

8156 Alico Rd. Fort Myers, FL 33912



CUSHMAN &
WAKEFIELD

COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA



FOR LEASE

Property Highlights

- New construction with 2026 delivery
- Corner lot location with signage and ample parking
- Delivered in vanilla shell condition with ADA-compliant bathrooms, impact glass, mezzanine options, and tenant-controlled HVAC
- Strong population and commercial growth within the S Ft Myers / San Carlos submarket
- Ability to accommodate a diverse tenant mix

GLA

± 1,580 - 3,160 SF

PROPERTY
TYPE

Retail

YEAR BUILT

2025

PARKING

75 Spaces

ZONING

C-1A

SUBMARKET

S. Ft. Myers / San Carlos

GARY TASMAN
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VANESSA TYLER
Associate Director
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Better never settles

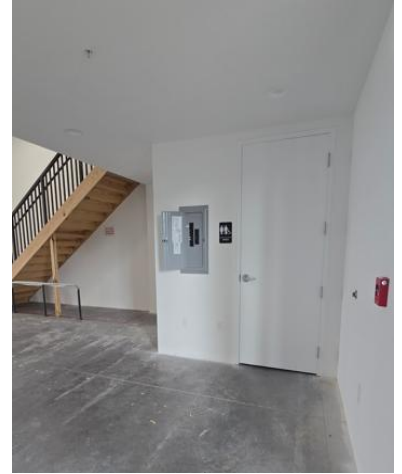
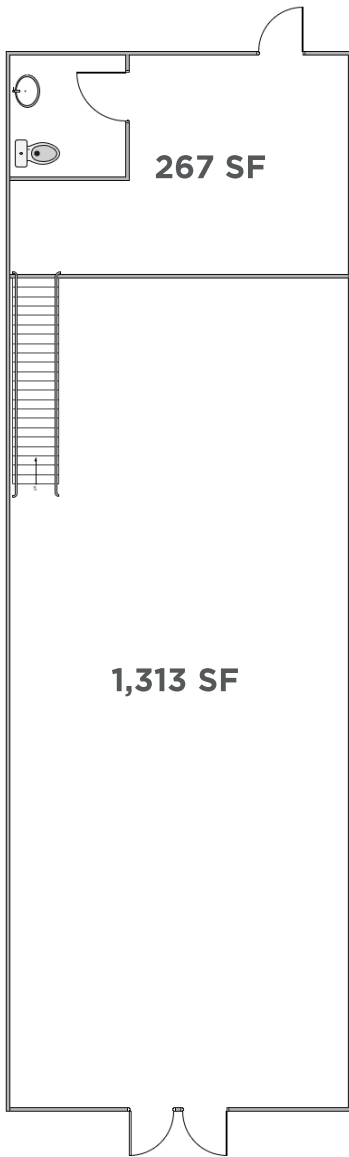
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Unit 16



Unit Highlights

- 267 SF mezzanine
- 1,313 SF open floor plan
- ADA-compliant restroom
- Unit delivered as vanilla shell
- Units 16 & 17 can be leased together for a total of 3,160 SF at \$10,928.33 a month



