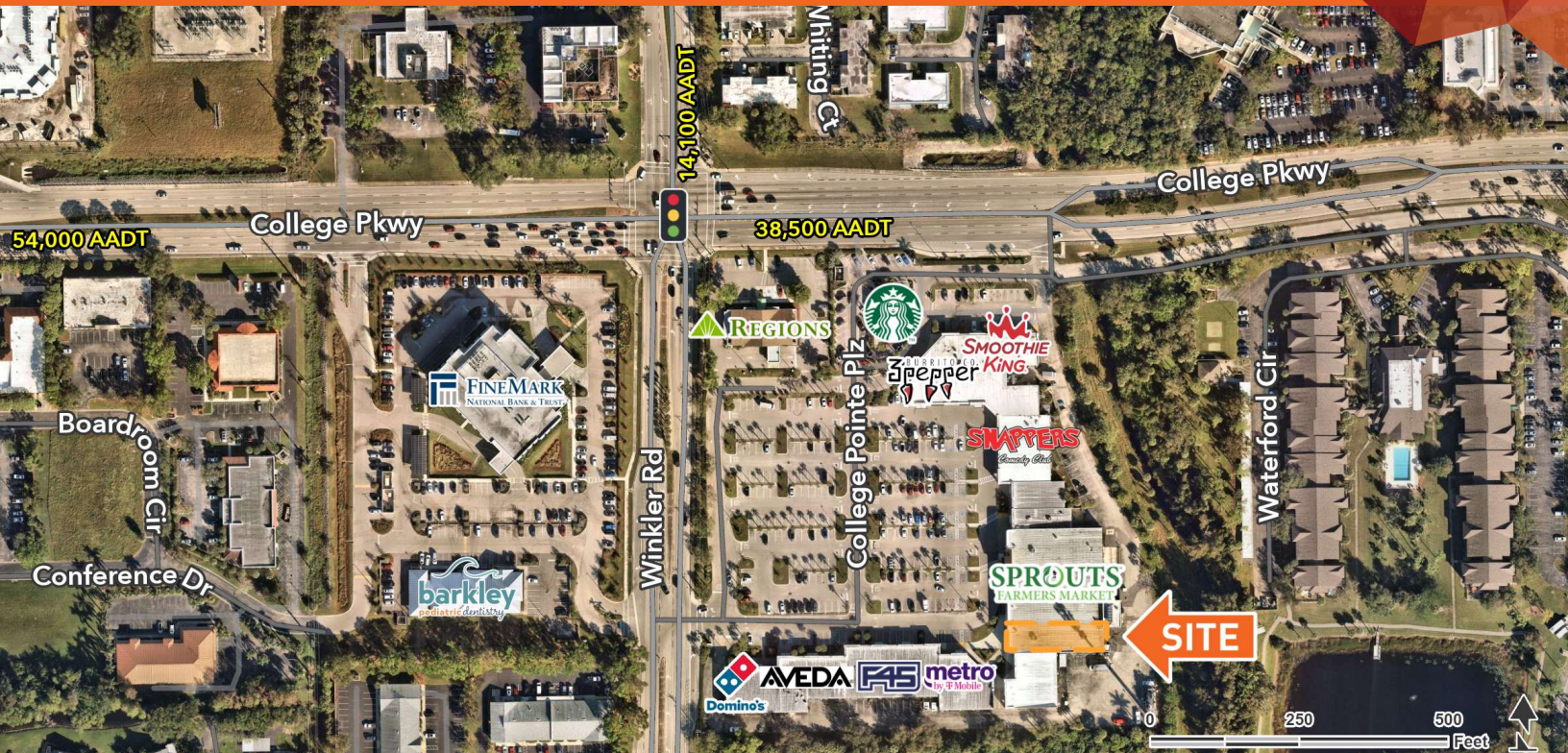


# SPROUTS EXCESS SPACE

8595 COLLEGE PKWY, FORT MYERS, FL 33919

# FOR SUBLEASE




## LOCATION DESCRIPTION

Conveniently situated at the intersection of College Parkway and Winkler Road

## PROPERTY HIGHLIGHTS

- Multi-million dollar renovation to the center's exterior (2022)
- 3,608 SF Sublet Opportunity
- Co-tenants to include: Sprouts Farmers Market, Smoothie King, Starbucks, Domino's, Regions, Aveda, F45
- Excellent access and exit points
- Traffic Count AADT: College Pkwy - 54,000; Winkler Rd - 14,100



