

# NOW LEASING • CENTREPLACE

RETAIL • OFFICE • RESTAURANTS

NEW CONSTRUCTION • 1,675± SF - 51,432± SF AVAILABLE  
11850-11880 CHEECA COURT • FORT MYERS, FL 33913



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## 2026 DEMOGRAPHICS CENTREPLACE

	1 MILE	3 MILE	5 MILE
AVERAGE H.H INCOME	\$158,539	\$155,285	\$135,667
POPULATION	1,116	19,558	63,998
EMPLOYMENT DENSITY	27	3,652	25,623

## PROPERTY FEATURES

<b>LEASE PRICE</b>	\$17 - \$34 PSF + Est. \$8.50 NNN
<b>AVAILABILITY</b>	1,675± SF - 51,432± SF
<b>LOCATION</b>	Alico Road, 2 Miles East of I-75 (Lee County)

## HIGHLIGHTS

- Less than 6 Miles from SWFL International Airport
- Less than 2 Miles from Gulf Coast Town Center
- Minutes from FGCU (new connection road coming)
- 4,000+ Residences within Minutes



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## SOUTHWEST VIEW AERIAL



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## CENTREPLACE PHOTOS



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## DRIVE-THRU AVAILABLE



### ENTRANCE



### SERVICE WINDOW/EXIT



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## NORTHWEST VIEW AERIAL



ESPLANADE.  
LAKE CLUB

VILLAS  
AT GULF COAST

Las Palmas



BENDERSON  
DEVELOPMENT

BENDERSON  
DEVELOPMENT

740 Acre Industrial/Commercial Complex  
3.89 Million SF of Industrial Buildings  
650,000 SF Retail | 400,000 SF Office  
Proposed 240 Room Hotel



ALICO ROAD

CHEECA COURT



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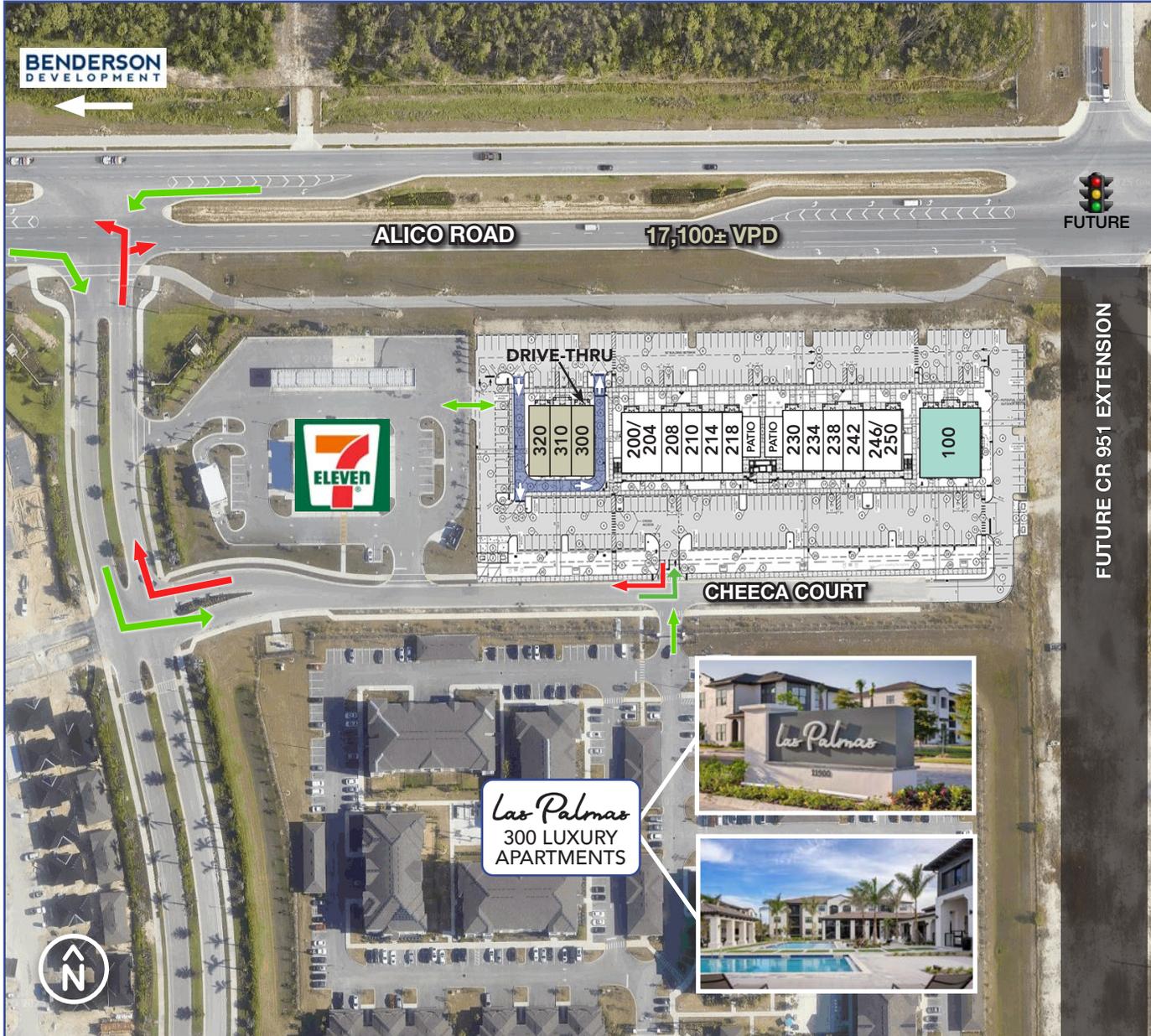


