



PRE-LEASING RETAIL, MEDICAL AND PROFESSIONAL OFFICE

EXCLUSIVELY LISTED BY LSI COMPANIES INC.



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ALESSIO
DEVELOPMENT FL, LLC

 **ensite**

PROPERTY SUMMARY

Property Address: 1380-1400 Colonial Blvd.
Fort Myers, FL 33907

County: Lee

Property Type: Mixed-Use Redevelopment

Property Size: 14.54 Acres

Building Size: 250,000 Sq. Ft. of Retail, Medical,
and Professional Office

Available Suites: 1,500 - 40,000 Sq. Ft

Zoning: PUD (Planned Unit Development)
CG (Commercial General)

STRAP Number: 024524P1330000410 (main parcel)

LEASE RATES

MEDICAL

\$30-\$35 PSF NNN

RETAIL

\$35-\$45 PSF NNN

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LSICOMPANIES.COM

LEASING EXECUTIVES



Justin Thibaut, CCIM
President & CEO



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OFFERING PROCESS

Offers should be sent via Letter of Intent to include,
but not limited to, lease rate and basic terms.

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THE DEVELOPMENT



is set to redefine mixed-use development at the vibrant intersection of Colonial Blvd. and Summerlin Rd. in Fort Myers, Florida. This transformative project will revitalize a prominent site with over 250,000 square feet of retail, medical, and professional office space, 400+ luxury multifamily dwelling units, and a 130-room hotel, creating a premier destination in Southwest Florida.

LSI Companies is pleased to serve as the exclusive leasing brokerage for Royal Palm Square, offering retail, restaurant, medical and professional office suites ranging from 1,500 to 40,000 Sq. Ft. Featuring flexible floor plans, upscale finishes, and build-to-suit options, each space can be tailored to support your business goals while enhancing the experience you provide to clients, customers, and patients.



250,000 SF
RETAIL, MEDICAL &
PROFESSIONAL OFFICE



400
LUXURY
MULTI-FAMILY
UNITS



130
KEY HOTEL
APPROVED



- **Dynamic Shopping and Dining:** Inviting storefronts, walk-up businesses, rooftop dining and stylish outdoor seating create an engaging experience and offer scenic views of the Caloosahatchee River.
- **Walkable Connectivity:** Pathways throughout the development promote foot traffic and easy access to dining, shopping, business, and wellness destinations.
- **Central Park Feature:** Open lawn space will serve as a vibrant focal point for events, live music, and community activities.
- **Structured and Open-Air Parking:** Includes a 4-story parking garage and ample open-air parking to accommodate tenants, patients, clients, and visitors.
- **Valet Services & EV Charging Stations:** Ecofriendly while enhancing convenience for tenants, patrons, and hotel guests.
- **Tree-Lined Streets and Modern Landscaping:** Increases the aesthetic appeal and creates a nature-integrated setting, driving foot traffic and visibility for tenant businesses.



- Consumption on premise, including outdoor seating
- Animal boarding, animal grooming, doggy day care
- Animal hospital, veterinary clinic
- Art studio, gallery
- Bar, dancehall, restaurant with entertainment
- Butcher, baker, catering
- College; university, trade school, enrichment classes
- Commercial amphitheater
- Copy, print, pack and ship, post office
- Day care center (adult or child), preschool
- Indoor commercial recreation
- Laundromat, dry-cleaning
- Medical, dental, chiropractor, counseling, outpatient surgery centers and offices
- Medical or dental laboratory
- Microbrewery, microdistillery
- Offices; business, professional, financial, governmental or operational
- Personal care services
- Pharmacy
- Radio, TV or recording studio
- Research, testing, and development laboratory
- Restaurant/food service establishment, with or without sale of alcoholic beverages
- Retail, wholesale or rental store

* Please inquire for a full list of approved uses



RETAIL

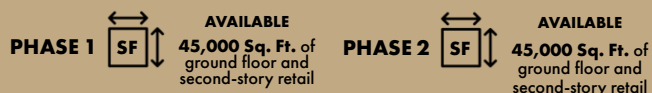


ROYAL PALM FORT MYERS presents a prime leasing opportunity for national and local retailers and restaurants looking to be a part of a marquee mixed-use development. The project is designed to support casual, upscale, and experience-driven retail with built-in foot traffic from on-site residents, office users, and hotel guests. With build-to-suit options, flexible floor plans, rooftop availability, strong visibility, and integration into a walkable, lifestyle-focused environment, this destination is set to become a regional hub for shopping, dining, and community connection.

