

# MARKETPLACE AT COCONUT POINT

**8001 VIA RAPALLO DRIVE | ESTERO, FL 33928**

**LAST REMAINING SPACES IN FINISHED NEW CONSTRUCTION RETAIL CENTER**



1614 Colonial Blvd #101  
Fort Myers, FL 33907

[LQCRE.COM](http://LQCRE.COM)

**JOHN MOUNCE**  
Founding Principal

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**JESSICA MCEVOY**  
Senior Associate

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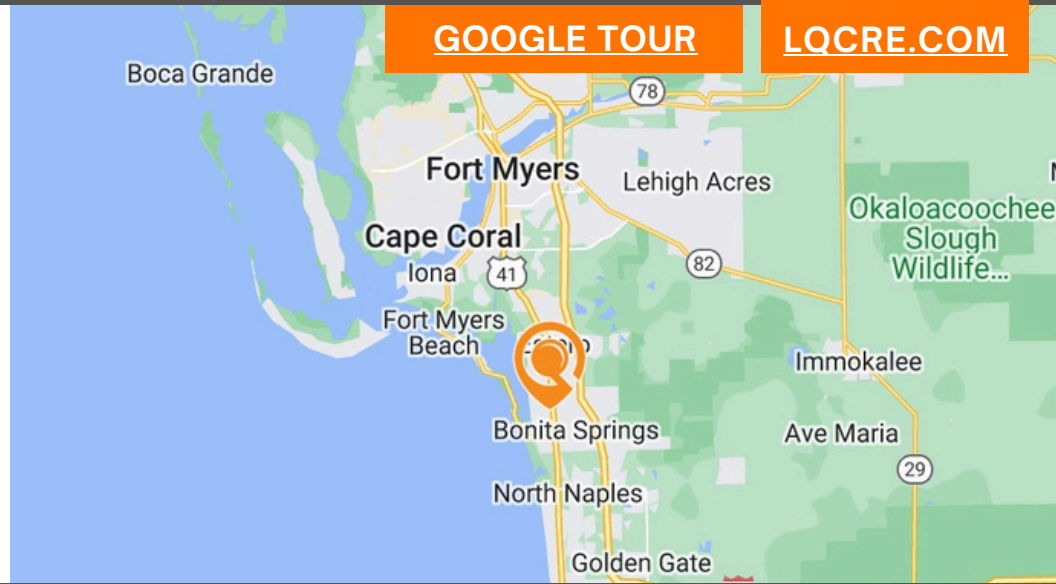
8001 Via Rapallo Drive | Estero, FL 33928

Retail For Lease



**LQ Commercial**  
REAL ESTATE SERVICES

[LQCRE.COM](http://LQCRE.COM)



- US-41 Commercial Frontage (AADT 57,000)
- Excellent Access and Visibility
- Shop space ranging from 1,750-3,524± SF
- Located in regional retail destination
- Adjacent to Simon's Coconut Point mall & Hertz World Headquarters

[LQCRE.COM/MARKETPLACE-COCONUT](http://LQCRE.COM/MARKETPLACE-COCONUT)



