



# 8771 COLLEGE PARKWAY

FOR LEASE • HIGH TRAFFIC RETAIL/OFFICE AVAILABILITY ALONG COLLEGE PKWY  
8771 COLLEGE PARKWAY • FORT MYERS, FL 33919



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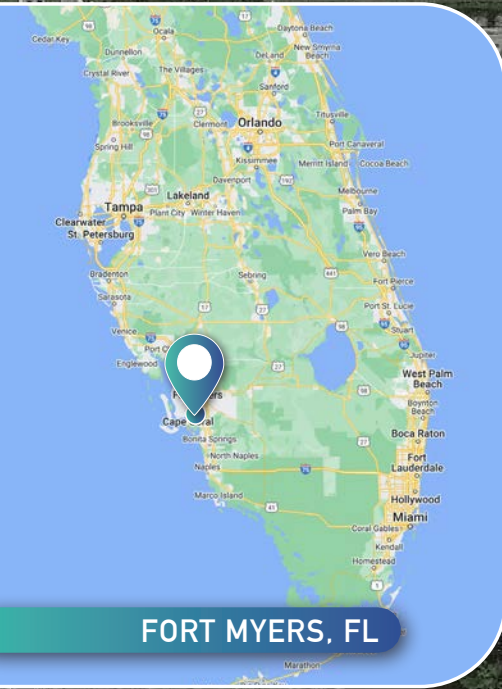
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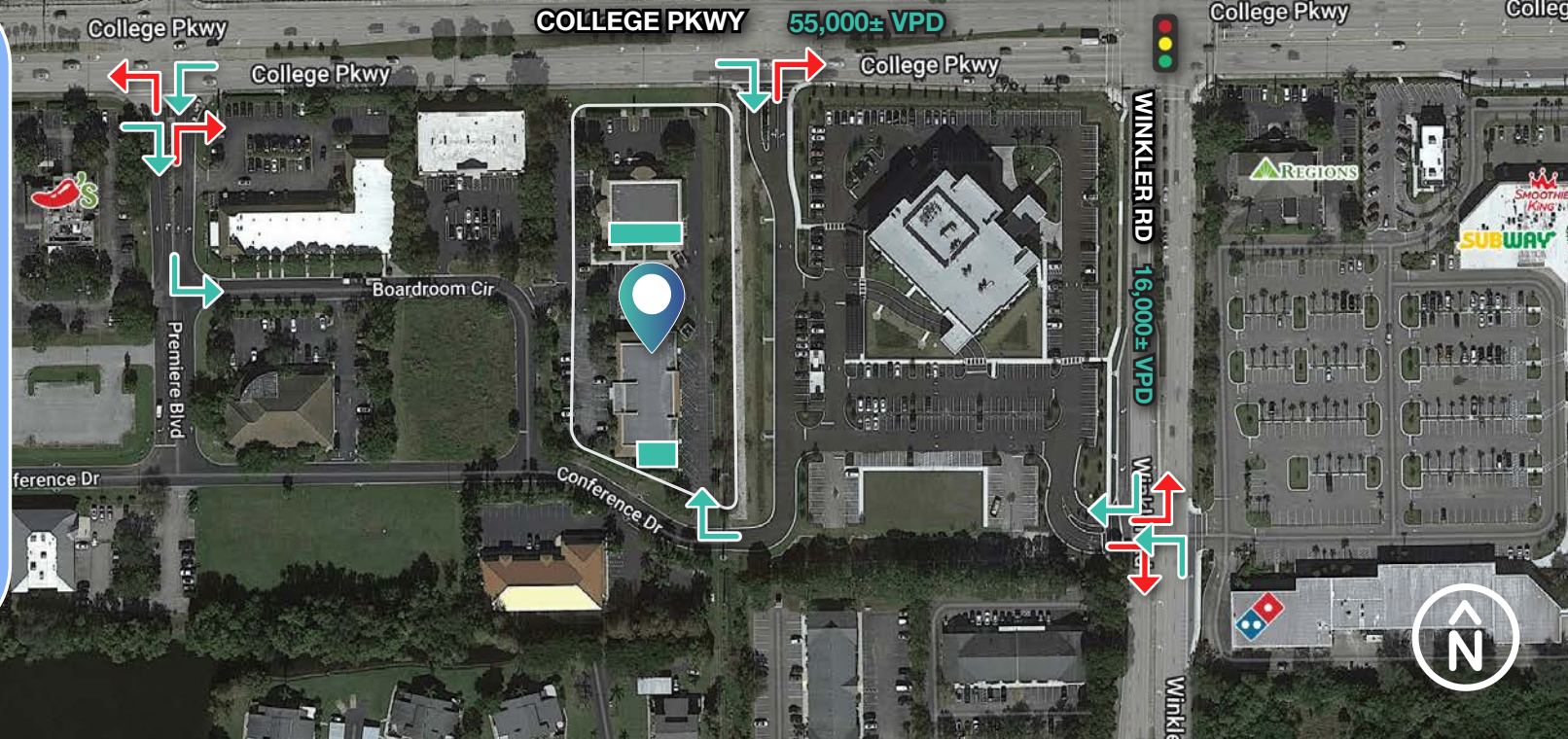


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FORT MYERS, FL



## 2023 DEMOGRAPHICS

8771 COLLEGE PARKWAY



**AVERAGE H.H INCOME**

1 MILE	3 MILE	5 MILE
\$98,696	\$87,085	\$94,106



**POPULATION**

10,461	69,686	163,211
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**EMPLOYMENT DENSITY**

8,154	41,341	96,370
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## PROPERTY FEATURES

<b>LEASE RATE</b>	CALL FOR DETAILS
<b>AVAILABLE</b>	Unit 100: 2,237± SF Unit 200: 1,200 ± SF
<b>YEAR BUILT</b>	1996
<b>ZONING</b>	CC (Lee County)
<b>LOCATION</b>	8771 College Parkway is a commercial property located in the College Parkway Corridor with excellent access, featuring an entrance on South Pointe Boulevard and two signalized entrances on College Parkway. It has large Marquee signage facing College Parkway and abundant parking.



**trinitycre.com**  
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This information is considered accurate, but not guaranteed.



# AERIAL MAP

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