Positioned in a high-demand market with over \$2 billion in consumer spending on retail trade, food services & drinking places within a 5-mile radius.

Join future tenant Omni Health Club, a premier performance and fitness destination, building a new state-of-the-art facility at Royal Palm Square.

SUITE SIZE AVAILABILITY: 1,500 – 25,000 Sq. Ft.



FORT MYERS MSA RETAIL 2025

VACANCY RATES

2.8%

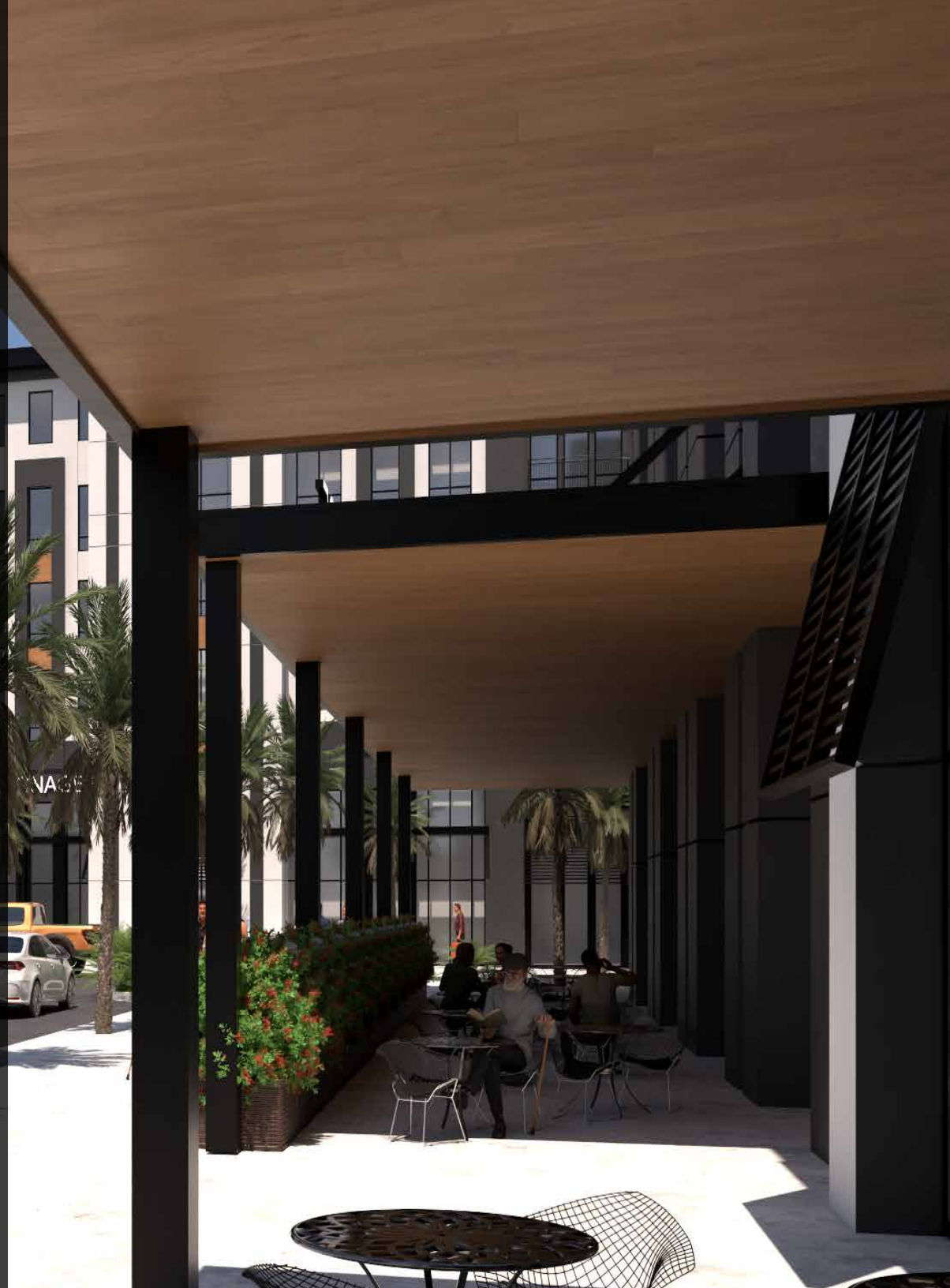
ROYAL PALM
SUB-MARKET

3.2%

FORT MYERS

4.2%

NATIONAL




MEDICAL & PROFESSIONAL OFFICE


Currently under construction, these state-of-the-art, two-story Class A medical office buildings are set to deliver modern, high-quality spaces designed to accommodate a wide range of medical and professional uses.

