



# COLONIAL CENTER

FOR LEASE • PRIME RETAIL/OFFICE OPPORTUNITY  
4391 COLONIAL BLVD • FORT MYERS, FL 33966



## PROPERTY FEATURES

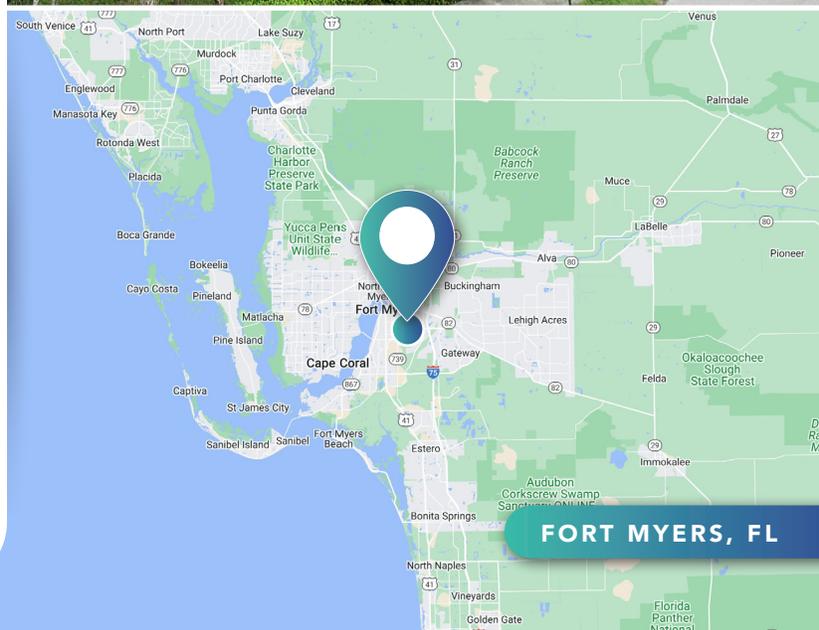
**LEASE RATE:**  
\$25.00/SF

**NNN:**  
\$8.66/SF

**AVAILABLE UNITS:**  
100: 3,000± SF  
101: 3,000± SF  
105: 1,350± SF

**ZONING:**  
CG (Lee County)

**LOCATION:**  
The subject site is located in the west quadrant of the Colonial Blvd & Winkler Ave intersection in Fort Myers, FL.



**FORT MYERS, FL**

### CONTACT US:

**JOHN PAULICH IV**  
Senior Advisor  
239.334.3040 x 212  
John.Paulich@TrinityCRE.com

**MATT FREDRICKSON**  
Partner  
239.334.3040 x 212  
Matt.Fredrickson@TrinityCRE.com

**DOUG OLSON**  
Partner  
239.334.3040 x 212  
Doug.Olson@TrinityCRE.com





# COLONIAL CENTER

FOR LEASE • PRIME RETAIL/OFFICE OPPORTUNITY  
4391 COLONIAL BLVD • FORT MYERS, FL 33966



| 2026 DEMOGRAPHICS        | 1 MI RADIUS | 3 MI RADIUS | 5 MI RADIUS |
|--------------------------|-------------|-------------|-------------|
| EST. POPULATION:         | 8,734       | 47,843      | 139,974     |
| EST. EMPLOYMENT DENSITY: | 2,244       | 33,167      | 95,206      |
| MEDIAN H.H. INCOME:      | \$58,745    | \$62,280    | \$65,440    |

**CONTACT US:**

**JOHN PAULICH IV**  
Senior Advisor  
239.334.3040 x 212  
John.Paulich@TrinityCRE.com

**MATT FREDRICKSON**  
Partner  
239.334.3040 x 212  
Matt.Fredrickson@TrinityCRE.com

**DOUG OLSON**  
Partner  
239.334.3040 x 212  
Doug.Olson@TrinityCRE.com



## SITE PLAN