**CALL FOR RATES**



**1,750-3,524± SF**



5-MILE POPULATION

**93,175**



5-YEAR INCREASE

**3.2%**



5-MILE INCOME

**\$134,184**



5-MILE EMPLOYEES

**30,900**



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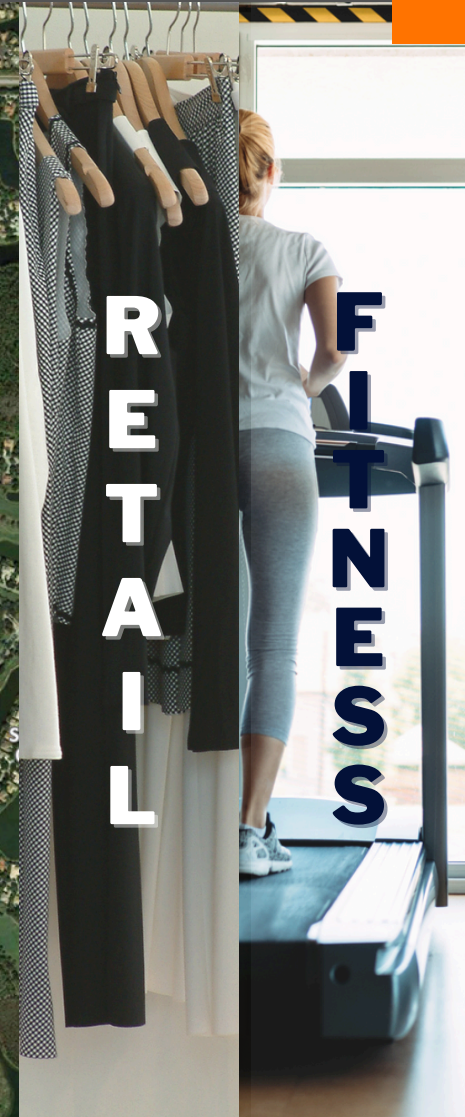
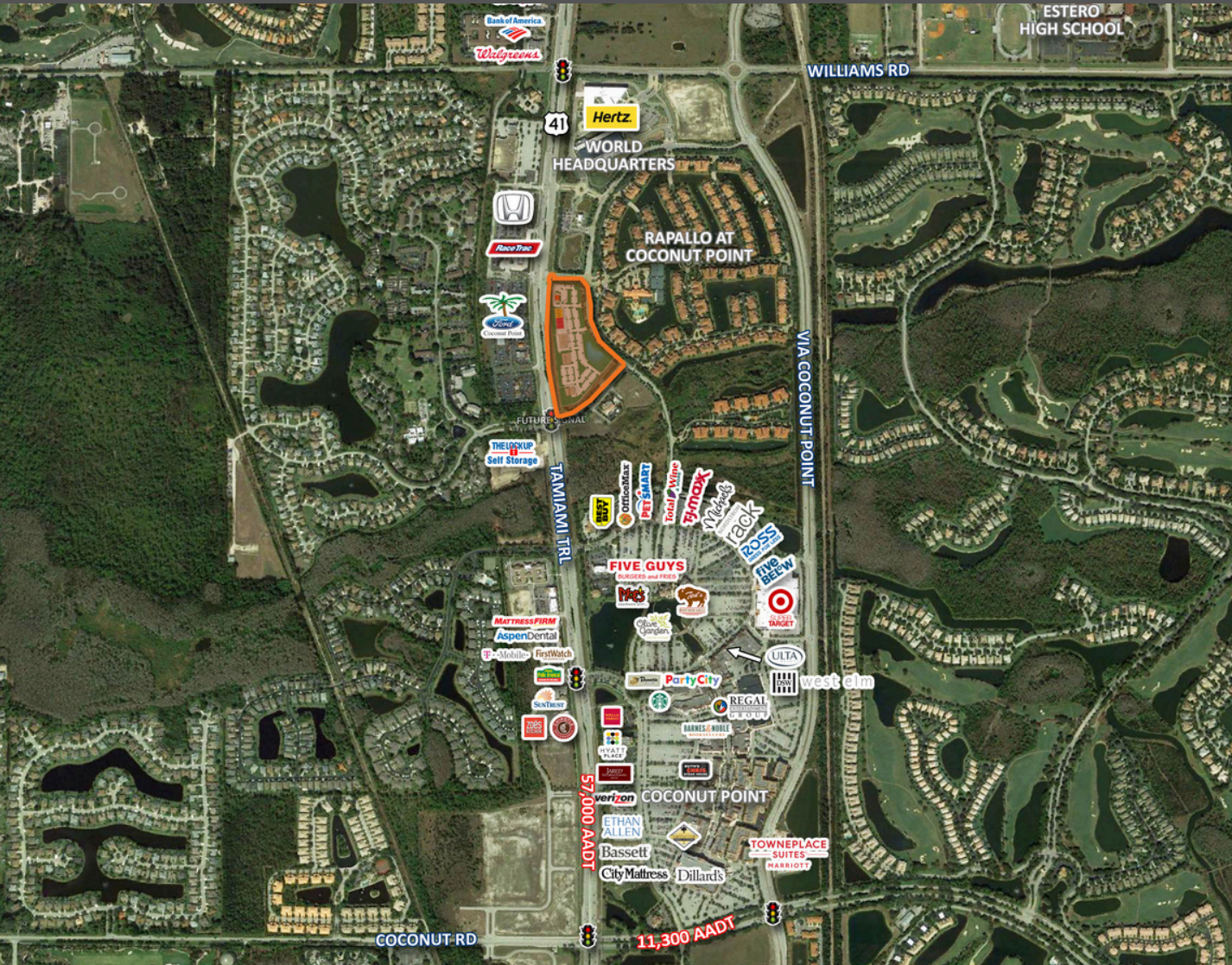
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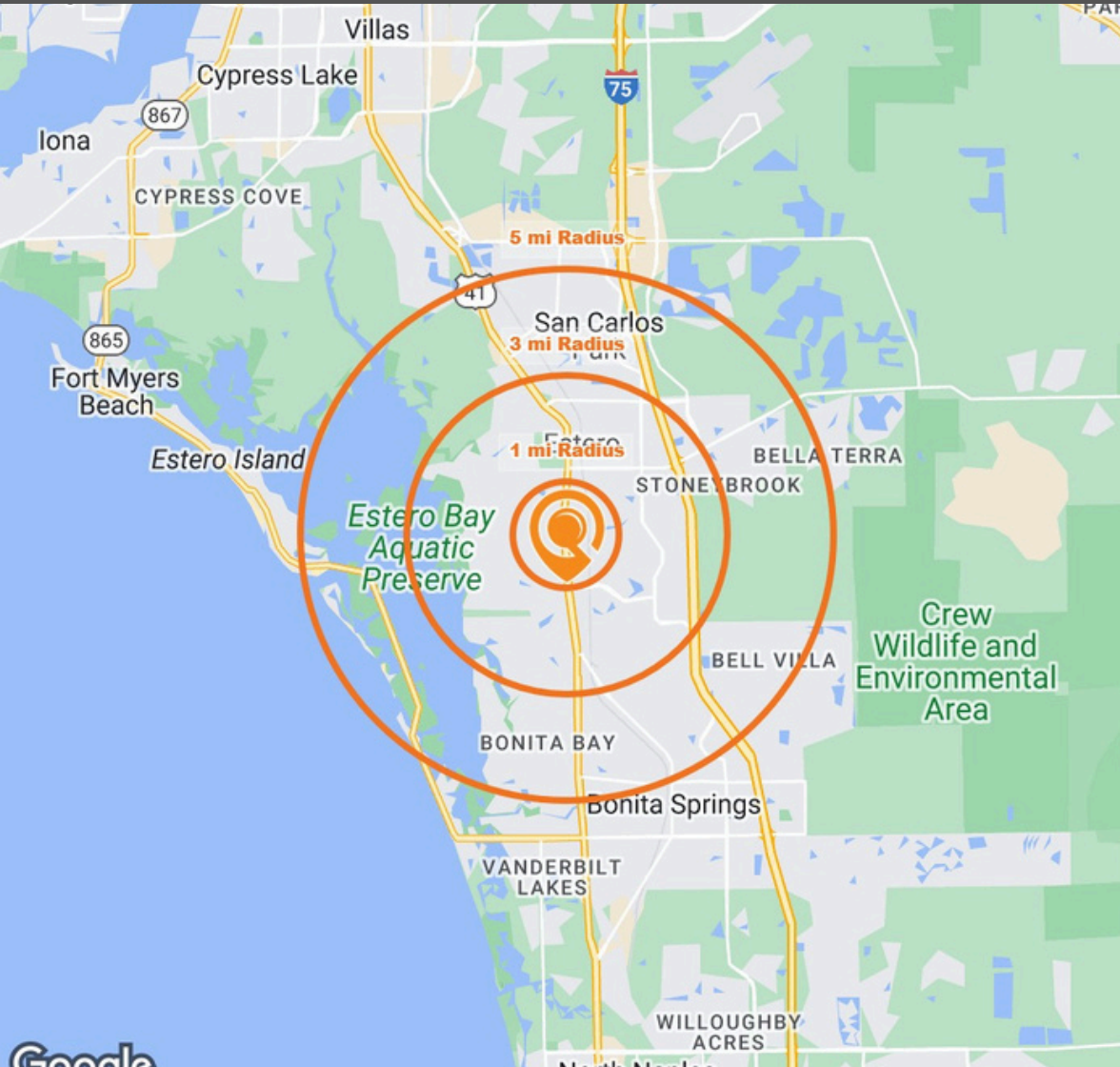
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DRIVE TIME DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
Population	5,538	39,742	93,175
2028 Projected Population	6,100	45,918	107,876
Projected Annual Growth to 2028	2.0%	3.1%	3.2%
Historical Annual Growth 2010 to 2023	2.0%	3.4%	2.8%
Median Age	58.6	58.6	51.2
Households	2,819	19,953	41,326
Projected Annual Growth to 2028	3.0%	4.1%	4.3%
Historical Annual Growth 2010 to 2023	2.2%	3.6%	3.1%
White	85.3%	86.2%	76.2%
Black or African American	3.7%	3.4%	3.9%
Asian or Pacific Islander	2.1%	2.0%	6.4%
American Indian or Native Alaskan	0.1%	0.2%	0.3%
Other Races	8.7%	8.2%	13.1%
Hispanic	13.4%	12.9%	18.5%
Average Household Income	\$156,632	\$137,608	\$134,184
Median Household Income	\$101,501	\$108,415	\$101,962
Per Capita Income	\$79,840	\$69,117	\$59,690
Elementary (Grades 0 - 8)	1.5%	1.8%	3.5%
Some High School (Grades 9 - 11)	1.4%	1.8%	2.5%
High School Graduate	17.0%	18.8%	20.9%
Some College	17.8%	18.2%	19.9%
Associates Degree Only	18.1%	11.7%	10.3%
Bachelors Degree Only	28.0%	25.7%	24.5%
Graduate Degree	16.1%	21.9%	18.4%
Total Businesses	498	2,649	5,273
Total Employees	5,026	18,267	30,900