Phase I presents a rare opportunity to lease suites in two brand new office buildings, thoughtfully designed to meet the needs of healthcare providers, medical professionals, and their patients.

Ideally located within a 6-mile radius of eight major healthcare systems and hospitals, the property offers convenient access to some of the largest providers in Southwest Florida, enhancing collaboration and referral opportunities.

SUITE SIZE AVAILABILITY: 1,500 – 40,000 Sq. Ft.

PHASE 1  **AVAILABLE**
81,000 Sq. Ft.
of Medical Office
space

PHASE 2  **AVAILABLE**
73,000 Sq. Ft.
of Medical &
Professional Office

FORT MYERS MSA RETAIL 2025

VACANCY RATES

2.5%

ROYAL PALM
SUB-MARKET

4.7%

FORT MYERS

22.6%

NATIONAL



Healthcare demand in Fort Myers continues to rise, fueled by the area's rapidly growing 65+ population, a demographic trend expected to accelerate in the coming years. Education and Health Services are up 4.7% in employment growth from April 2024 to April 2025. (Source: FGCU RERI)

The South Fort Myers / San Carlos submarket, home to Royal Palm Square, has a total office inventory of approximately 9.4 million square feet - 87% of which was delivered before 2015, underscoring a significant shortage of modern, Class A office space. Since 2023, just 12,000 square feet of new office product has been delivered in the area, making it increasingly challenging for tenants to find high quality space to effectively serve their clients and patients. With 81,000 square feet of office space currently available, Royal Palm Square offers a timely opportunity to secure premium space today.

#5 Best-Performing Mid-Sized Office Market in the U.S.

(Q4 2024) Southwest Florida - Source: Commercial Cafe

DEVELOPMENT TIMELINE



will take place in two phases.

PHASE 1 - EXPECTED DELIVERY: EARLY 2027

Phase 1 will consist of (2) two-story medical office buildings totaling 81,000 sq. ft, 45,000 sq. ft. of first and second story retail opportunities, 300 luxury apartment units, a 130-room Element Hotel by Marriott and the Omni Health Club.

PHASE 2 - EXPECTED DELIVERY: EARLY 2028

Phase 2 will consist of 73,000 sq. ft. of medical and professional office space, 45,000 sq. ft. of retail space, and an additional 100+ luxury apartment units.

