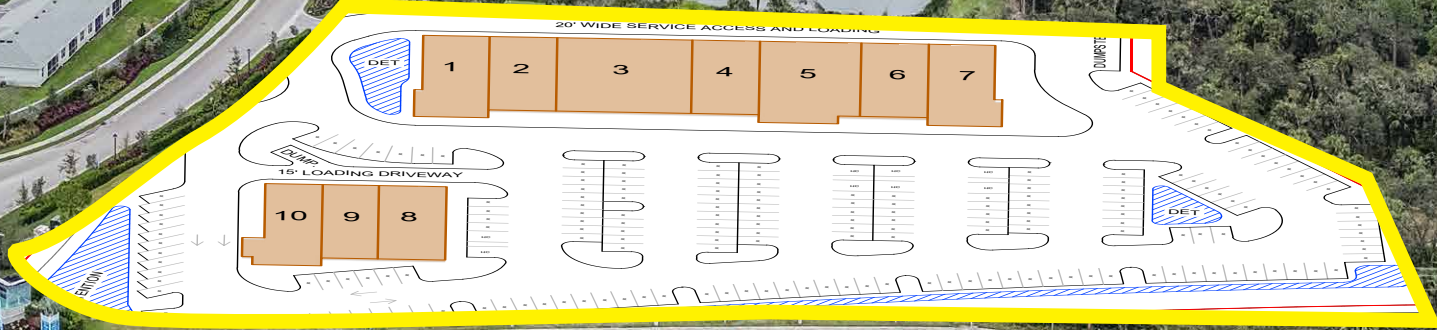




Del Webb
OAK CREEK

Seneca
at Oak Creek



BAYSHORE RD. AADT: 25,500±

LSI
COMPANIES

OFFERING MEMORANDUM

PRE-LEASING: CHAPEL CREEK RETAIL PLAZA

NORTH FORT MYERS, FL

OFFERING SUMMARY

Address: 7701 Bayshore Road
N. Fort Myers, FL 33917

County: Lee

Property Type: Commercial / Retail

Total Space Available: 27,875 SF

Unit Sizes: 2,000 - 16,400 SF

Zoning: RPD / CPD

Est. Delivery: Early 2026

Property ID Number: 20-43-25-L3-0100B.0000

RENTAL RATE
\$23.00-\$32.00 PSF NNN
CAM TBD

TI Allowance Available

LSI COMPANIES

Land
Solutions

LSI
COMMERCIAL

Development
Solutions

SALES EXECUTIVE



Alexis North, CCIM
Sales Associate

anorth@lsicompanies.com | (239) 427-3400



