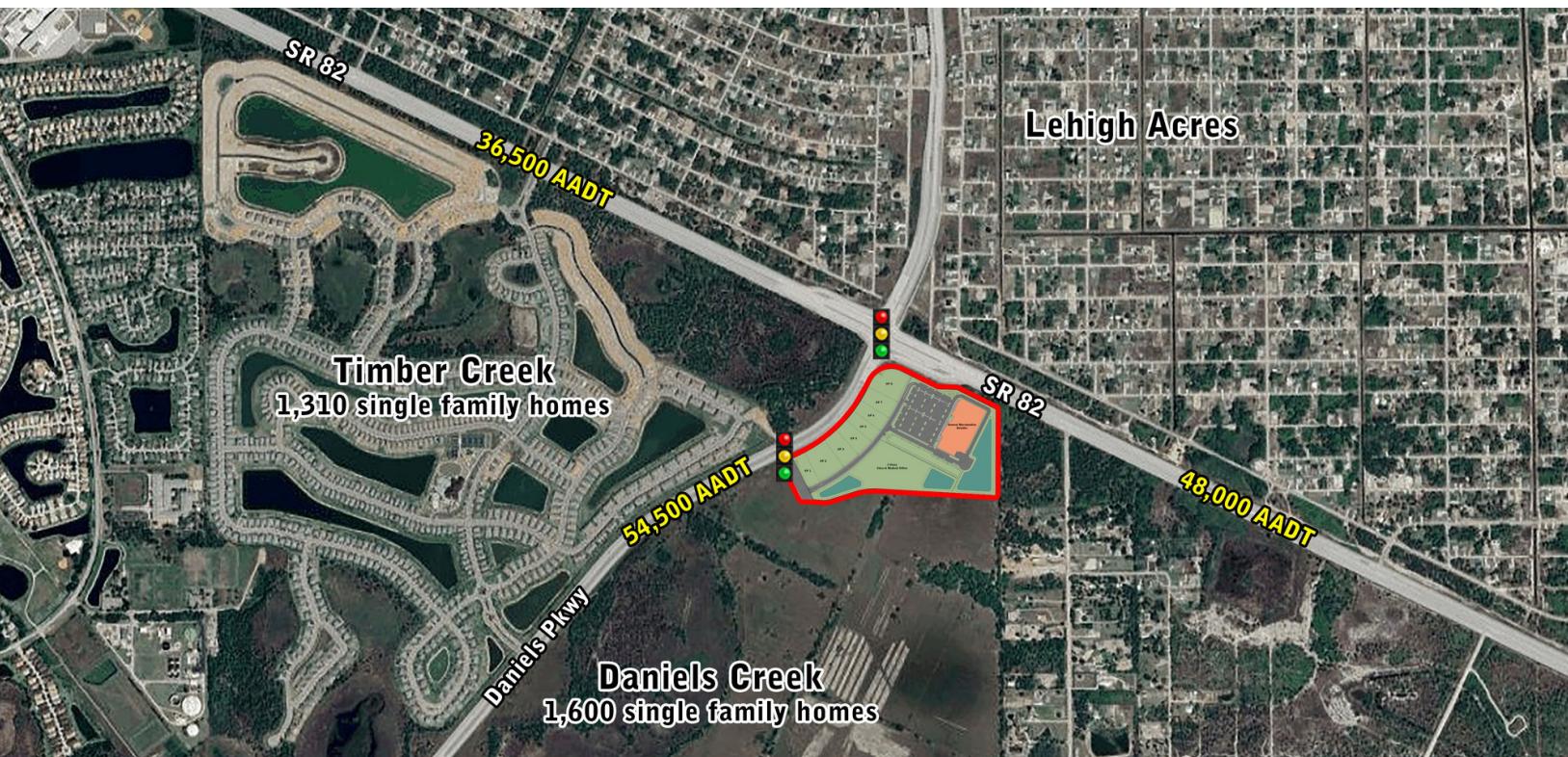


CREEKSIDE MARKETPLACE

SEC Daniels Pkwy & SR 82
Fort Myers, FL 33913

SEMBLER

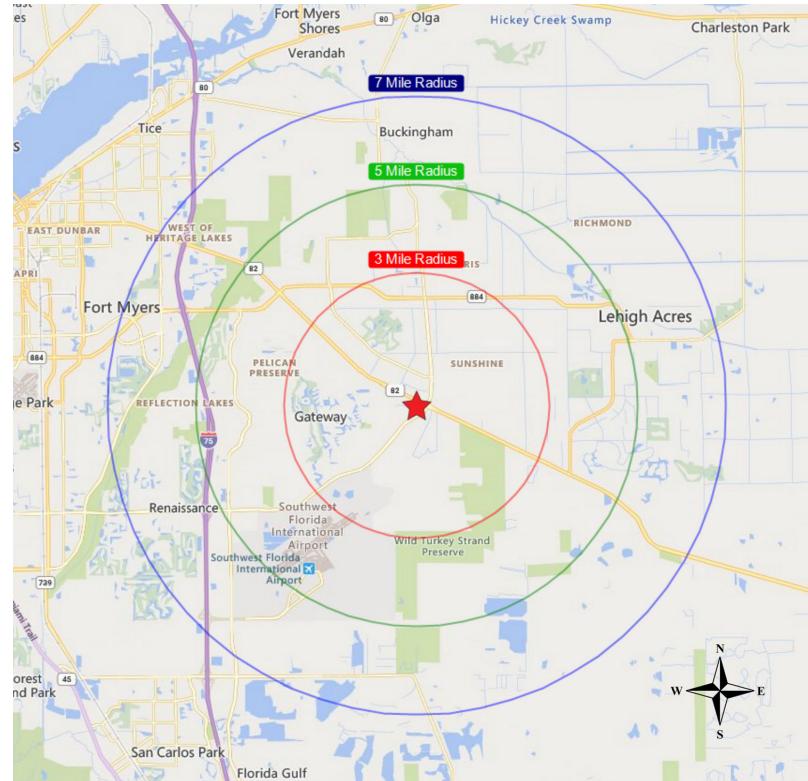


PROPERTY HIGHLIGHTS

- New shopping center under development, projected delivery late-2027
- Anchored by national general merchandise retailer and class A medical office
- Outparcel ground lease opportunities available
- Adjacent to the upcoming 1,600 lot Daniels Creek residential community
- Over the past 12 months, more than 5,000 detached and attached housing permits were issued in Lehigh Acres — the highest total in Lehigh Acres history — including a monthly record-breaking 502 in September 2025 alone
- Situated at prime intersection of Daniels Pkwy (54,500 AADT) and State Road 82 (36,500-48,000 AADT)

DEMOGRAPHICS 3 MILES 5 MILES 7 MILES

| | 3 MILES | 5 MILES | 7 MILES |
|-------------------|----------|----------|----------|
| Total Households | 15,709 | 36,157 | 56,812 |
| Total Population | 48,675 | 102,993 | 158,298 |
| Average HH Income | \$86,459 | \$89,256 | \$91,679 |



