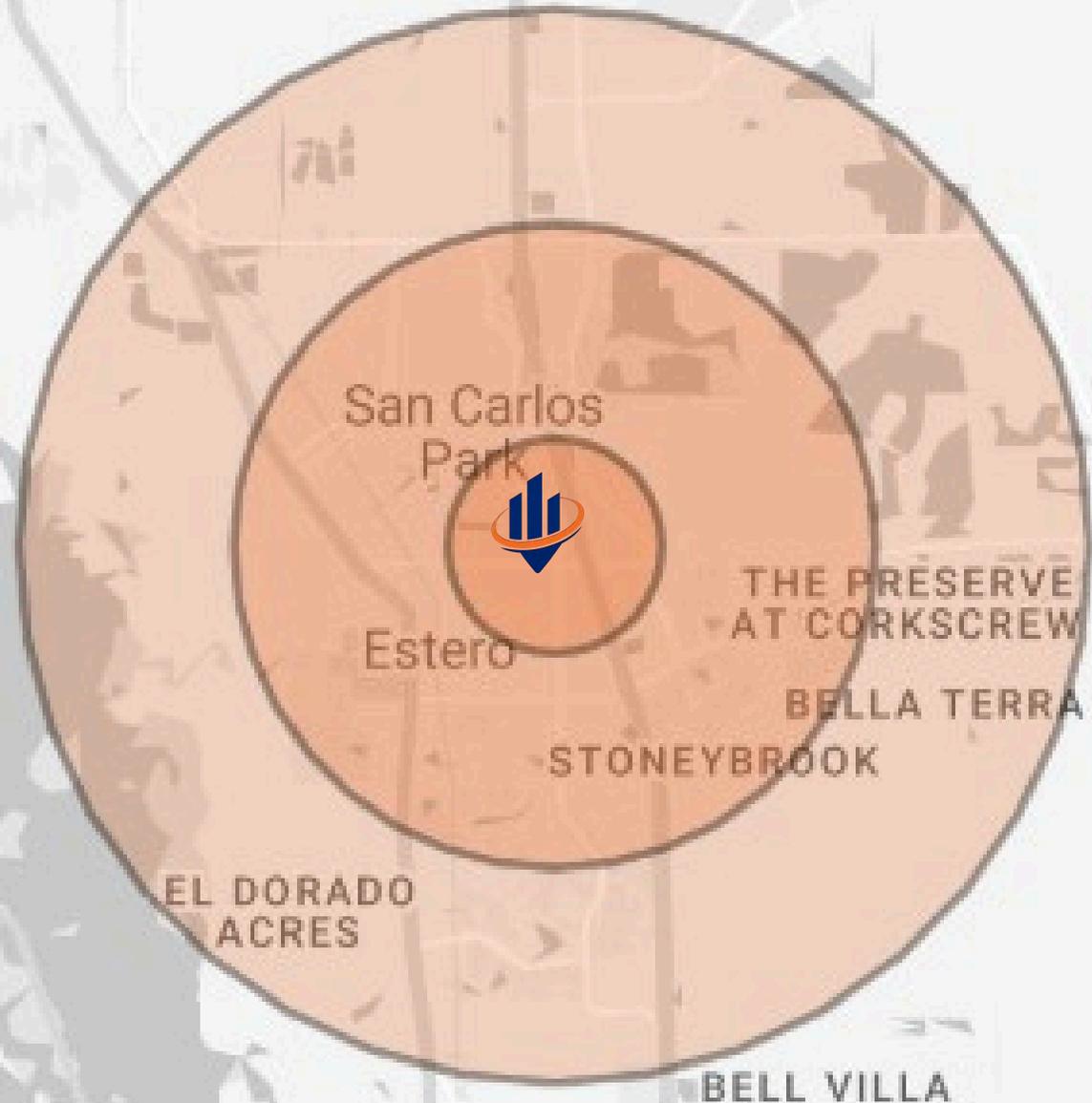
\$345.4k

MEDIAN HOME VALUE (5 MILE)



52

MEDIAN AGE (5 MILE)





Estero Parkway
19,006 AADT

Southwest Florida
Proton Center



Estero Plaza

Proposed New
Retail Center

Three Oaks Parkway
24,000 AADT

PROPERTY FLYER

ESTERO PLAZA

9985 Estero Oaks Drive | Fort Myers, FL 33967

PRESENTED BY:

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