Caloosahatchee River
Access to
Gulf of America

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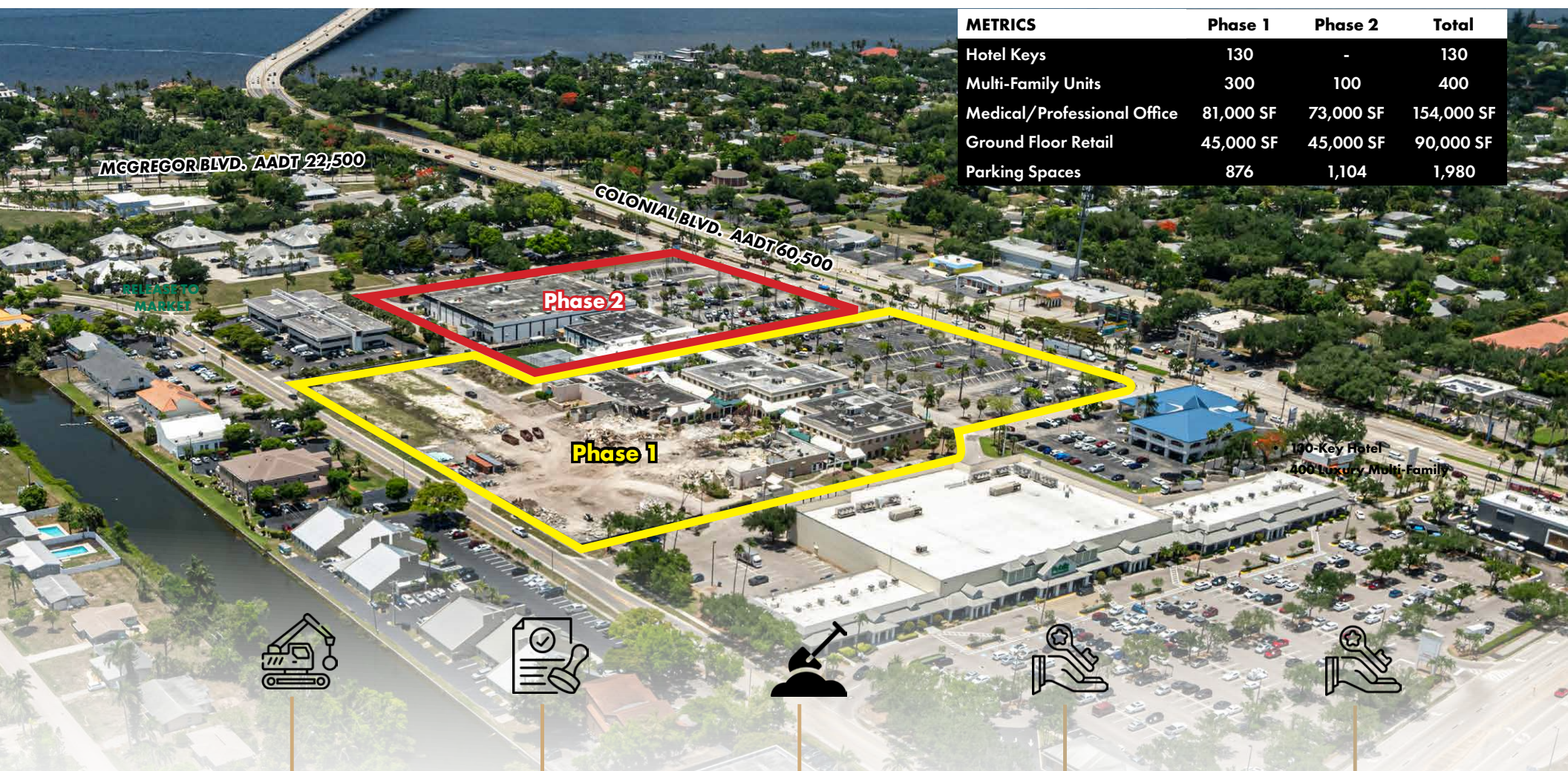
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DEVELOPMENT TIMELINE

PHASE 1 & 2

METRICS	Phase 1	Phase 2	Total
Hotel Keys	130	-	130
Multi-Family Units	300	100	400
Medical/Professional Office	81,000 SF	73,000 SF	154,000 SF
Ground Floor Retail	45,000 SF	45,000 SF	90,000 SF
Parking Spaces	876	1,104	1,980





- PROFESSIONAL / MEDICAL OFFICES
- LUXURY MULTI-FAMILY UNITS AND GROUND LEVEL RETAIL
- HOTEL - ELEMENT BY WESTIN

ELEMENT HOTEL BY WESTIN



ROYAL PALM FORT MYERS will incorporate a brand new 130-room Element Hotel by Westin, a Marriott property, directly into Phase 1 of the master-planned redevelopment.

Element Hotels is transforming the longer stay segment with a bright modern design, eco-conscious amenities, and an innovative guest experience, attracting visitors, patrons, and foot-traffic for tenant businesses throughout the development.

In spacious guestrooms with fully equipped kitchens, spa-inspired bathrooms, the signature Heavenly Bed, and innovative programming, Element is geared at today's longer-stay travelers. Element continues to evolve, offering additional room types and innovative activation of the public space to accommodate those that want to fuel a life in balance on the road.



LUXURY RESIDENTIAL



ROYAL PALM FORT MYERS will help meet the growing demand for luxury apartment living in southwest Fort Myers. With a density up to 35 units per acre, tenants will reap all the benefits of having over 400 dwelling units directly incorporated into the mixed-use development, bringing immediate built-in foot traffic to support surrounding retail, dining, and wellness tenants.

Medical and office tenants benefit from having employees living on-site and reducing commute times. The luxury appeal draws higher-income professionals, aligning with the needs of upscale practices and businesses.



