



SITE 1
0.5 - 2.5 AC
Available

SITE 2
8.90 AC
Available

GROUND LEASE OR BUILD-TO SUIT

Fort Myers Retail Vacant Land

Colonial Blvd & SR 82 | Fort Myers, FL



Fort Myers Retail Vacant Land

Colonial Blvd & SR 82 | Fort Myers, FL



0.5 - 2.5 AC

Site 1

8.90 AC

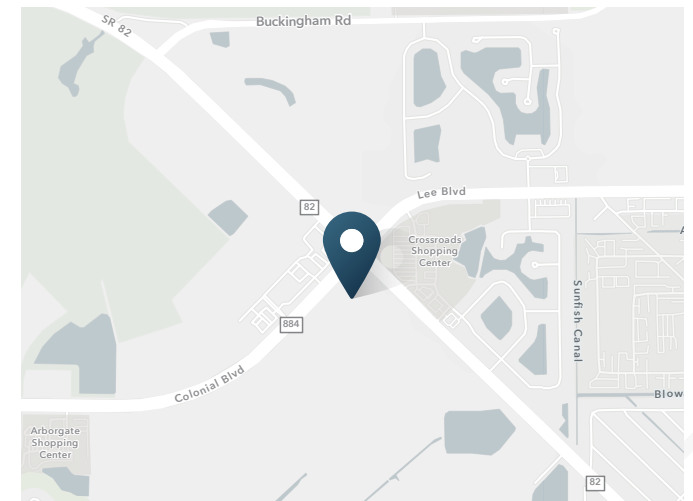
Site 2

Contact
Broker

Rate

ABOUT THE PROPERTY

- Site 1 has approximately 0.5 - 2.5 acres available with frontage on Colonial Blvd. Owner will subdivide
- Site 2 has approximately 8.90 acres available with 1,300 feet of frontage on SR 82
- Traffic count: 58,000 VPD on Colonial Blvd
- Traffic count: 44,500 VPD on SR 82
- Full access to Colonial Blvd and SR 82
- Retail delivery estimated Q4 2024



