









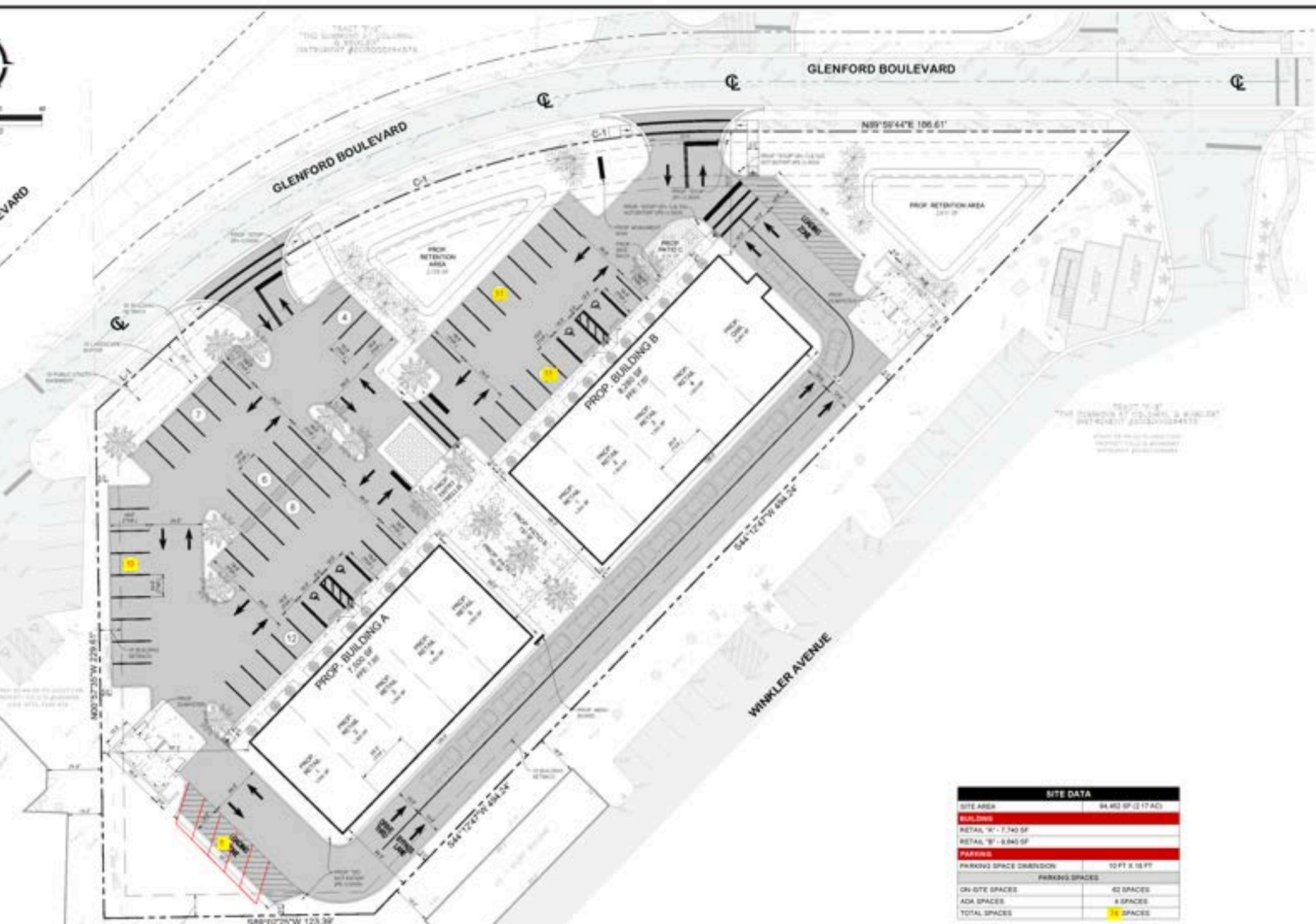
Colonial Commons 4360 Glenford Blvd. Fort Myers, FL 33966

Property Highlights

- 2.17 acre site, planned for a 16,380 SF multi-tenant retail center with a drive thru end cap.
- Adjacent parcels include RaceTrac, Advantage Auto Parts, Stevie Tomato's Sports Page, Snappy Car Wash, 322 apartment units and a proposed self storage center.
- Area retailers and restaurants include Aldi, BJ's Wholesale Club, Publix, Walmart, Chick-fil-a, Dunkin', Chipotle, Lowe's, Hobby Lobby and more.
- Two higher education institutions located within 20 minutes.
- Located in a high growth corridor of the Fort Myers market, in close proximity to I-75 and surrounded by medical facilities, residential density and high performing retailers.
- Nearby traffic counts of 56,000 vehicles per day indicate strong exposure and high visibility for commercial businesses.

Demographic Information

 RADIUS	 POPULATION	 HOUSEHOLD	 RADIUS	 AVG HH INCOME	 EMPLOYEES
1 MILE	10,968	4,497	1 MILE	\$90,421	4,825
3 MILES	50,448	19,490	3 MILES	\$80,816	38,245
5 MILES	140,657	55,887	5 MILES	\$85,239	91,979



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