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BAYSHORE RD. AADT: 25,500±

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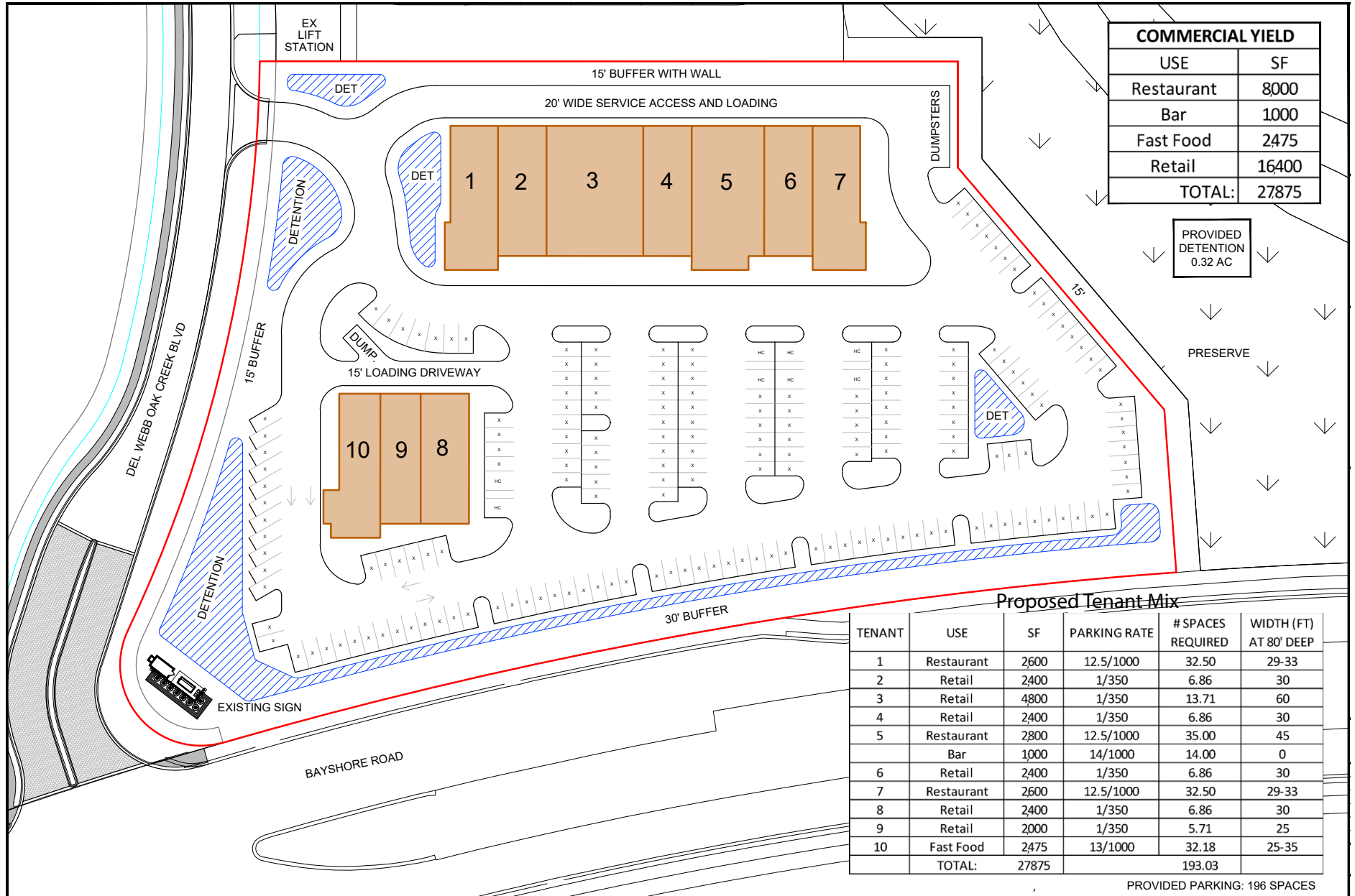


BRIGHTWATER

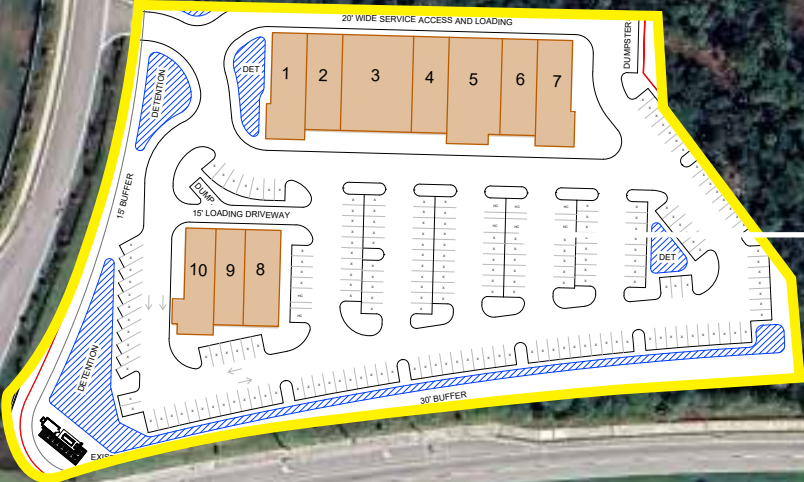
- Pre-leasing new retail plaza in the path of growth. End-cap, drive-thru, and inline spaces available.
- Located less than a mile west of the I-75 & Bayshore Road interchange in North Fort Myers.
- Within close proximity of over 27,000 new and planned residential units in the Bayshore Road corridor.
- Adjacent to Del Webb Oak Creek, a new age 55+ residential development by Pulte Homes with 1,000 units; and Seneca at Oak Creek, an age 55+ rental community by Sage Communities with 184 one-story apartments.