Unit	Unit SF	Lease Rate	CAM	Monthly Rent
16	1,580 SF	\$35.00	\$6.50	\$5,464.17

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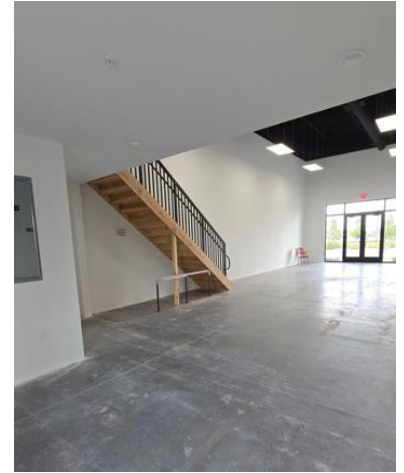
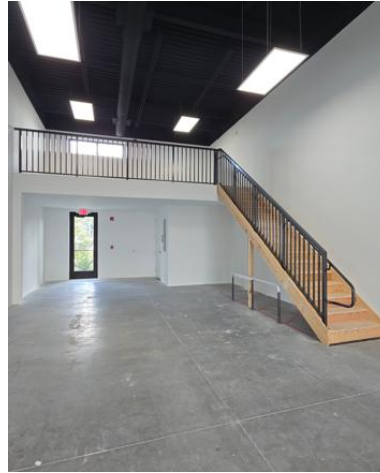
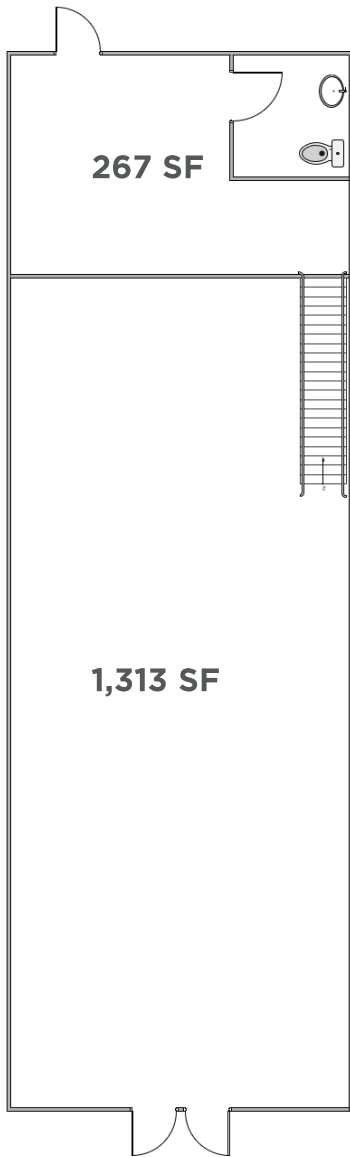
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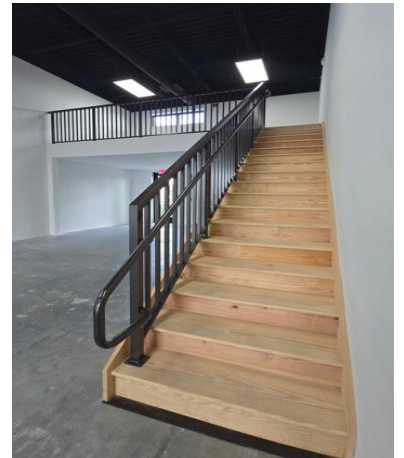
COMMERCIAL
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Unit 17



Unit Highlights

- 267 SF mezzanine
- 1,313 SF open floor plan
- ADA-compliant restroom
- Unit delivered as vanilla shell
- Units 16 & 17 can be leased together for a total of 3,160 SF at \$10,928.33 a month



Unit	Unit SF	Lease Rate	CAM	Monthly Rent
17	1,580 SF	\$35.00	\$6.50	\$5,464.17

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CENTRAL LOCATION:



LOCATED ALONG A HIGH-TRAFFIC COMMERCIAL CORRIDOR WITH EXCELLENT VISIBILITY AND EASY ACCESS TO I-75 AND SOUTHWEST FLORIDA INTERNATIONAL AIRPORT. ITS PROXIMITY TO MAJOR EMPLOYMENT CENTERS AND NEARBY RESIDENTIAL COMMUNITIES MAKES IT A STRONG LOCATION FOR RETAIL AND SERVICE USERS.

2024 Demographics	2-Miles	5-Miles	10-Miles
Total Population	21,298	88,940	351,496
Total Households	7,911	39,240	159,032
Avg. Household Income	\$90,732	\$100,666	\$95,497
Annual Population Growth 2024-2029	3.4%	3.8%	3.9%

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