Fort Myers Retail Vacant Land

Colonial Blvd & SR 82 | Fort Myers, FL

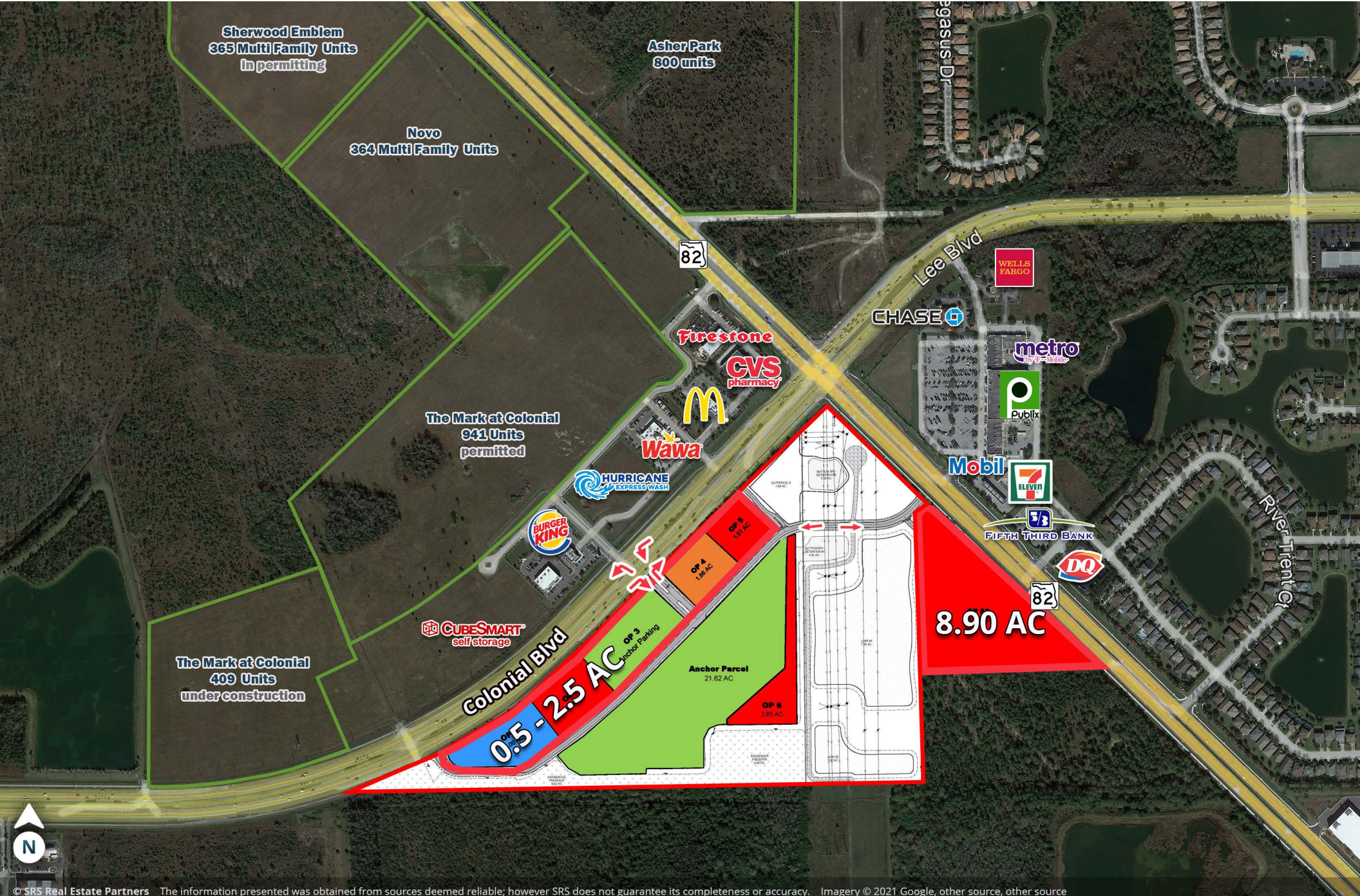


AVAILABLE
LOI NEGOTIATIONS
LEASE NEGOTIATIONS
LEASE EXECUTED



Fort Myers Retail Vacant Land

Colonial Blvd & SR 82 | Fort Myers, FL



Fort Myers Retail Vacant Land

Colonial Blvd & SR 82 | Fort Myers, FL



Fort Myers Retail Vacant Land

Colonial Blvd & SR 82 | Fort Myers, FL



MARKET OVERVIEW



Traffic Counts

Colonial Blvd, adjacent to Site 1	58,000 VPD
SR 82, adjacent to Site 2	44,500 VPD
Lee Blvd, N of Site	39,500 VPD

Year: 2022 | Source: FDOT



Market Highlights

#1 **fastest-growing** cities (Cape Coral, Fort Myers area) in the US in 2023
Quicken Loans

\$1.972 B **seasonally adjusted taxable sales** for the month of October 2022 in Lee County
Regional Economic Research Institute at Lutgert College of Business

10.3 M+ **passenger traffic** in and out of Southwest Florida International Airport (RSW) in Fort Myers in 2022
RSW

#3 **safest places to live** in the US in 2022-2023
US News and World Report

17,000+ **housing units** under construction or planned or in the permit stage in Fort Myers
City of Fort Myers

172% **increase in residential active listings** from January 2022 to January 2023 for Southwest Florida
Florida Gulf Coast University

FORT MYERS

Fort Myers Retail Vacant Land

Colonial Blvd & SR 82 | Fort Myers, FL



DEMOGRAPHIC HIGHLIGHTS

1 MILE

2,549 Population	3,131 Total Daytime Population	\$100,004 Average Household Income	818 Total Households
---------------------	--------------------------------------	--	----------------------------