SITE PLAN



SITE PLAN OVERLAY



BAYSHORE RD. AADT: 25,500±



APPROVED USES

DOWNTOWN
FORT MYERS

FUTURE RESIDENTIAL
COMMUNITY

Seneca
at Oak Creek

BAYSHORE RD. AADT: 25,500±

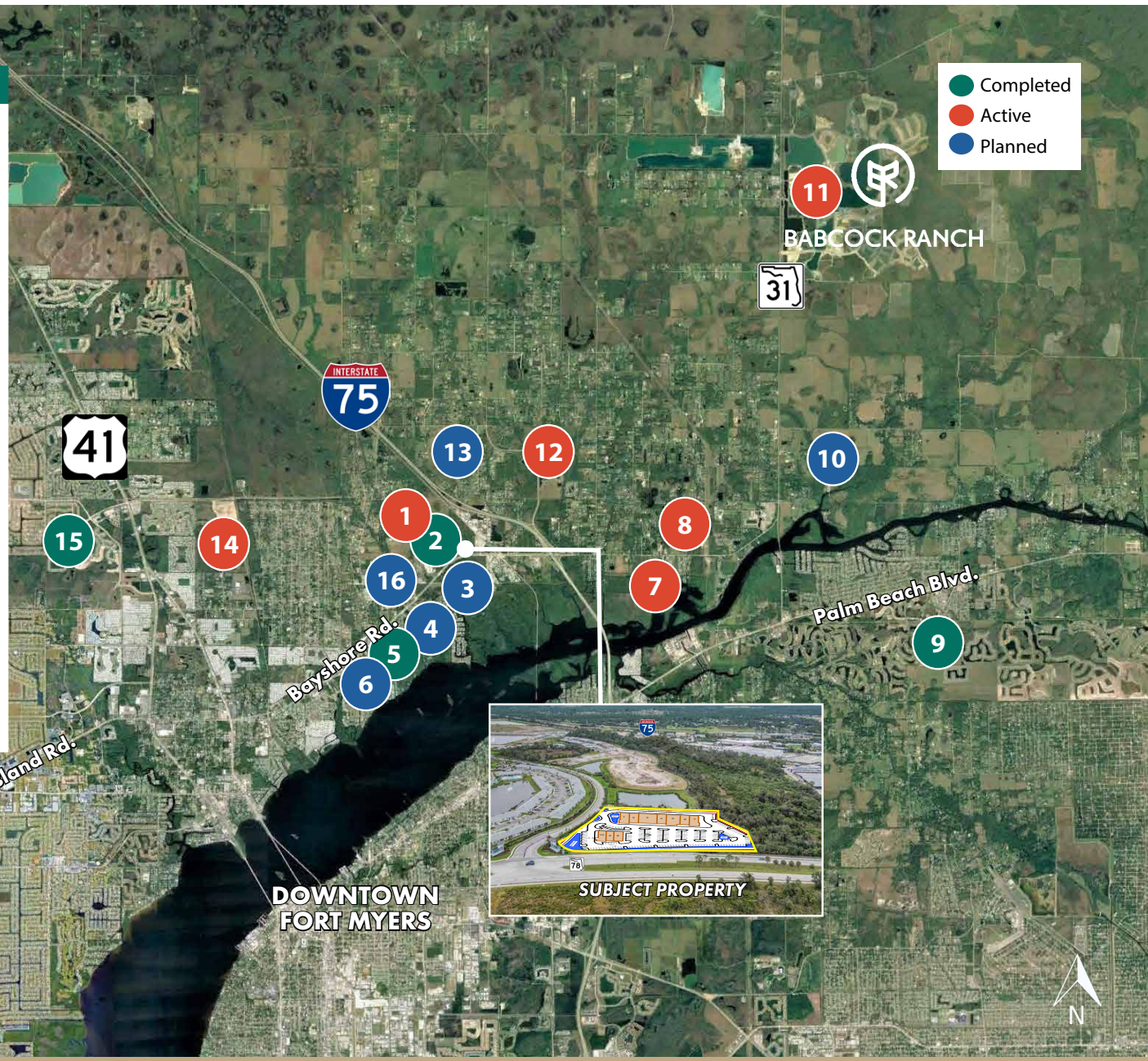


- General Office
- Medical Office
- Convenience Food & Beverage
- Drive-through
- Drugstore, Pharmacy
- EMS, Fire or Sheriff's Office
- Essential Services
- Grocery/Food Stores
- Fast Food Restaurant
- Hardware Store
- Healthcare Facilities
- Laundry and Dry Cleaning
- Repair Shops
- Restaurants
- Self-Service Fuel Pumps
- Specialty Retail Shops

