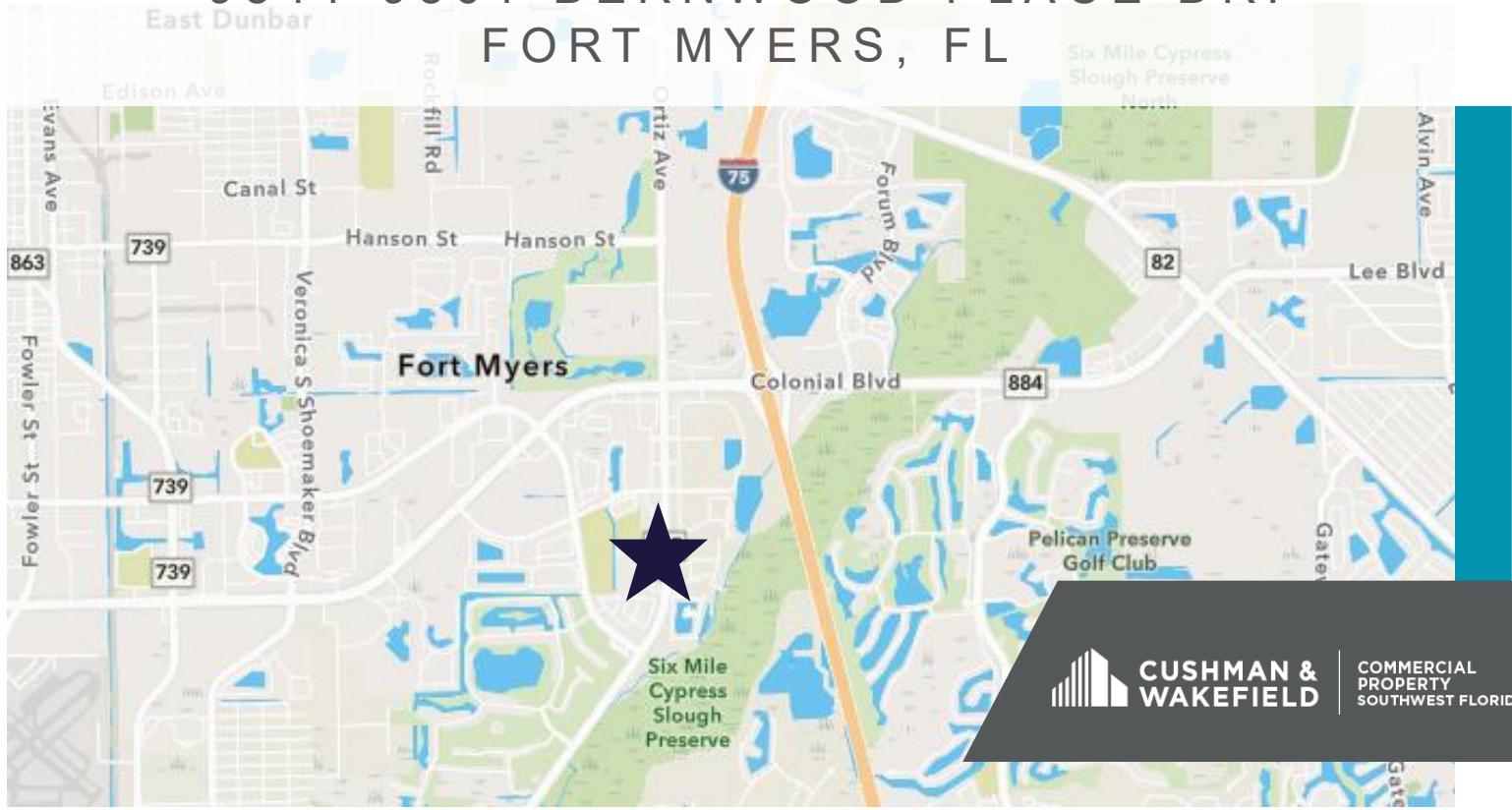




HERITAGE PALMS SHOPPES

9841-9861 BERNWOOD PLACE DR.
FORT MYERS, FL



 CUSHMAN &
WAKEFIELD

COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA

FOR LEASE

HERITAGE PALMS SHOPPES

Property Overview



\$20.00 NNN
LEASE RATE



1,471 SF
SPACE AVAILABLE



3.49/1,000 SF
PARKING RATIO

- Ideal for retail, office, or service-oriented businesses seeking a high-visibility location
- Excellent signage opportunities for maximum exposure to passing traffic
- Centrally positioned in a high-growth corridor of Fort Myers
- Good tenant mix in the area, providing a well-established customer base
- Close proximity to popular retail centers, restaurants, and amenities
- Convenient access to major roads, including I-75, and surrounding commercial hubs
- Located within a well-maintained professional center



2024 Demographics

1-Mile 3-Miles 5-Miles

Total Population	7,369	51,188	154,875
Total Households	3,698	21,756	63,808
Annual Population Growth 2024-2029	4.7%	4.2%	3.8%

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