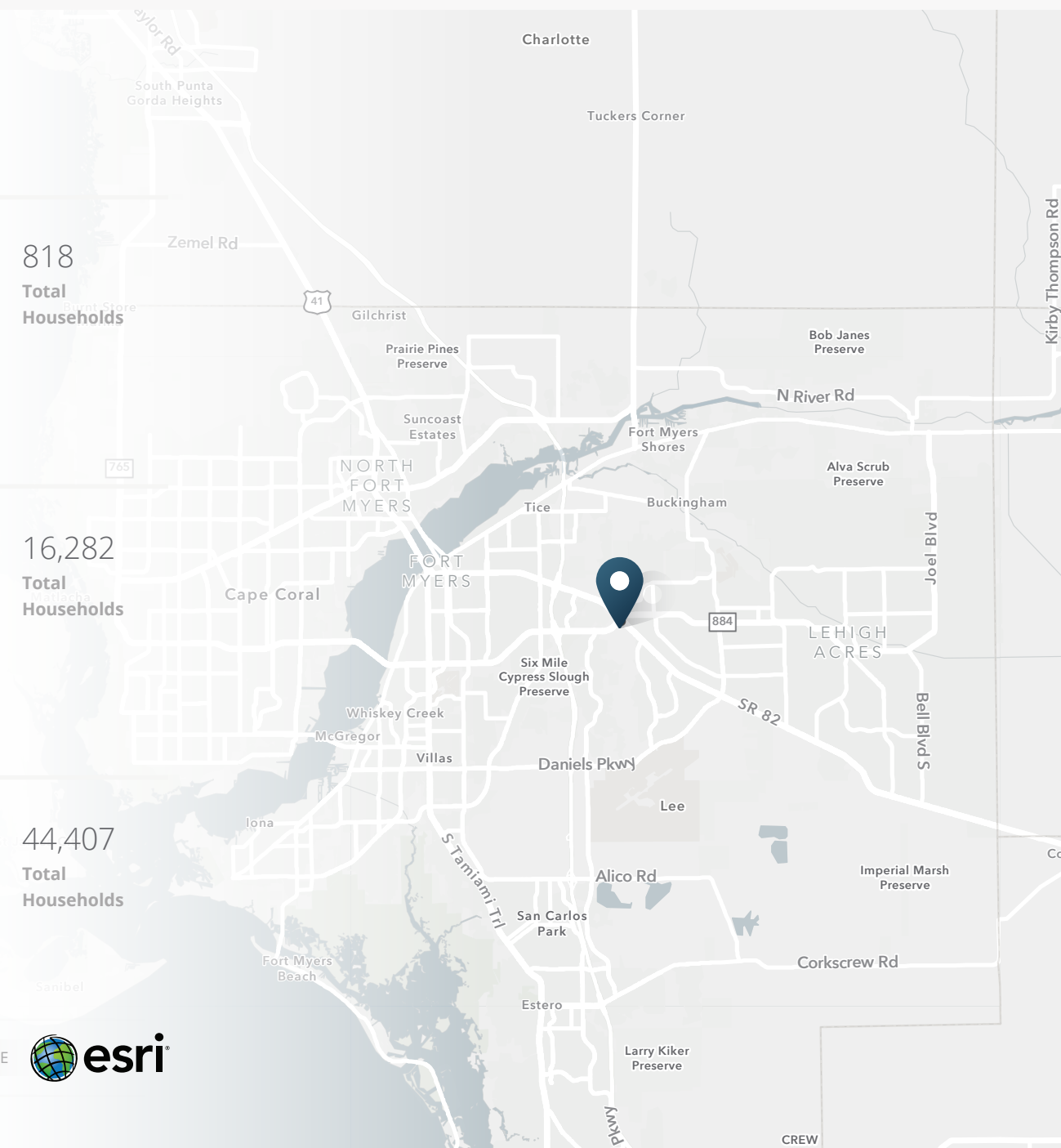
3 MILES

43,915 Population	38,133 Total Daytime Population	\$112,263 Average Household Income	16,282 Total Households
----------------------	---------------------------------------	--	-------------------------------

5 MILES

117,678 Population	103,622 Total Daytime Population	\$101,162 Average Household Income	44,407 Total Households
-----------------------	--	--	-------------------------------

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.





SRS Real Estate Partners
200 SW 1st Avenue, Suite 970
Fort Lauderdale, FL 33301

Michael Weiss
954.703.3647
michael.weiss@srsre.com

Brandon Woulfe
954.703.3604
brandon.woulfe@srsre.com

SRSRE.COM

© SRS Real Estate Partners

The information presented was obtained from sources deemed reliable;
however SRS Real Estate Partners does not guarantee its completeness or accuracy.