 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	10,581	68,246	162,123
Daytime Population	15,750	87,275	206,495
Households	5,436	33,437	77,698
Average HH Income	\$94,589	\$98,865	\$106,328



**RYAN WADDELL**

ryan.waddell@tscg.com  
813.842.0283

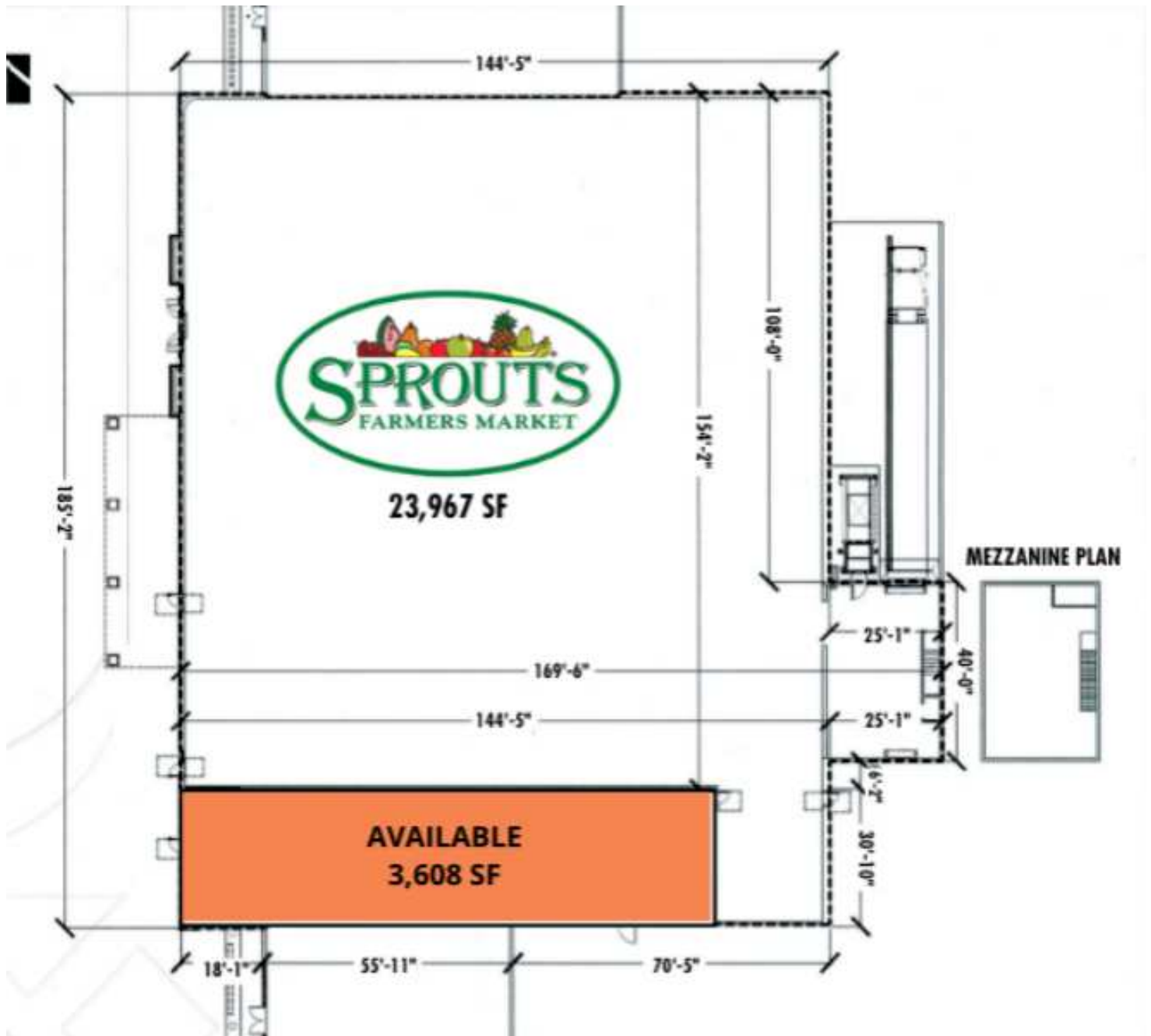
**JEREMY KRAL**

jeremy.kral@tscg.com  
813.547.6804

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