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## FIRST FLOOR RETAIL PLAN



Unit	Tenant	SF	\$/SF
100	Retail/Office	5,616	\$24-\$29
200/204	Retail/Office	3,350	\$29
208	Retail/Office	1,675	\$24
210	Retail/Office	1,675	\$24
214/218	Restaurant w/ Patio	3,350	\$29
230/234	Restaurant w/ Patio	3,350	\$29
238	Retail/Office	1,675	\$24
242	Retail/Office	1,675	\$24
246/250	Retail/Office	3,350	\$29
300	Drive-Thru Restaurant	1,866	\$34
310	Retail/Office	1,875	\$24
320	Retail/Office	1,875	\$29

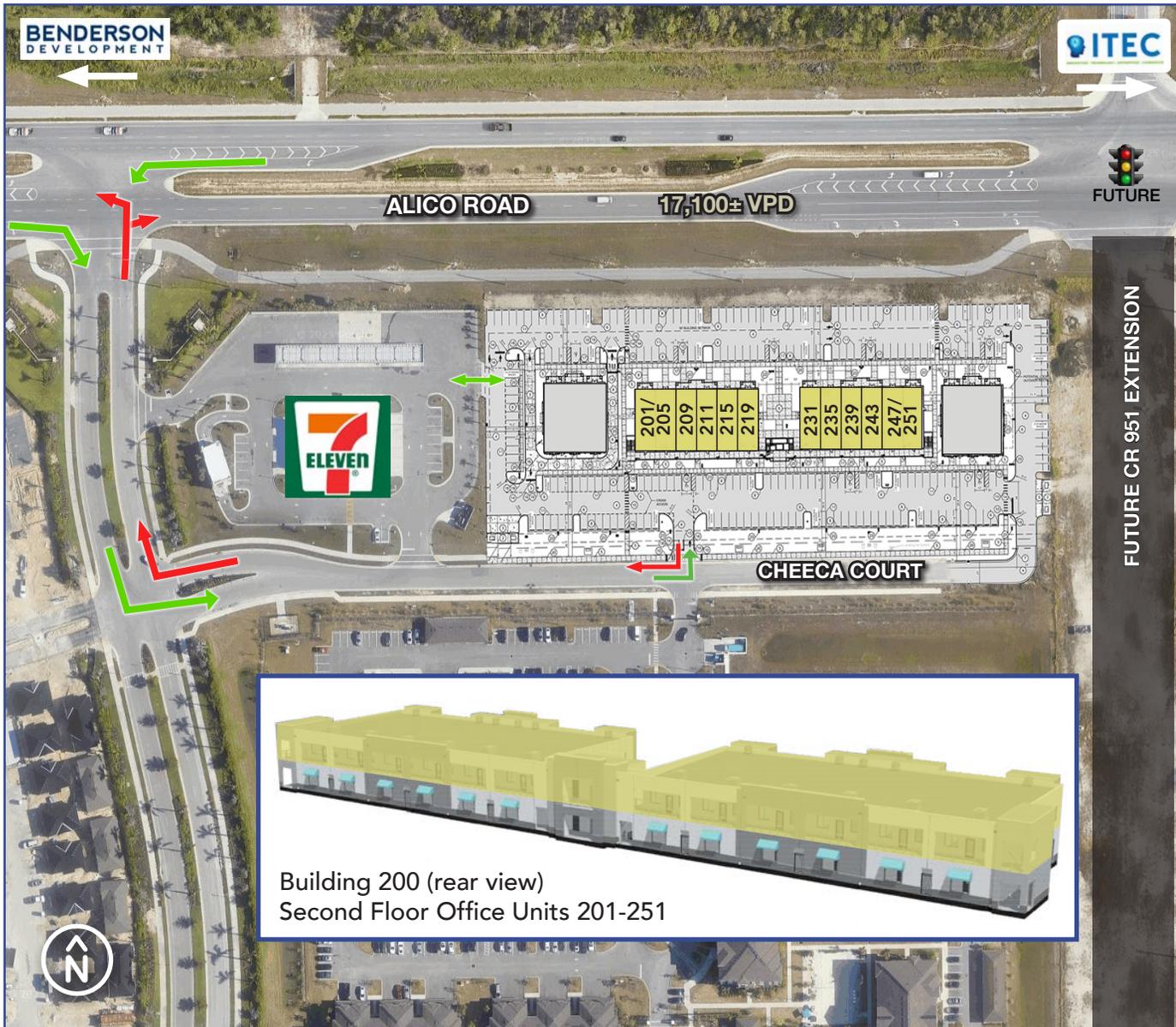
Estimated NNNs are \$8.50

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## SECOND FLOOR OFFICE PLAN



Unit	Tenant	SF	\$/SF
201/205	Office/Medical	3,350	\$19
209	Office/Medical	1,675	\$17
211	Office/Medical	1,675	\$17
215	Office/Medical	1,675	\$17
219	Office/Medical	1,675	\$19
231	Office/Medical	1,675	\$19
235	Office/Medical	1,675	\$17
239	Office/Medical	1,675	\$17
243	Office/Medical	1,675	\$17
247/251	Office/Medical	3,350	\$19

Estimated NNNs are \$8.50



Building 200 (rear view)  
Second Floor Office Units 201-251