BAYSHORE CORRIDOR

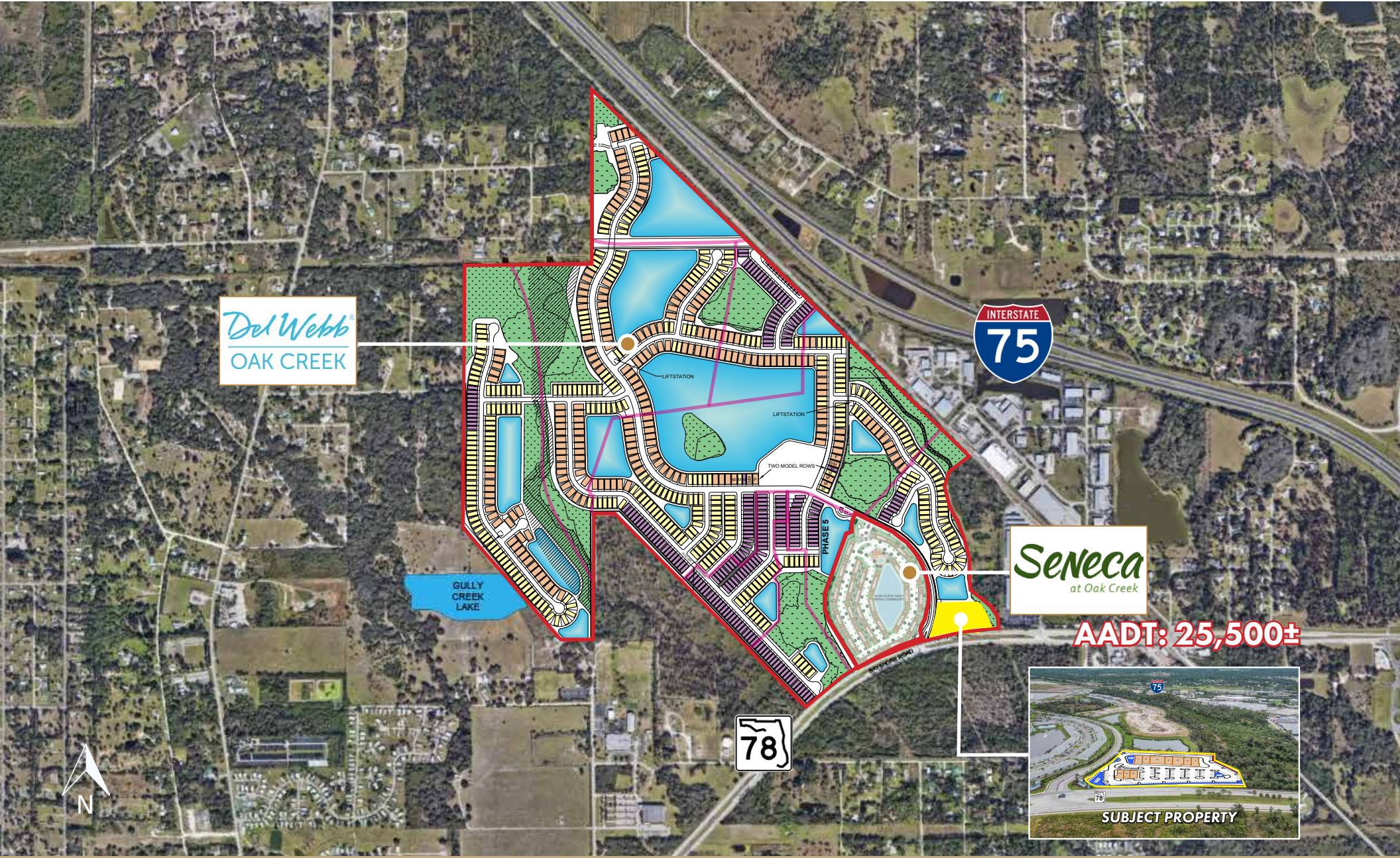
ACTIVE AND PLANNED DEVELOPMENTS

MAP	COMMUNITY	UNITS
1	Del Webb at Oak Creek	1,000
2	Seneca at Oak Creek	184
3	Bayshore 65	357
4	Bayshore 35	86
5	Enclaves at Eagle Landing	188
6	Bayshore Commons	214
7	Stonehill Manor	71
8	Bayshore Ranch	130
9	Veranda	1,700
10	Owl Creek	440
11	Babcock Ranch	19,500
12	Brightwater	1,300
13	Leetana	201
14	Crane Landing	1,229
15	Entrada	721
16	Bayshore 75	250
TOTAL		27,571