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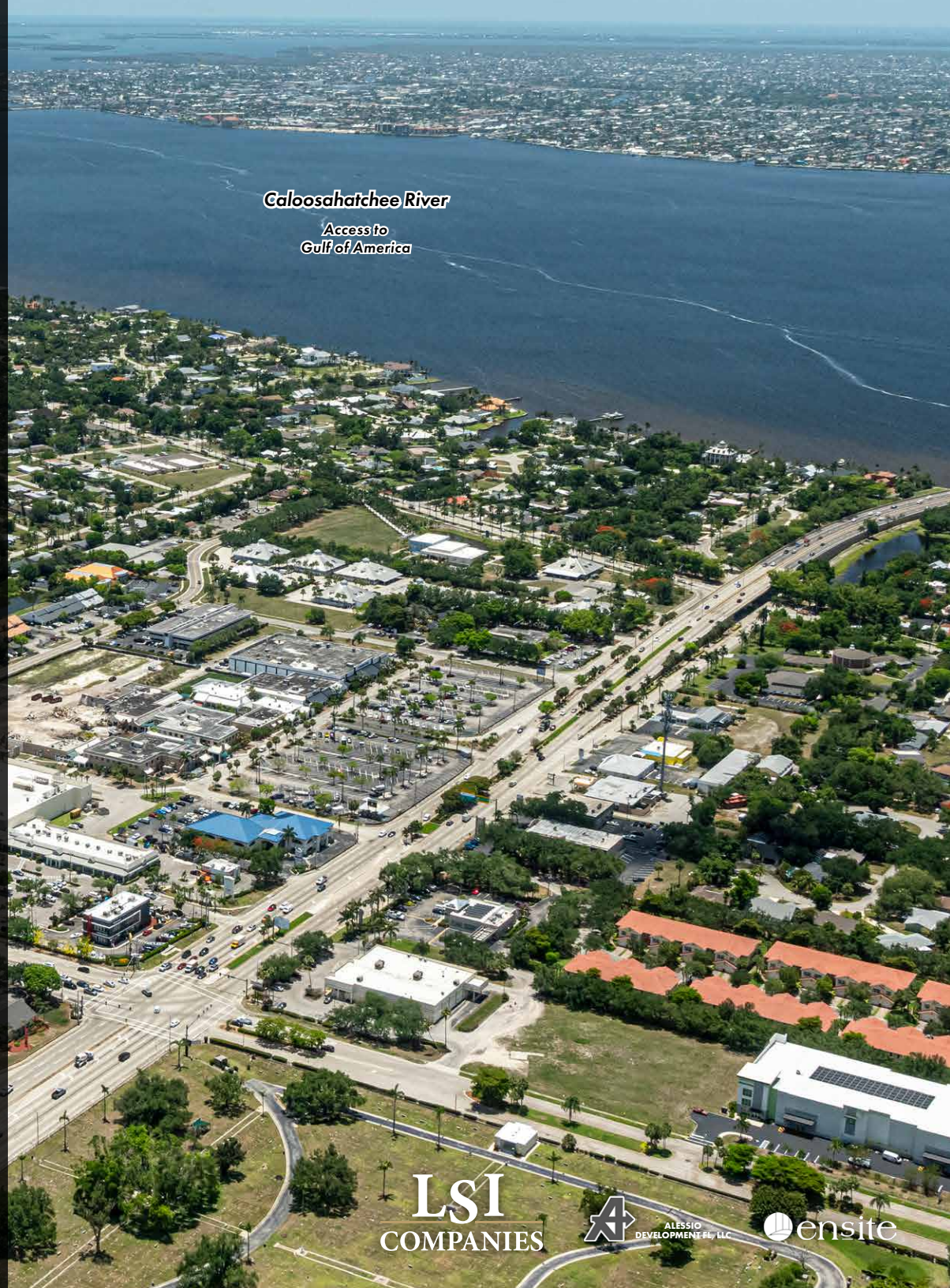
CITY OF FORT MYERS



stands out as a premier destination for business development, thanks to its strong economy, strategic advantages, and vibrant entrepreneurial ecosystem. As one of the fastest-growing cities in the U.S., it features a high concentration of investors and startups per capita—reflecting a dynamic investment landscape and a thriving culture of innovation.

The city's well-connected transportation network, anchored by Southwest Florida International Airport, ensures seamless access to national and international markets, while its exceptional quality of life—marked by sunny beaches, a warm climate, and a lively arts and culture scene—makes it an ideal place to live and work.

Positioned at the heart of this growth, Royal Palm Square offers an outstanding opportunity for retailers and professionals to expand their footprint, elevate their brand, and thrive in a flourishing economic environment.



Caloosahatchee River

Access to
Gulf of America

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High-Growth Area

- Lee County's population has surged by 13.16% since 2020, placing it among the fastest-growing counties in the nation
- Lee County's median income levels have risen by 3.5% over the past year.
- The Fort Myers MSA boasts a strong economy with an unemployment rate of just 3.2%, which is 1% below the national average.
- Southwest Florida International Airport (RSW) set a new record in 2024, welcoming over 11 million passengers—a 9.5% increase year-over-year.

