

# LAST SPACE AVAILABLE



**3,200 SF RETAIL/OFFICE/MEDICAL**

## THE COMMONS AT COLLEGE POINTE

City of Fort Myers, Lee County, FL - 9000 W College Pointe Dr

EDGEWOOD  PROPERTIES

1260 Stelton Road, Piscataway, NJ 08854  
732.985.1900 | edgewoodproperties.com



## PROPERTY HIGHLIGHTS

- ◆ 3,200 SF available for retail/office
- ◆ Seeking: retail, medical, dental, ophthalmologist, chiropractic, physical therapy, boutique fitness, salon/barbershop, office, professional services, financial services, creative and media
- ◆ Home to 5 colleges/universities
- ◆ Strategically located right next to Publix-anchored shopping center
- ◆ Well-positioned off College Parkway & McGregor Boulevard
- ◆ Fort Myers is one of the top 10 most popular winter destinations in the U.S.

## CO-TENANTS



## DEMOGRAPHICS



**24,660 DAILY TRAFFIC**  
McGregor Blvd & W College Pointe Dr\*



**68,015 DAYTIME POPULATION**  
+/- 3 mi. Radius\*

CATEGORY	1 MILE	3 MILES	5 MILES
Population	9,756	68,015	163,769
Total Housing Units	6,019	42,037	97,372
Average Household Income	\$96,100	\$88,500	\$93,200
Median Household Income	\$68,800	\$66,000	\$67,800

\*AlphaMap, 2024

# SITE PLAN



# MARKET AERIAL

