



ALICO ITEC PARK

FOR SALE & FOR LEASE · NEW RETAIL CENTER ALONG THE ALICO CORRIDOR
12252 ITEC PARK DRIVE · FORT MYERS, FL 33913



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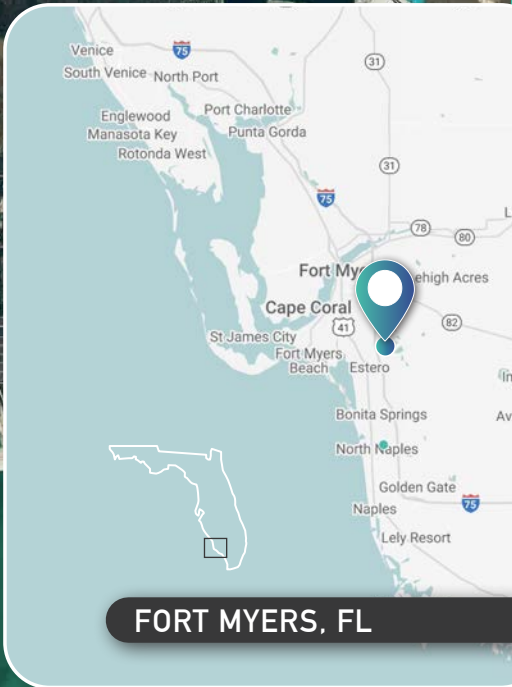
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FORT MYERS, FL

PROPERTY FEATURES

PRICE	CALL FOR DETAILS
AVAILABLE	1,418 - 3,272 ±SF
GLA	15,376 ±SF
ZONING	MPD
PARKING	86 Spaces
ACREAGE	2.21 AC

CAVA
TWIN PEAKS
Arby's
Chick-fil-A
7-ELEVEN
DUNKIN'
PEI WEI

BENDERSONS DEVELOPMENT
MULTI FAMILY & RETAIL/
OFFICE COMING SOON

SOUTHWEST FLORIDA
INTERNATIONAL

gulf coast
TOWN CENTER
1.8 MILLION SF

Costco
TARGET
Starbucks
CARRABBA'S
DOLLAR TREE
ULTA
REGAL CINEMAS
OUTBACK STEAKHOUSE
belk
MILLER'S ALE-HOUSE
CANTINA 109
COLD STONE
at home
The Home & Holiday Superstore
tavern
Connors
DICK'S SPORTING GOODS
GAME TIME
petco
Marshalls
McDonald's