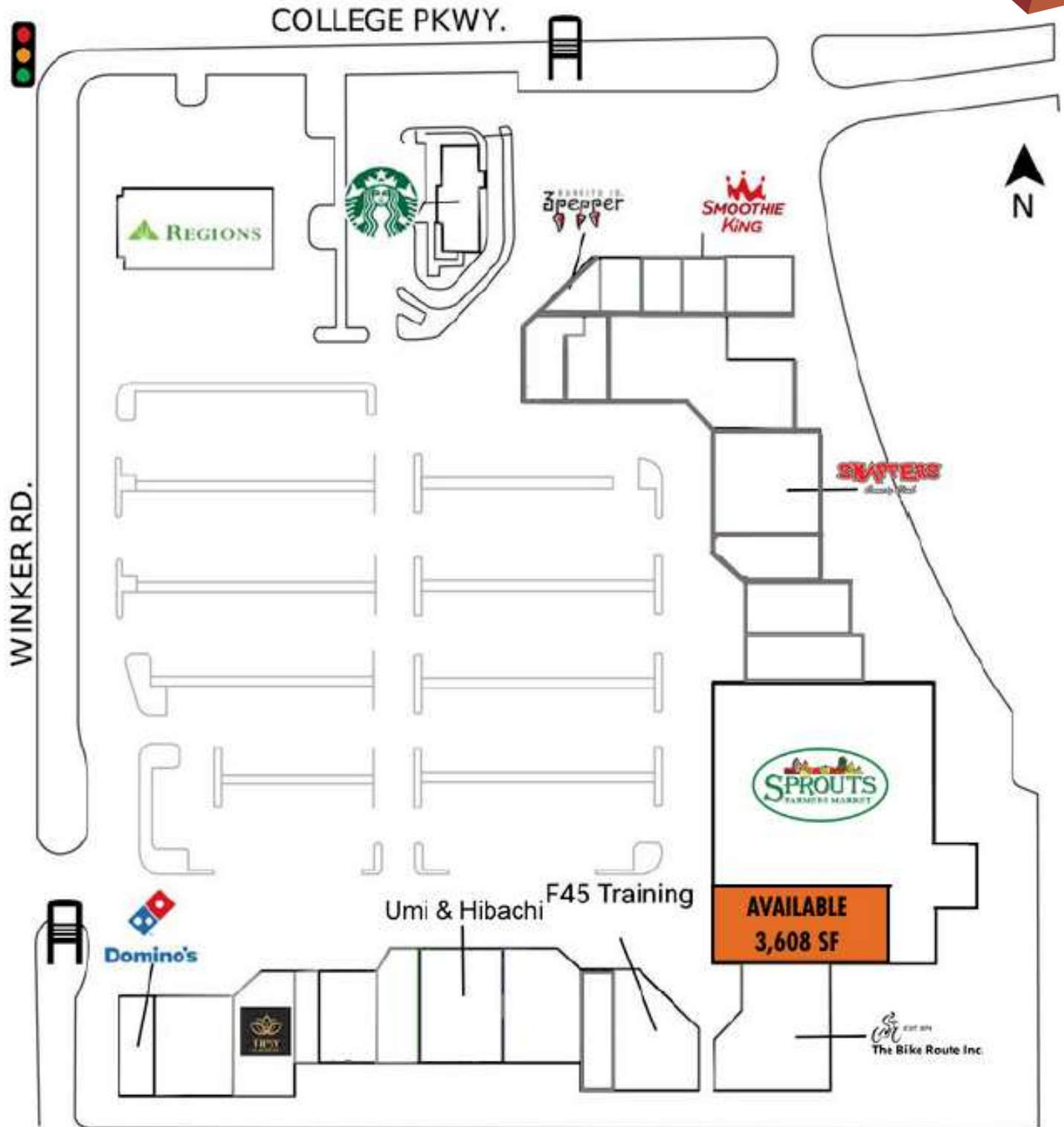
jeremy.kral@tscg.com  
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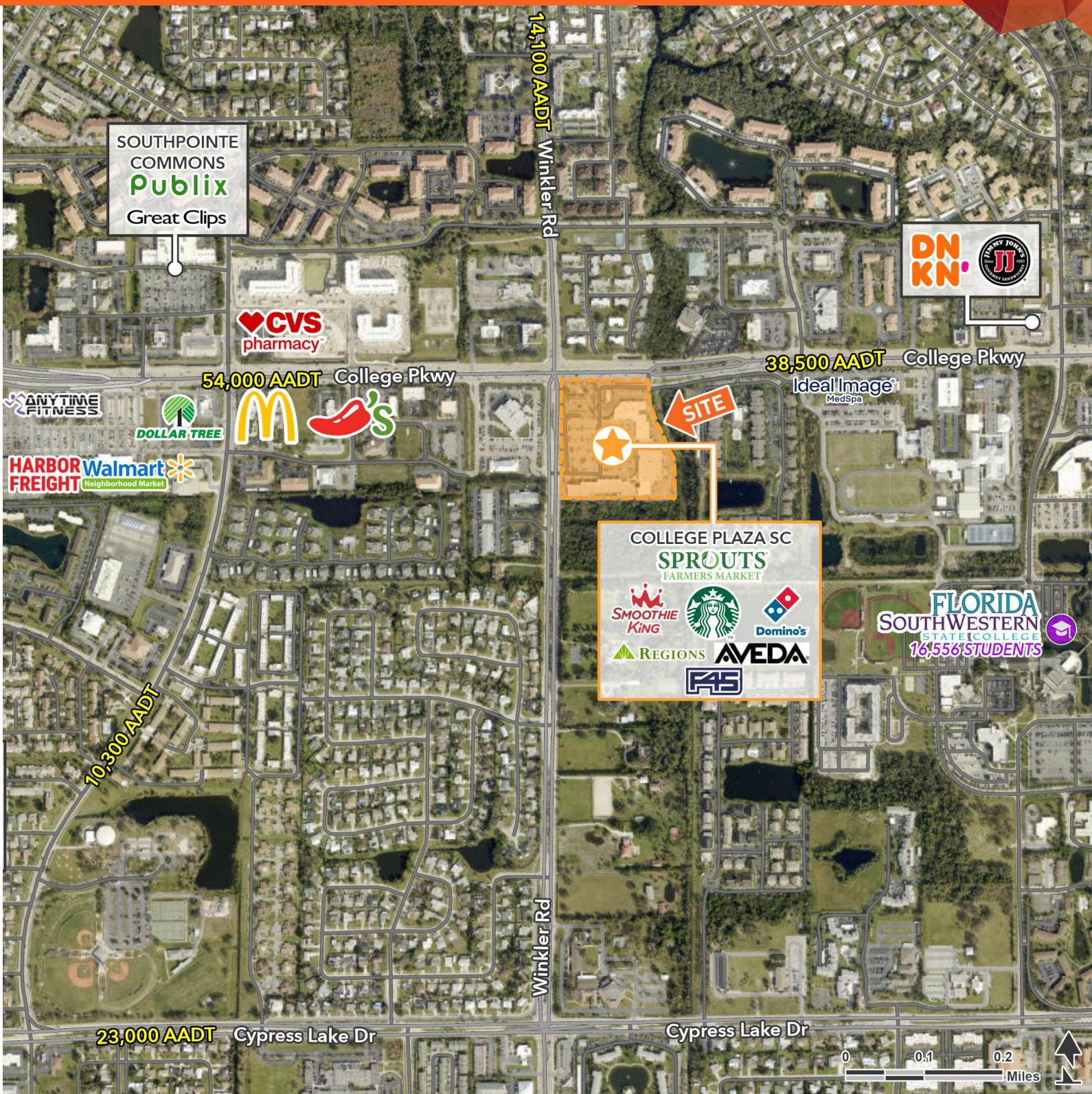
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