

Merchants Crossing 15201 N. Cleveland Avenue N. Fort Myers, FL

#### **Dannielle Robinson**

Senior Vice President | Retail Services +1 239 895 1052 dannielle.robinson@colliers.com

#### **Fabienne Porter**

Senior Client Service Specialist +1 727 450 6961 fabienne.porter@colliers.com



Property Profile

• 194,427 SF Regional Shopping Center

 Located at the signalized intersection of N. Cleveland Avenue (US 41) and Pine Island Avenue, across from WalMart Supercenter and adjacent to Bealls Department Store and Home Depot

Multiple accesses

• 4 Pylon signs

 Anchor tenants: Home Centric, AMC Theatres, Planet Fitness, Dollar General

PETSMART





- Anchor Box: \$18.00/SF

- Unit #300: \$25.00/SF

- Unit #955: \$28.00/SF

\$5.80/SF NNN

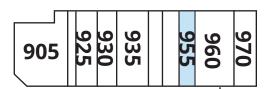


Walma

Site

New residential development adjacent to the center completed and open for lease (280 units in 4 buildings with private clubhouse, pool cabana, dog park and other recreation areas)

## Availability





Available

New - 280 Residential Units Open For Lease

### **Tenant Roster**

Unit	Tenant	Size (SF)
105	Perceptions Salon	2,557
110	Heavenly Pizza	1,500
115	American Medical Hearing Centers	1,500
200	Home Centric	33,000
300	Available	2,274
400	Available	16,000
450	Institute for Medical Aesthetics & Laser Image	3,310
500	Dollar General	9,690
601	Lee County Tax	7,720
606	State Farm	1,215
607	Edible Arrangements	1,215
608	Edouard Pack & Ship	1,215
609/10	Quest Diagnostics	2,430
611	Kava Culture	1,215
612	Cold Stone Ice Cream	1,250
800	AMC Theaters	54,805
905	Rosie's Cafe	3,100
925	Lighthouse Wigs	833
930	Means Chiropractic	833
935	Wang's Asian Express	1,943
945	Naples Vapor	833
950	Subway	1,110
955	Available	833
960	Discount Appliance	1,943
970	Nail Salon	833
1010	Planet Fitness	20,475
1020	Millennium Physician Group	20,795

# Demographics & Location



Total Population 1-Mile: 4,124

3-Mile: 50,489 5-Mile: 136,863



Households

1-Mile: 1,916 3-Mile: 23,347

5-Mile: 58,285



**Daytime Population** 

1-Mile: 4,637 3-Mile: 46,171 5-Mile: 133,440



Average HH Income

1 Mile: \$58,024 3-Mile: \$76,826 5-Mile: \$82,770 Population Proj.(24-29)

1-Mile: 8.4% 3-Mile: 6.2%

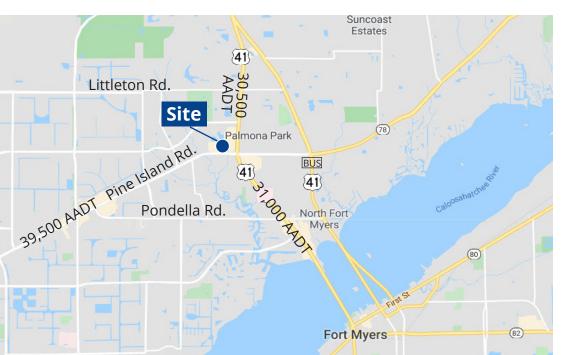
Median Age

1 Mile: 53.5

3-Mile: 56.0

5-Mile: 48.8

5-Mile: 8.0%







The Alary at Merchants Crossing, 280-unit residential development now open for lease





Accelerating success.

12800 University Drive | Suite 400 Fort Myers, FL 33907 P: +1 239 418 0300 colliers.com

**Dannielle Robinson** Senior Vice President | Retail Services +1 239 895 1052 dannielle.robinson@colliers.com1 Colliers Top 25 West & Central Fl Brokers (2024)

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