DEL WEBB & SENECA AT OAK CREEK

MASTER PLAN



Del Webb
OAK CREEK



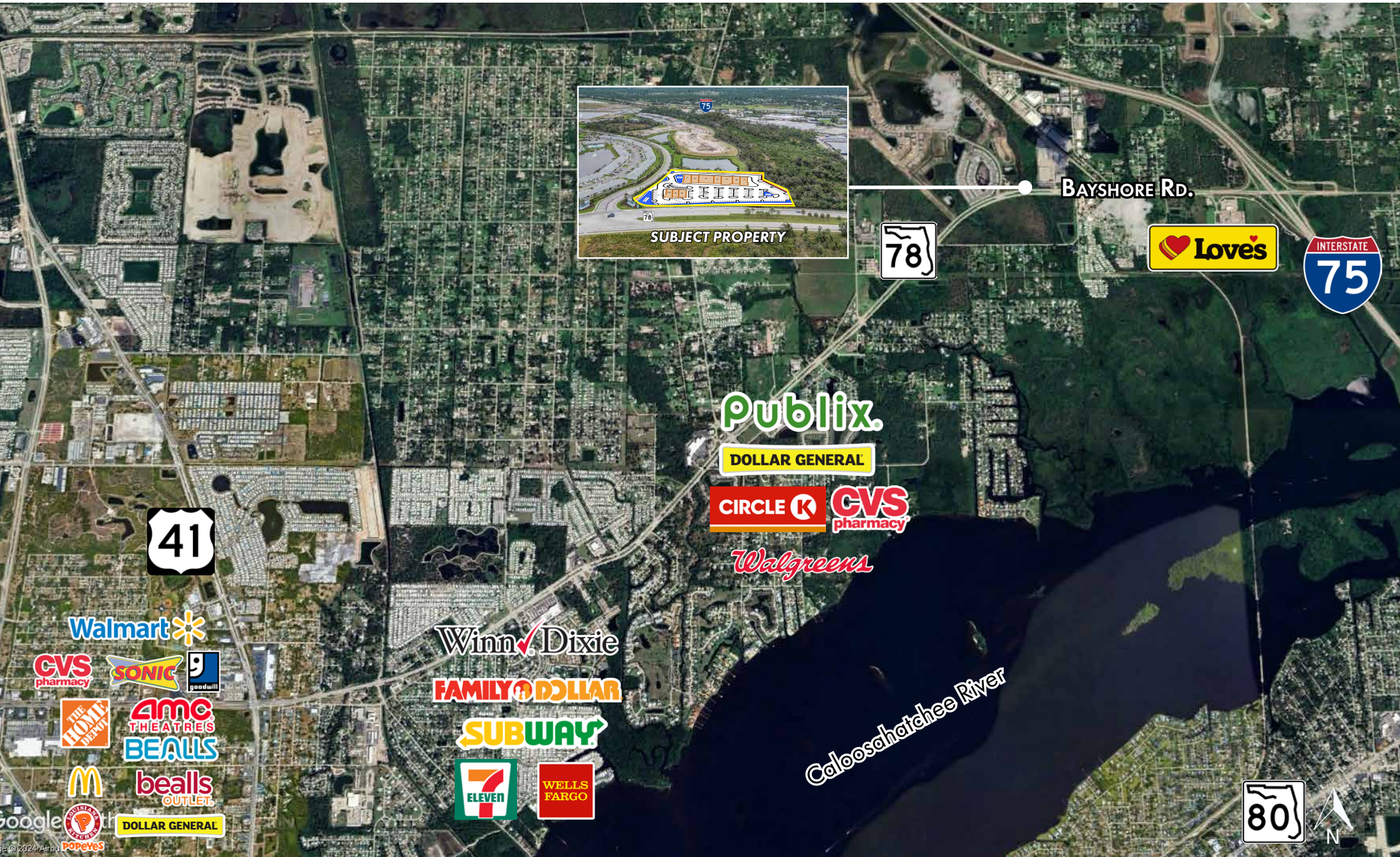
Seneca