CENTERPLACE
1,950 MULTI-FAMILY UNITS

WILD BLUE
1,096 SINGLE FAMILY HOMES

MIROMAR LAKES
2,000 HOUSING UNITS

SAN CARLOS PARK
6,580 HOMES

GRANDEZZA
13,000 HOMES

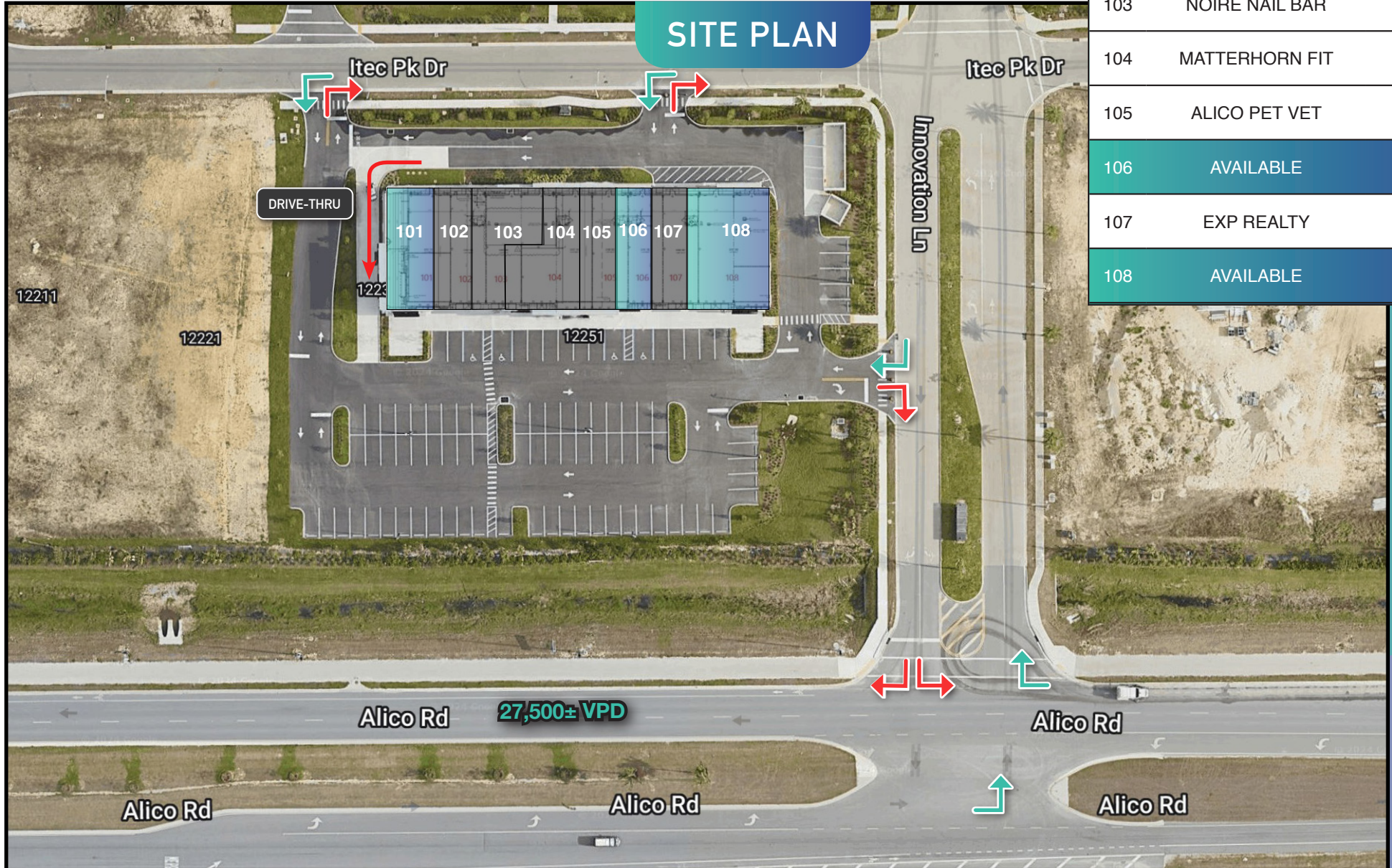


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UNIT	TENANT	SF
101	AVAILABLE	1,855
102	ALICO HAIR SALON	1,441
103	NOIRE NAIL BAR	2,261
104	MATTERHORN FIT	2,143
105	ALICO PET VET	1,545
106	AVAILABLE	1,418
107	EXP REALTY	1,418
108	AVAILABLE	3,272



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LEE COUNTY

Population Growth and Demographics

Lee County's population has been steadily increasing, with more than 800,000 residents as of early 2024. Experts predict that this number could exceed 1 million by 2030, driven by migration from other parts of Florida and the nation. This rapid population growth is attributed to the area's attractive living conditions, business friendly environment including lower congestion compared to cities like Miami and Fort Lauderdale, and the availability of affordable housing options.

Commercial and Industrial Growth

Lee County is also witnessing a significant expansion in commercial and industrial real estate. The Alico corridor is one of the most rapidly growing areas for commercial-industrial space, with 9 million square feet currently under construction and an additional 12 million square feet in the pipeline. Major companies like Amazon, Ferguson, and IKEA are investing in the region, contributing to job creation and economic growth.

Infrastructure and Workforce Development

To support the rapid growth, Lee County is making significant investments in infrastructure. Approximately \$100 million is allocated for new roadways over the next two years, including extensions to Alico Road and 3 Oaks Boulevard. Additionally, nearly \$3 billion is planned for sewer systems, water management, and roadway work over the next 3-5 years.

Conclusion

Lee County, Florida, is undergoing a transformative period of growth, marked by significant residential and commercial development. The region's strategic investments in infrastructure, workforce development and economic incentives are driving this growth, making it an attractive destination for new residents and businesses.