



 **Mellianos**
Coffee

 **JIMMY JOHN'S**



 **XSITE**
REAL ESTATE

8754 ALICO RD

FORT MYERS, FL 33912

NOW PRE-LEASING

SITE SUMMARY

NOW PRE-LEASING at 8754 Alico Road | Fort Myers, FL

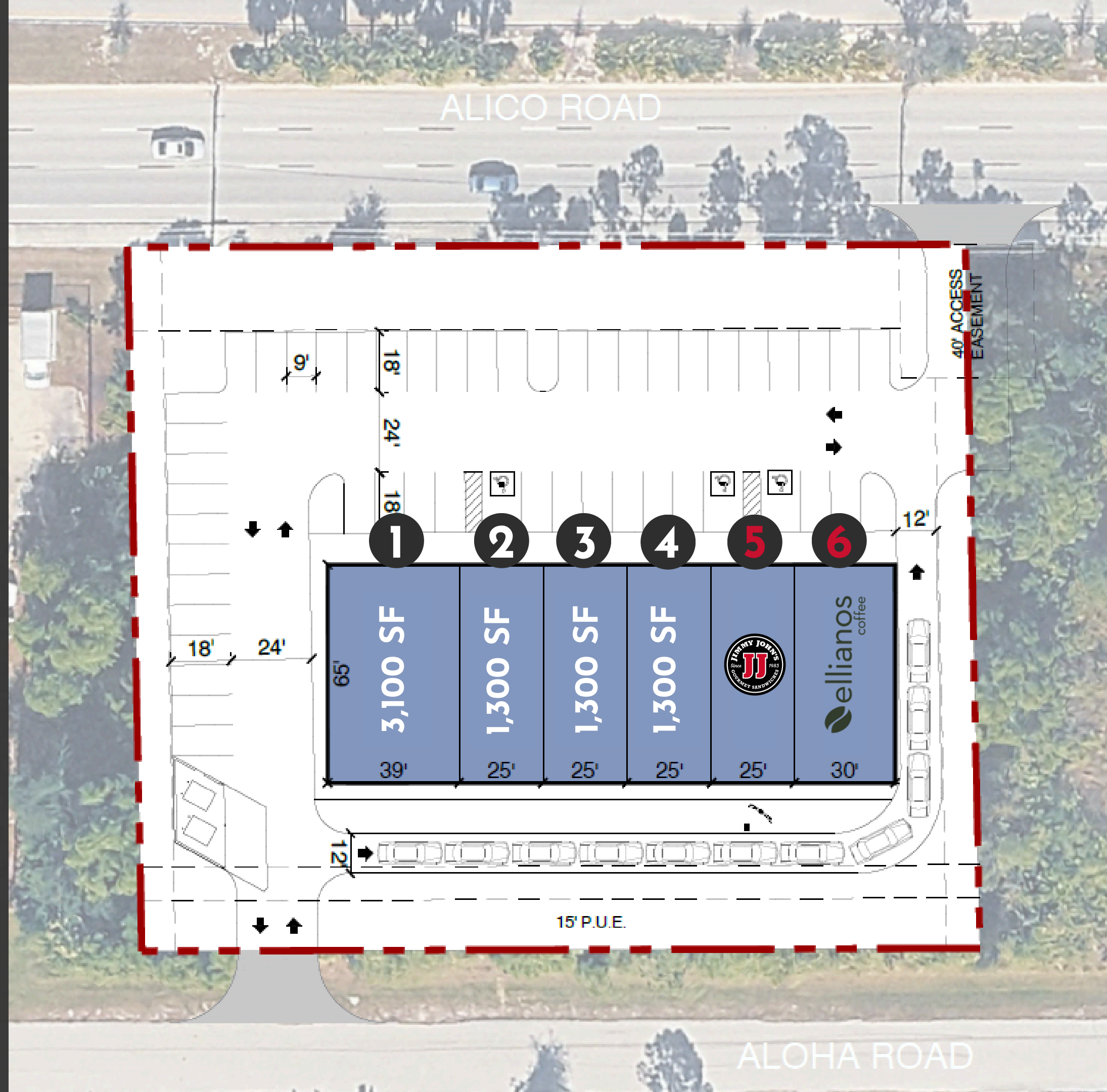
- Endcap and inline retail spaces available
- Flexible unit sizes to accommodate a variety of retail, service, and restaurant users
- Located along the high-growth Alico Road corridor in South Fort Myers
- Excellent accessibility with close proximity to I-75, Gulf Coast Town Center, RSW International Airport, and Florida Gulf Coast University
- Surrounded by rapid residential growth, office campuses, industrial parks, and new retail centers
- Strong traffic counts along Alico Road providing excellent visibility and exposure
- Positioned within one of Lee County's fastest growing commercial corridors

Address:	8754 Alico Rd, Fort Myers, FL 33912
Bldg Size:	10,000 SF
Lot Acres:	1.2 Acres
County:	Lee
Zoning:	Commercial
Delivery :	Estimated Q1 - 2027
Unit Size:	1,300 to 7,000 sf. Units may be combined for larger spaces.
# of Units:	6
Lease Rate:	\$45-\$55 psf
Term:	5 Year Terms
Parking:	48 Parking Spaces

AVAILABLE FOR LEASE

*Spaces can be combined to accommodate larger uses.

