



Licensed Real Estate Broker

Available 16,380 SF  
Building A 7,740 SF  
Building B 8,640 SF

End Cap QSR Drive Thru on A



## 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.

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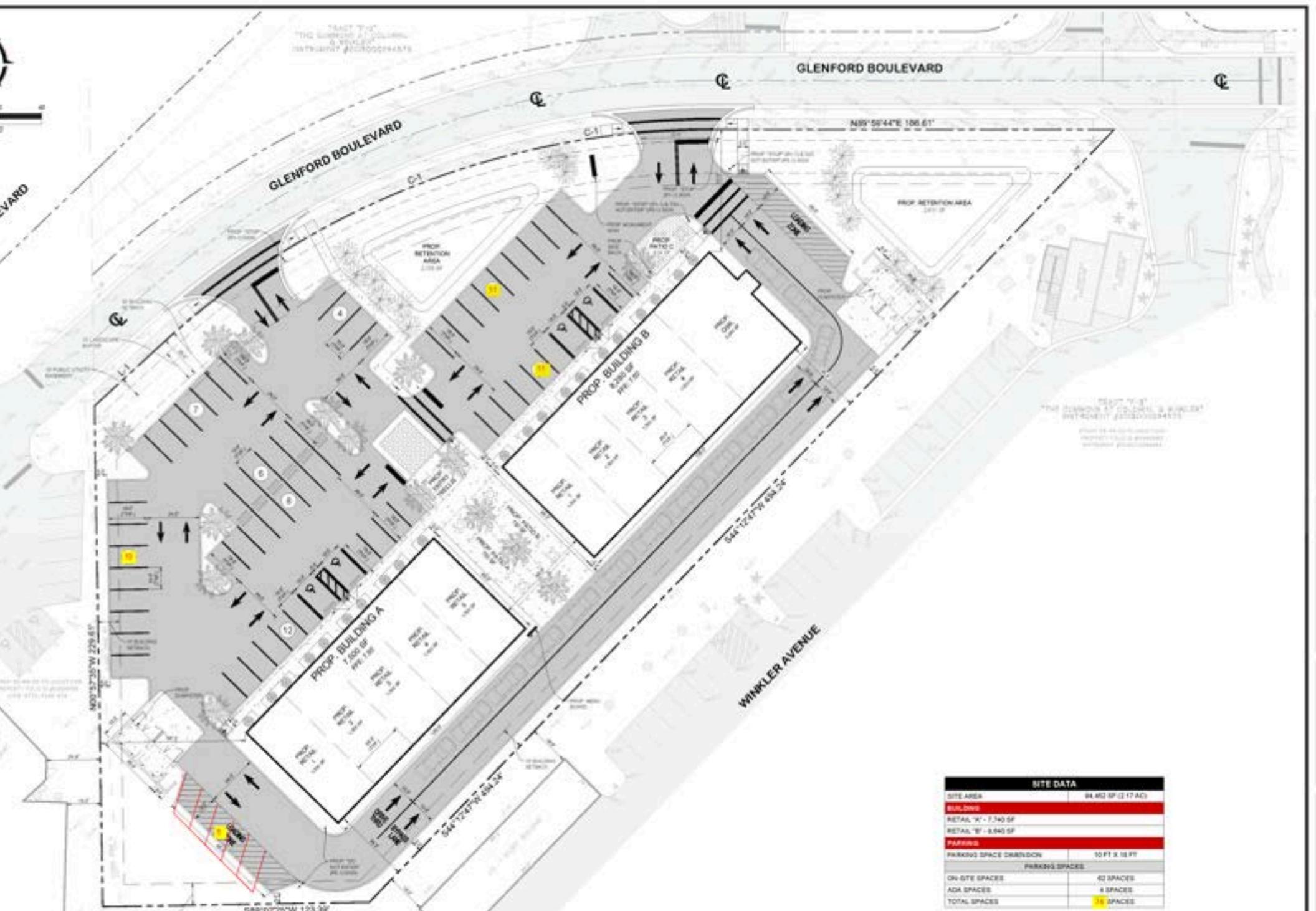
### Demographic Information

| 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    |        | \$80,816      | 38,245    |
| 5 MILES | 140,657    | 55,887    |        | \$85,239      | 91,979    |

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| SITE DATA                  |                     |
|----------------------------|---------------------|
| SITE AREA                  | 84,462 SF (2.17 AC) |
| BUILDING                   |                     |
| RETAIL "A" - 7,740 SF      |                     |
| RETAIL "B" - 8,040 SF      |                     |
| PARKING                    |                     |
| PARKING SPACE DISTRIBUTION | 10 FT X 18 FT       |
| PARKING SPACES             |                     |
| ON-SITE SPACES             | 42 SPACES           |
| ADA SPACES                 | 2 SPACES            |
| TOTAL SPACES               | 44 SPACES           |



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