The Sembler Company | 800.940.6000 | <https://www.sembler.com>

JESSICA MORENO

727.344.8134

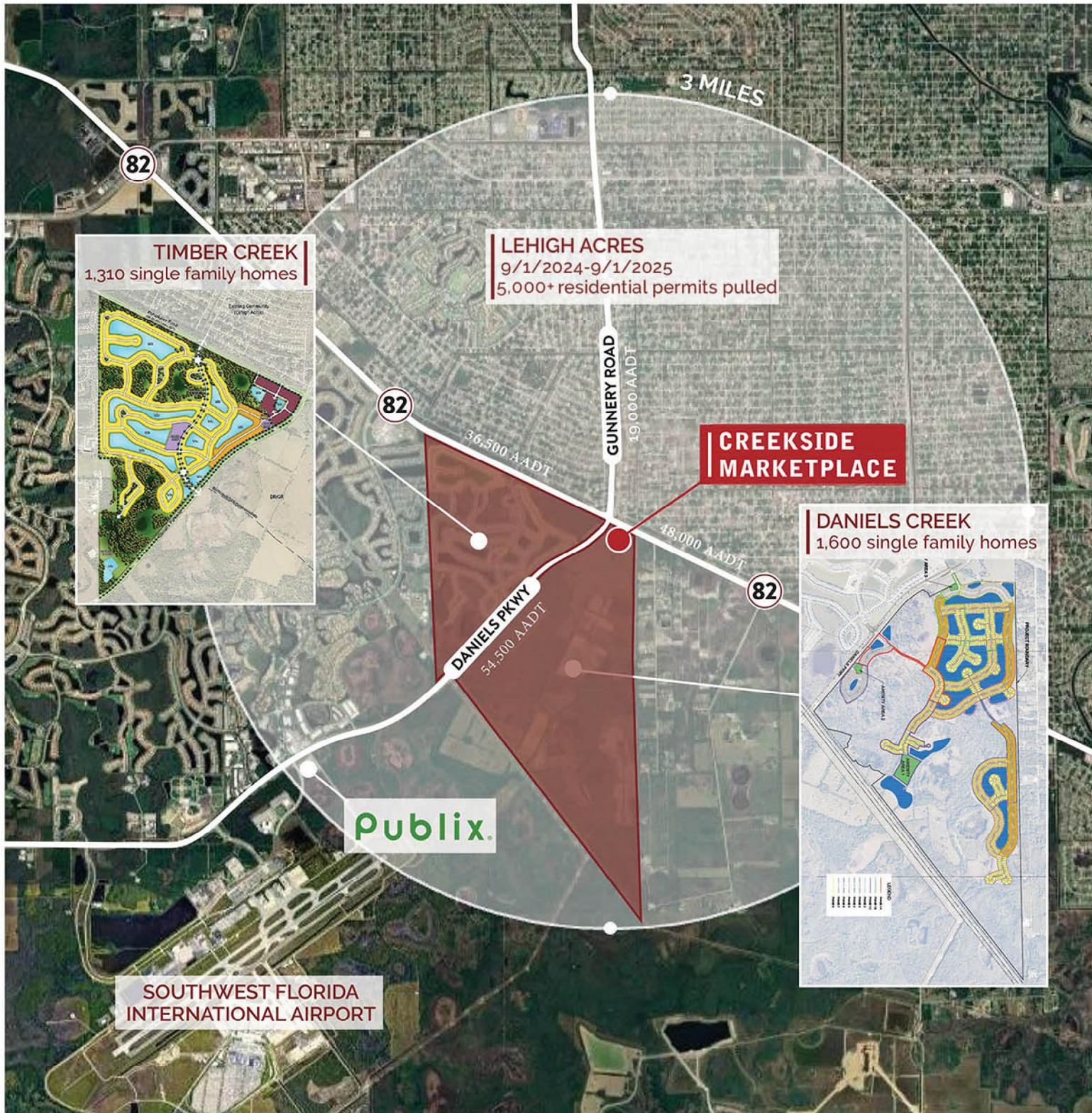
jessica.moreno@sembler.com

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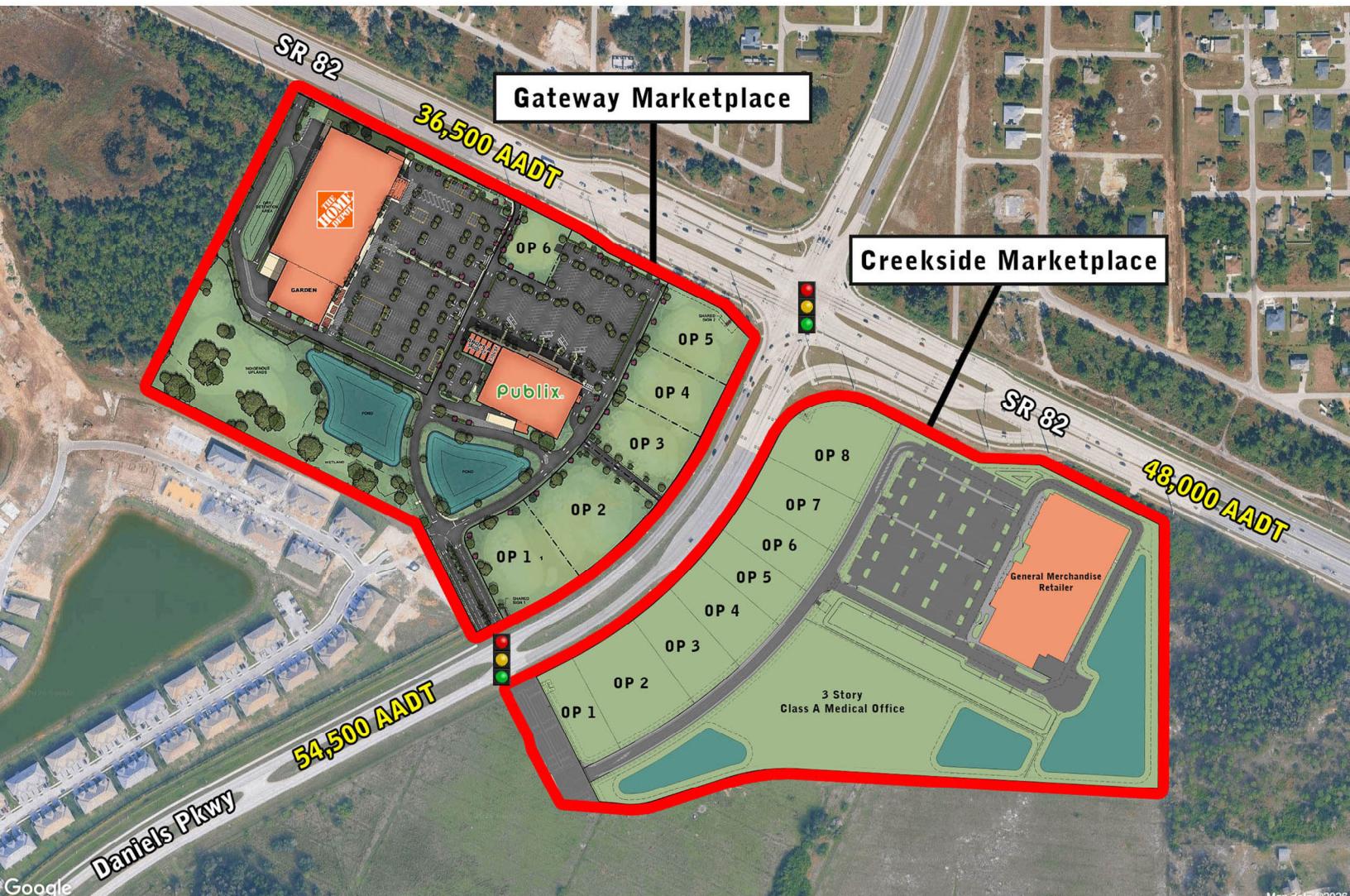
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SITE PLAN & AVAILABILITY

| | | | | | |
|------|------------------------------|------------|------|-----------|------------|
| - | General Merchandise Retailer | 149,420 SF | OP 4 | AVAILABLE | 1.26 ACRES |
| - | Class A Medical Office | 90,000 SF | OP 5 | AVAILABLE | 1 ACRE |
| OP 1 | AVAILABLE | 1 ACRE | OP 6 | AVAILABLE | 1.1 ACRES |
| OP 2 | AVAILABLE | 2 ACRES | OP 7 | AVAILABLE | 1.3 ACRES |
| OP 3 | AVAILABLE | 1.35 ACRES | OP 8 | AVAILABLE | 2 ACRES |