UNIT #	SF	AVAILABILITY
UNIT 1	3,100	AVAILABLE
UNIT 2	1,300	AVAILABLE
UNIT 3	1,300	AVAILABLE
UNIT 4	1,300	AVAILABLE
UNIT 5	1,300	
UNIT 6	1,700	





±1,300 TO 7,000 SQUARE FEET
AVAILABLE **FOR LEASE**

TRADE AREA MAP

HIGHLIGHTS

50,000 AADT

Direct Alico Rd frontage – strong daily traffic with signal access and high visibility

I-75 Interchange

Close proximity to interstate – draws from broader SW Florida market, RSW Airport, and FGCU

FGCU+ Amazon Campus

Major nearby employers drive daily lunch, convenience, and service spending on the corridor

Residential Growth

Three Oaks, San Carlos Park (19,484 residents), and 300 new units proposed nearby

Gulf Coast Town Center

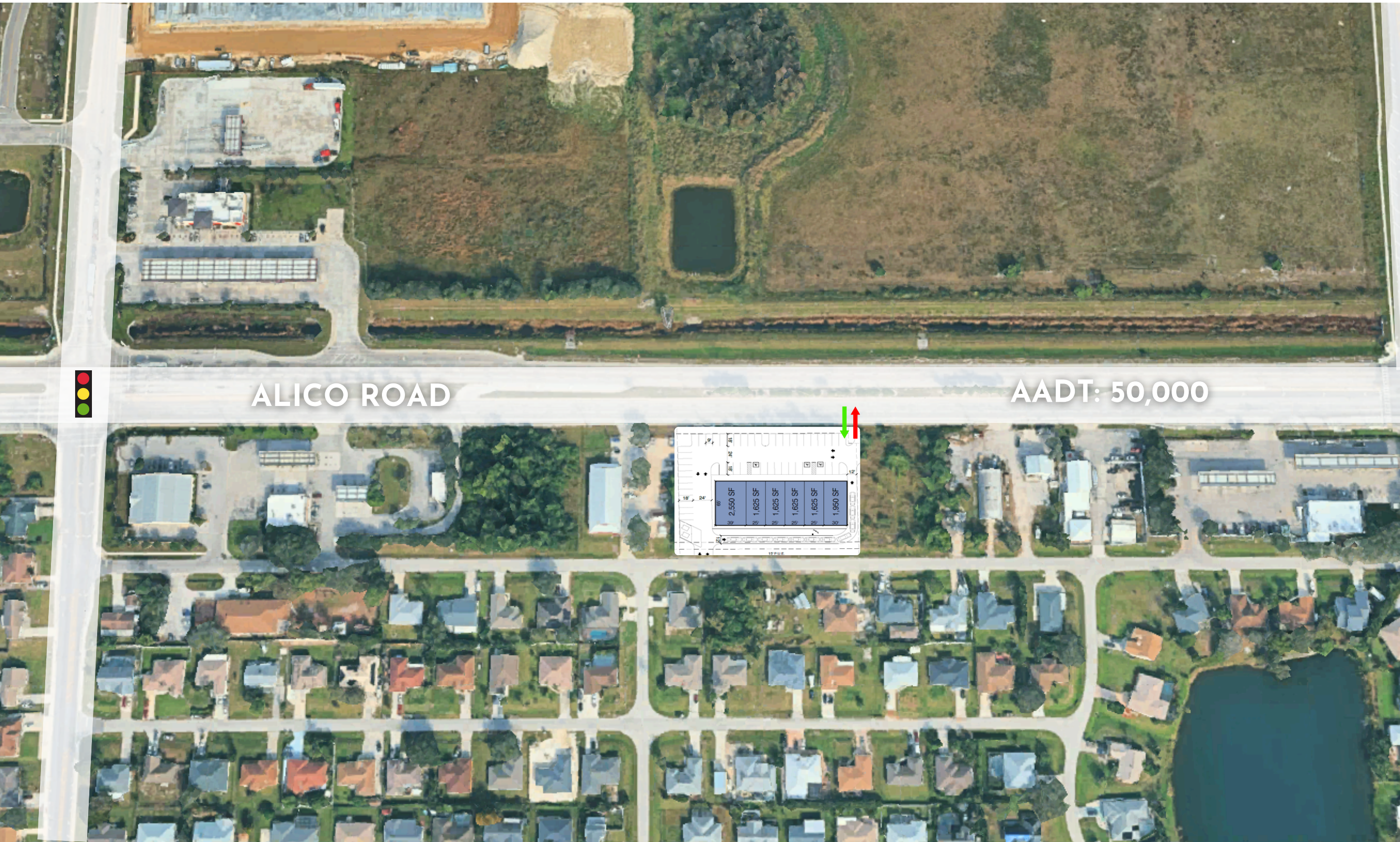
Adjacent to major retail hub including Home Depot, Wawa, Floor & Decor – strong co-tenancy

Best Alico Corridor Node

Research identifies FGCU/Gulf Coast/Alico as the #1 node for fast casual, youth food, fitness, and entertainment

SITE PLAN

ENDCAP & INLINE SPACES AVAILABLE



DEMOGRAPHICS

POPULATION



1 MI.	5,005
3 MI.	36,539
5 MI.	83,489

MEDIAN AGE



1 MI.	36.0
3 MI.	38.8
5 MI.	47.7

AVG. HH INCOME



1 MI.	\$130,433
3 MI.	\$129,548
5 MI.	\$133,607

HOUSEHOLDS



1 MI.	1,952
3 MI.	13,582
5 MI.	36,051



LOKATION[®]
REAL ESTATE

1500 East Atlantic Blvd
Pompano Beach | FL, 33060

CONTACT

PHONE:

O: (689)365-2599

EMAIL:

broker@lokationsites.com