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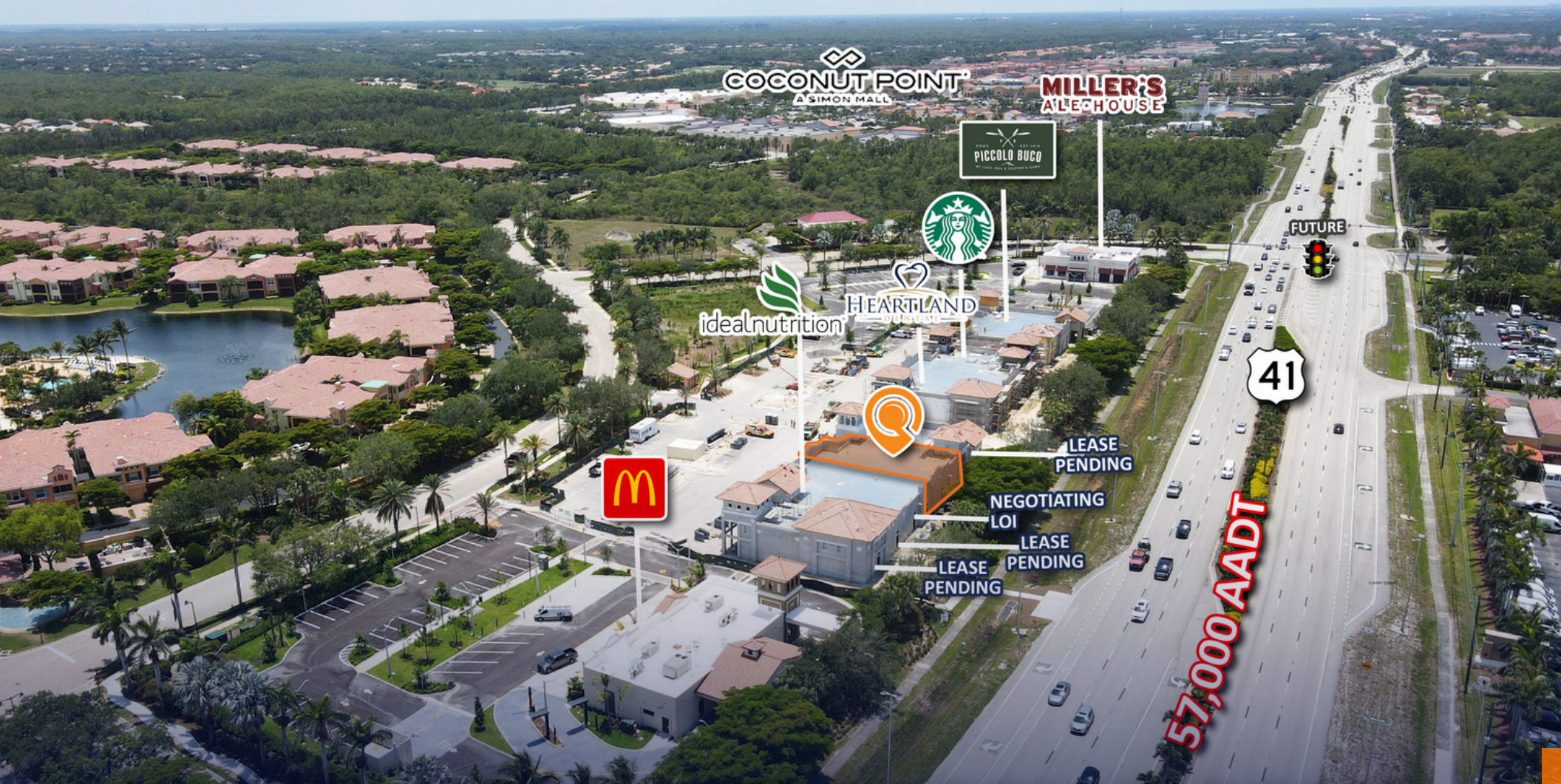
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