Year-Round Appeal & Tourism Magnet:

- The Fort Myers area attracted 3.2 million visitors in 2024 (+15.5% from 2023) with visitor spending generating more than \$3.1 billion. Location highlights include the vibrant River District, stunning beaches, the historic Edison and Ford Winter Estates, and spring training stadiums for the Red Sox and Twins. With year-round warm weather, Fort Myers continues to be an excellent destination to live, work, and play.



FORT MYERS

POPULATION GROWTH



FORT MYERS
2024 POPULATION
99,918

Fort Myers population grew by **15.61%** since 2020, with a **3.12% annual growth rate.**



LEE CO.
2024 POPULATION
860,959

Lee County population grew by **13.16%** since 2020, with a **2.63% annual growth rate.**

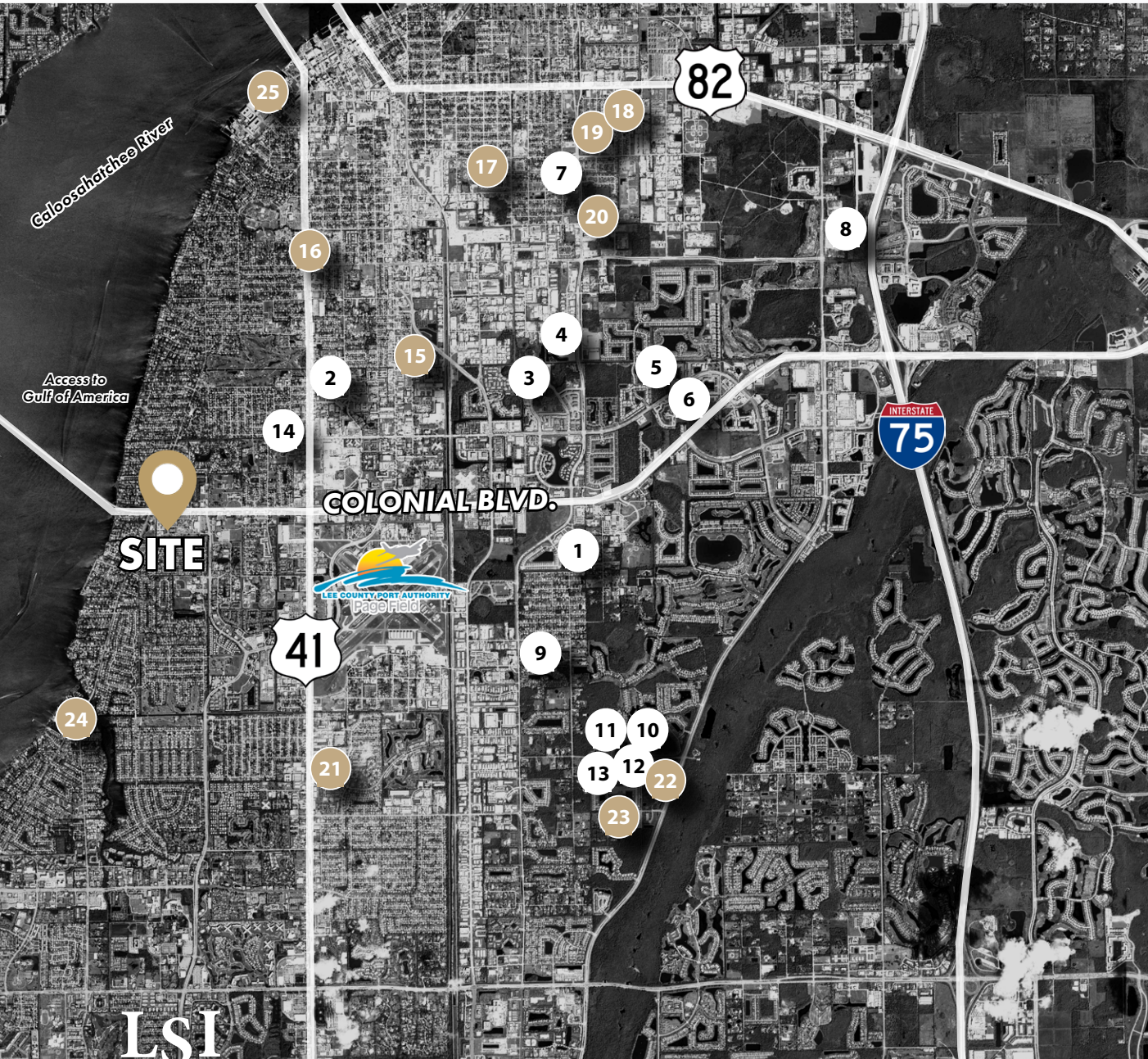


FLORIDA
VISITORS
142.9M

Florida Set Record with 1.6% increase over 2023 — highest tourism total in state history.