at Oak Creek

AADT: 25,500±

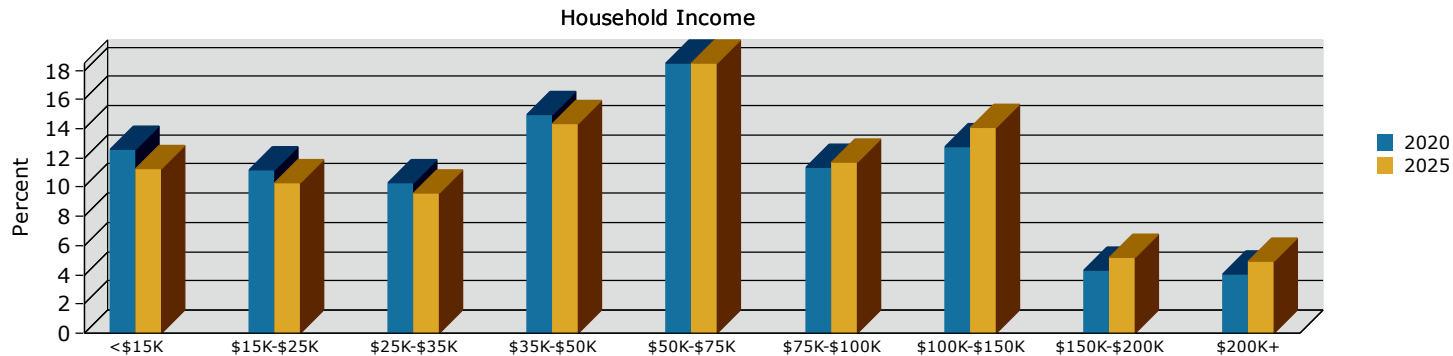
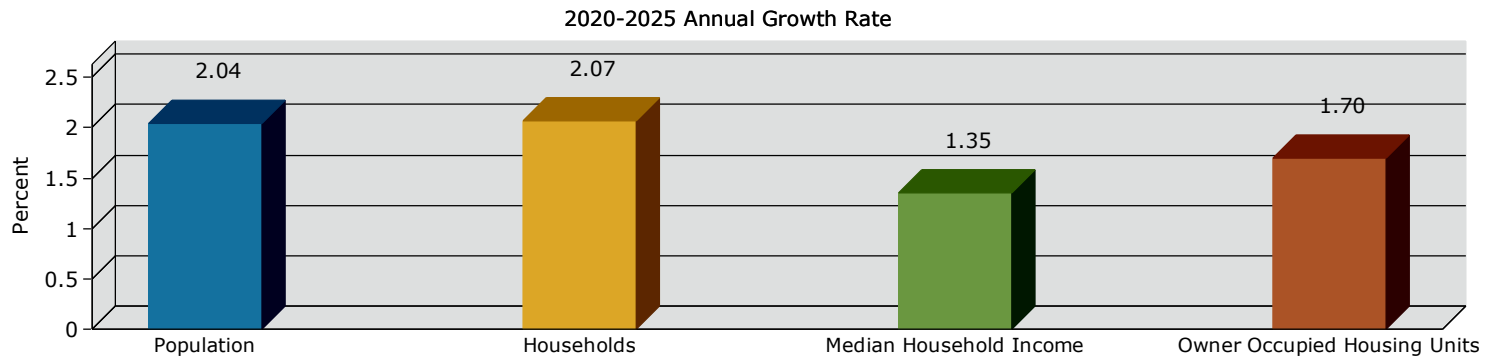


