



Accelerating success.



FOR LEASE ———

# Plymouth & Regal Plaza

15200, 15248, 15250 S. Tamiami Trail  
Fort Myers, FL

- US 41 exposure
- At signalized intersection
- Retail, Office, medical, Service use
- Unit with outdoor playground

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# Property Overview

## Highlights

Plymouth & Regal Plaza is a multi-building neighborhood retail center comprised of three single-story buildings strategically positioned along South Tamiami Trail (US-41), one of Southwest Florida's most heavily traveled commercial corridors. The plaza is ideal for retail, restaurant, and personal service users seeking direct highway presence and is designed to serve the surrounding residential communities.

<b>Address</b>	15200, 15248 and 15250 S. Tamiami Trail, Fort Myers, FL 33908	
<b>Plaza GLA</b>	70,000± SF	
<b>Building Area</b>	Plymouth: 15200 & 15248 S. Tamiami Tr.	44,462 SF
	Regal: 15250 S. Tamiami Tr.	25,108 SF
<b>Availability</b>	From 850 SF to 7,651 SF. Unit with playground.	
<b>Tenant Mix</b>	Harold's, Black Tie Tuxedos, Kelly Nail Supplies, Pet Grooming, At Home Blinds & Decor, Bikram Yoga	
<b>Signage</b>	3 pylon signs & building signage	
<b>Parking</b>	Ample parking	
<b>Access</b>	At signalized intersection with 2 points of access and use of US 41 Service Road	





## Demographics



**Total Population**  
 1-Mile: 5,855  
 3-Mile: 52,067  
 5-Mile: 124,923



**Daytime Population**  
 1-Mile: 10,052  
 3-Mile: 69,502  
 5-Mile: 153,960



**Median Age**  
 1 Mile: 66.4  
 3-Mile: 58.7  
 5-Mile: 54.6



**Average HH Income**  
 1 Mile: \$115,752  
 3-Mile: \$107,438  
 5-Mile: \$114,078



**Households**  
 1-Mile: 3,181  
 3-Mile: 26,754  
 5-Mile: 59,419



**Traffic - AADT**  
 US 41: 70,500

## Location

### Prime Location

Situated on South Tamiami Trail, US 41 prime north-south corridor in Fort Myers, at the signalized intersection with Jamaica Bay Boulevard.

### Visibility

Direct frontage on US 41 with maximum visibility to passing traffic, dedicated turn lanes and access road -- US 41 Service Road. Pylon and building signage

## Demographics

Strong demographics with steady population growth. Built-in customer base from surrounding residential neighborhoods and nearby retail anchors.

# Availability

## Tenant Roster

### 15200 S. Tamiami Trail

Unit #	Tenants	RSF
101-102	Kelly Nail Supply	4,700
103	2K Nail & Spa	1,200
104	Vindicated Wine	1,200
105	Hong Kong Therapy & Spa	1,600
106-7	For the Bride	2,000
<b>108</b>	<b>Available</b>	<b>1,200</b>
<b>109-111</b>	<b>Available</b>	<b>7,651</b>
114	Final Bar and Grill	2,600
<b>115</b>	<b>Available</b>	<b>1,300</b>
116	Moya-Prida MD	1,361
<b>117</b>	<b>Available Sept. 2026</b>	<b>2,000</b>

### 15248 S. Tamiami Trail

Unit #	Tenants	RSF
150	Hertz Rental Car	1,950
100,200,300	Black Tie Tuxedos	3,350
400	All Pet Grooming	900
500	Y & D Insurance	900
<b>600</b>	<b>Available</b>	<b>850</b>
700	Bikram Yoga	1,800
800	At Home Blinds & Decor	2,300

### 15250 S. Tamiami Trail

Unit #	Tenants	RSF
104	Merlins Dream	2,010
105	At Home Blinds & Decor	4,100
106	Aux Delices	1,150
107-109	Harold's	3,650
110	Vino's Picasso	1,250
<b>111</b>	<b>Available</b>	<b>1,250</b>
112	Happy Life Movement	1,150
<b>113</b>	<b>Available</b>	<b>1,250</b>
114	Dynamo Collectibles	1,433
<b>115-118</b>	<b>Available</b> --outdoor playground	<b>5,915</b>
119-120	Curtain Call Studios	1,950



Leasing Rates:

\$23.00/SF + \$6.78/SF NNN

Unit 115-118: \$25.00/SF (outdoor playground)







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