NATIONAL RANKINGS

- **#1** Fastest Growing City in the U.S. - U.S. News & World Report (2023)
- **#1** in the Nation for "Snowbirds" - RetirementLiving.com (2025)
- **#3** in the U.S. for Best Small Cities to Start a Business
- Top 25 Best Places to Retire in the U.S. - U.S. News & World Report (2025–2026)
- Top 30 Best Up-and-Coming Cities in America - HGTV (2025)



	● UNDER CONSTRUCTION	● PERMITTING
COMMUNITY	UNITS	
1 Bonavie Cove		238
2 Southward Village Phase 1		92
3 Argos by Soltura		139
4 The Monarch		336
5 Montego Square Apartments		280
6 V2 Apartments Phase 2-3		120
7 Towles Garden		141
8 The Tailor		384
9 Idlewild		52
10 Nallu's Place		13
11 Penzance 10		90
12 Pratt's Preserve		126
13 Parker Lane RPD Phase 3		21
14 1875 Commercial Dr. Multi-Family		319
15 Ekos on Evans		144
16 2010 Hanson St. Multi-Family		336
17 Southward Village Phase 2-4		375
18 White Coral Estates		26
19 Lake Vue Apartments		64
20 Leo at Edison Place		370
21 Palm Pointe Shoppes Multi-Family		263
22 Carissa		255
23 Oak Villages		262
24 11480 McGregor Blvd.		10
25 Legacy Harbour		377
TOTAL UNITS UNDERWAY		4,833





SOUTHWEST FLORIDA ISLANDS

Just off the coast of Fort Myers, the barrier islands of Fort Myers Beach, Sanibel, Captiva, and Pine Island are renowned for their pristine white-sand beaches, diverse wildlife, and endless opportunities for water adventures.



DOWNTOWN FORT MYERS

The culture and history-rich Downtown Fort Myers River District offers plenty to do with many a vibrant mix of boutique shops, dining, and year-round events.



N. "DING" DARLING NATIONAL WILDLIFE REFUGE

the subtropical barrier island of Sanibel, is part of the largest undeveloped mangrove ecosystem in the United States. It is world famous for spectacular migratory bird populations.



HAMMOND STADIUM MINNESOTA TWINS SPRING TRAINING

Fort Myers is the spring training home of the Minnesota Twins at Hammond Stadium, while JetBlue Park hosts the Boston Red Sox.



EDISON & FORD WINTER ESTATES

The culture and history-rich Downtown Fort Myers River District offers plenty to do with many boutique shops, restaurants and events.



SIX MILE CYPRESS SLOUGH PRESERVE

It features a 1.2-mile boardwalk through cypress swamps, offering visitors the chance to observe wildlife nature education.