SUBJECT PROPERTY

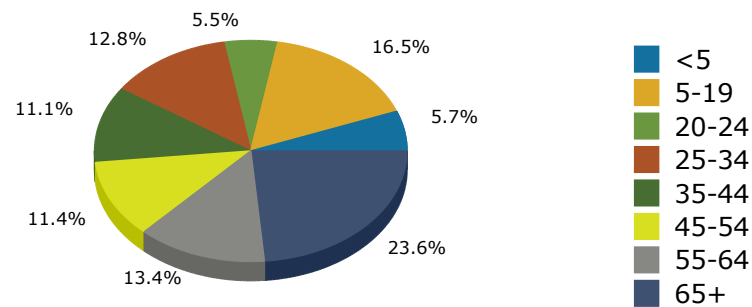
RETAIL MAP



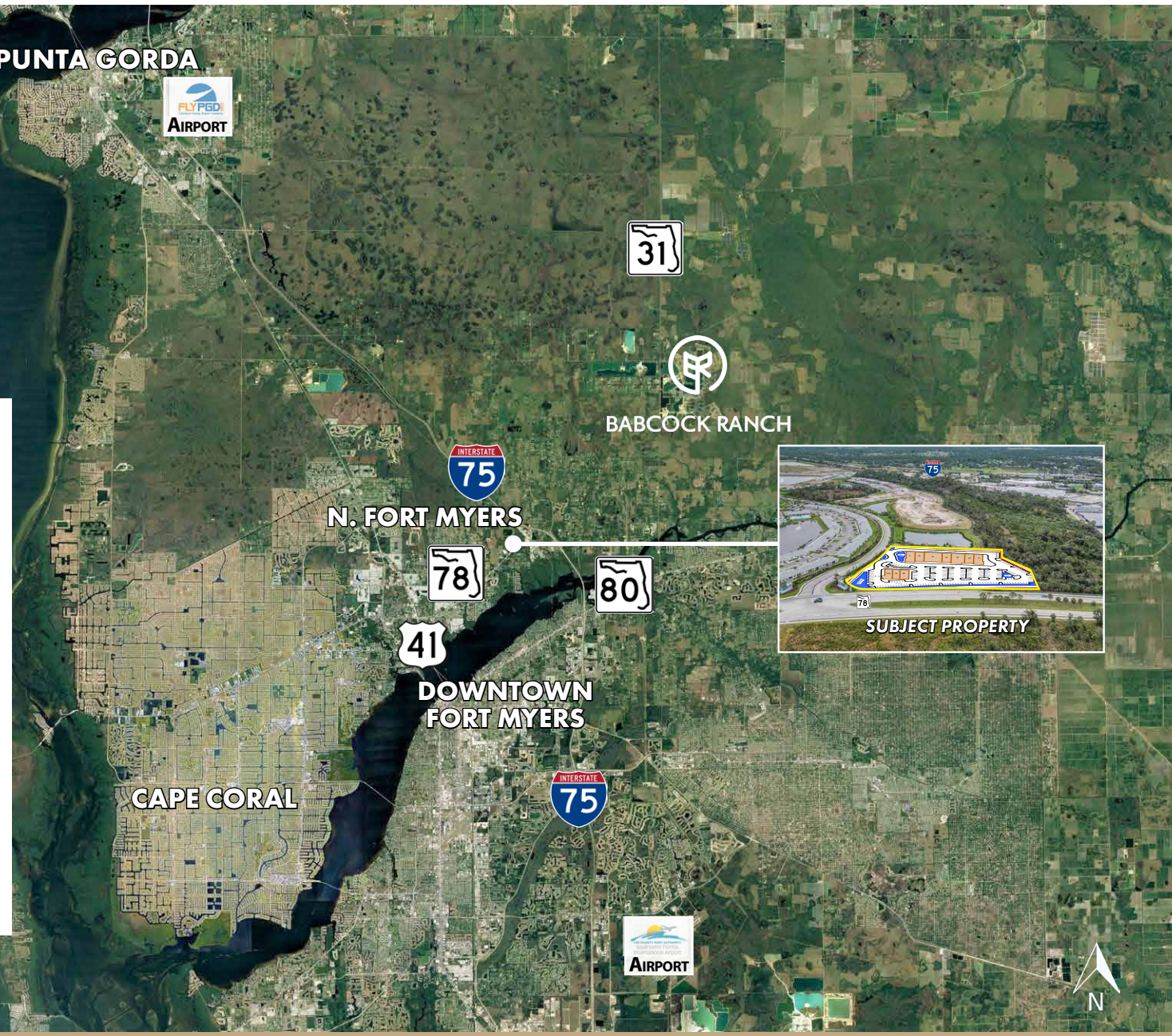
AREA DEMOGRAPHICS



2020 Population by Age



LOCATION MAP



LOCATION HIGHLIGHTS

- Located in the path of growth along the primary corridor from Cape Coral to I-75 and Babcock Ranch
- The area surrounding the property has experienced significant new residential growth and includes several developments recently completed, under-construction, and planned.
- 15 ± minutes to Downtown Fort Myers
- 19± minutes to Southwest Florida International Airport (RSW)

LSI COMPANIES

www.lsicompanies.com

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