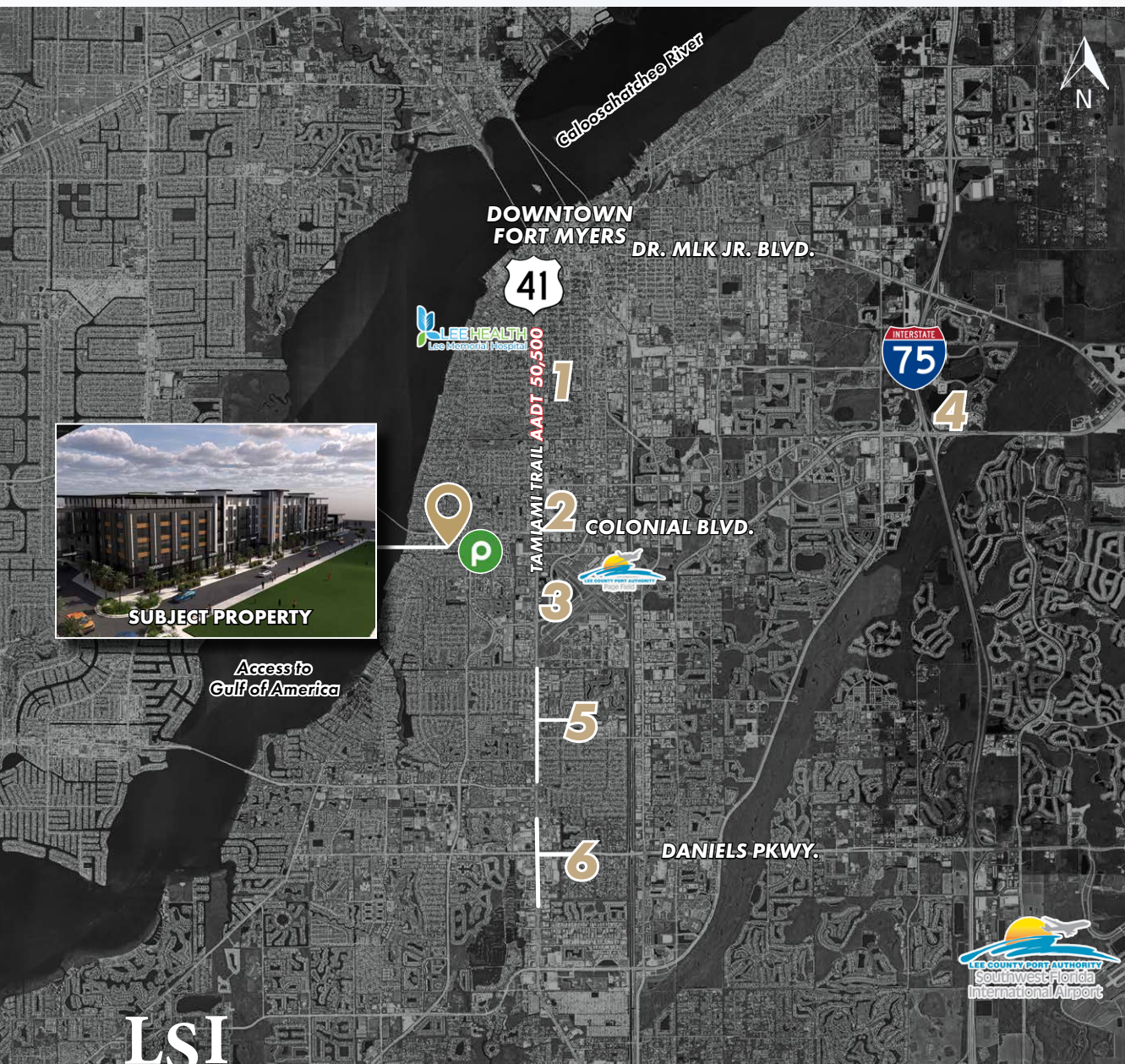
JETBLUE PARK BOSTON RED SOX SPRING TRAINING

JetBlue Park in Fort Myers is the Boston Red Sox's spring training home, featuring Fenway Park's replica dimensions and a full player development complex.



CALUSA CENTER AND PLANETARIUM

0.5-acre nature preserve in Fort Myers, Florida, featuring walking trails, a natural history museum, butterfly and raptor aviaries, and a full-dome planetarium offering daily shows.



RETAIL MAP

1. SOUTH TRAIL SHOPPING CENTER



2. EDISON MALL



3. PAGE FIELD COMMONS



4. THE FORUM



5. ALONG TAMIA MI TRAIL



6. BELL TOWER, MARKET SQUARE & CYPRESS LAKE PLAZA



- Located along one of Fort Myers' most affluent corridors, the development benefits from an average household income of \$117,232 within a one-mile radius, well above the citywide average.

1 MILE RADIUS

POPULATION



10,453

HOUSEHOLDS



4,489

MEDIAN INCOME



\$77,283

3 MILE RADIUS

POPULATION



62,916

HOUSEHOLDS



27,630

MEDIAN INCOME



\$59,620

5 MILE RADIUS

POPULATION



178,296

HOUSEHOLDS



81,677

MEDIAN INCOME



\$63,360



REGIONAL LOCATION HIGHLIGHTS

- 1.0± miles to US-41
- 2.7± miles to Cape Coral
- 4.4± miles to Bell Tower Plaza
- 4.5± miles to Downtown Ft. Myers
- 5.5± miles to I-75
- 9.1± miles to Gateway
- 11.8± miles to Ft. Myers Beach
- 13.8± miles to RSW Airport
- 15.1± miles to FGCU

LOCATION HIGHLIGHTS

- 2± hours to Tampa
- 2.5± hours to West Palm Beach
- 2.5± hours to Miami
- 3± hours to Orlando



Gulf of America



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