

NOW LEASING • CENTREPLACE

RETAIL • OFFICE • RESTAURANTS

NEW CONSTRUCTION • 1,675± SF - 51,432± SF AVAILABLE
11850-11880 CHEECA COURT • FORT MYERS, FL 33913



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2026 DEMOGRAPHICS CENTREPLACE



AVERAGE H.H INCOME

1 MILE	3 MILE	5 MILE
\$158,539	\$155,285	\$135,667



POPULATION

1,116	19,558	63,998
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EMPLOYMENT DENSITY

27	3,652	25,623
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PROPERTY FEATURES

LEASE PRICE \$17 - \$34 PSF + Est. \$8.50 NNN

AVAILABILITY 1,675± SF - 51,432± SF

LOCATION Alico Road, 2 Miles East of I-75 (Lee County)

HIGHLIGHTS

- Less than 6 Miles from SWFL International Airport
- Less than 2 Miles from Gulf Coast Town Center
- Minutes from FGCU (new connection road coming)
- 4,000+ Residences within Minutes



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9450 Corkscrew Palms Cir • Suite 101 • Estero, FL 33928

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SOUTHWEST VIEW AERIAL



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MEMBER OF:
SITE SOURCE
RETAIL BROKER NETWORK

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CENTREPLACE PHOTOS



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DRIVE-THRU AVAILABLE



ENTRANCE



SERVICE WINDOW/EXIT



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NORTHWEST VIEW AERIAL



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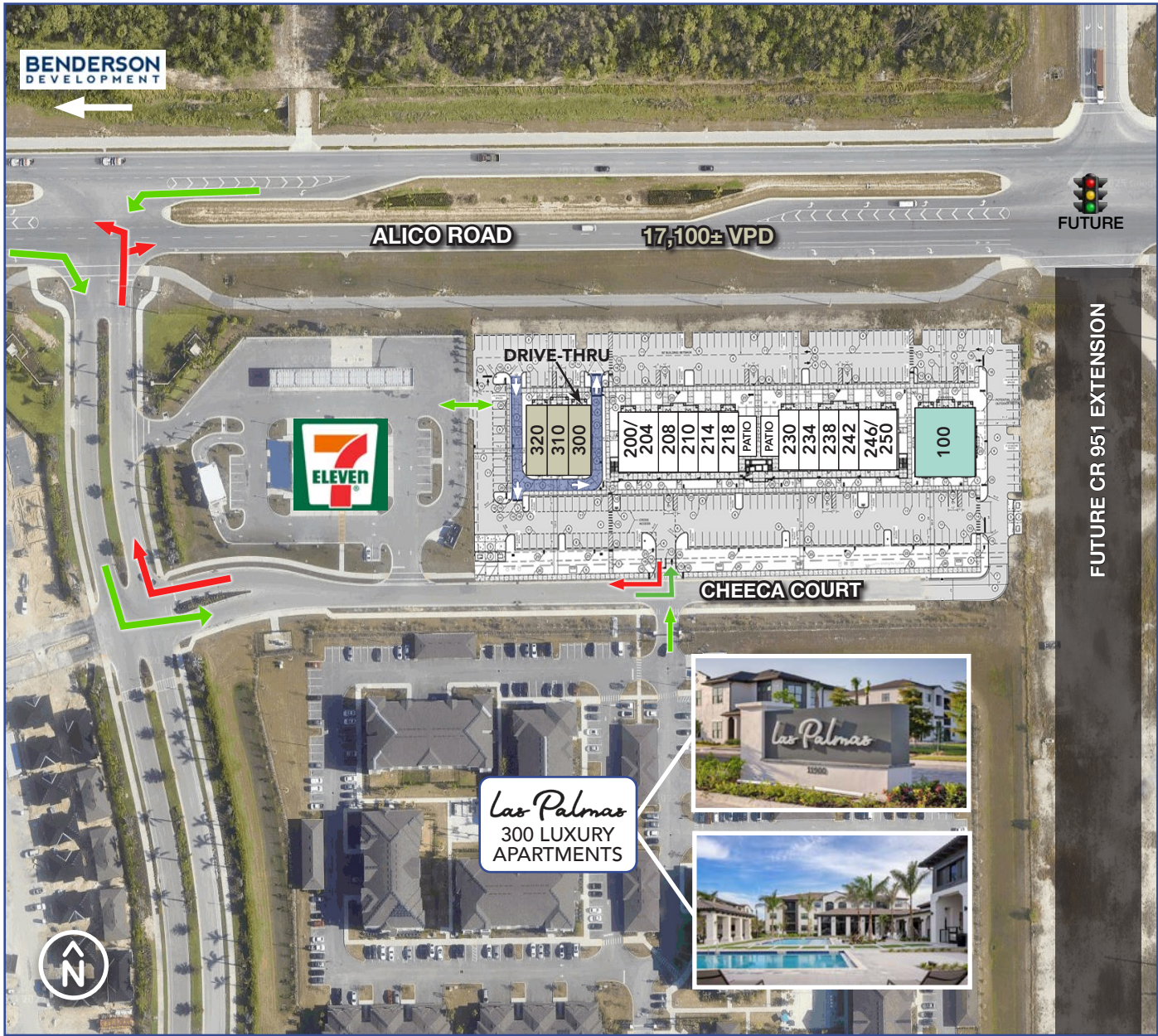


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FIRST FLOOR RETAIL PLAN



Unit	Tenant	SF	\$/SF
100	Retail/Office	5,616	\$24-\$29
200/204	Retail/Office	3,350	\$29
208	Retail/Office	1,675	\$24
210	Retail/Office	1,675	\$24
214/218	Restaurant w/ Patio	3,350	\$29
230/234	Restaurant w/ Patio	3,350	\$29
238	Retail/Office	1,675	\$24
242	Retail/Office	1,675	\$24
246/250	Retail/Office	3,350	\$29
300	Drive-Thru Restaurant	1,866	\$34
310	Retail/Office	1,875	\$24
320	Retail/Office	1,875	\$29

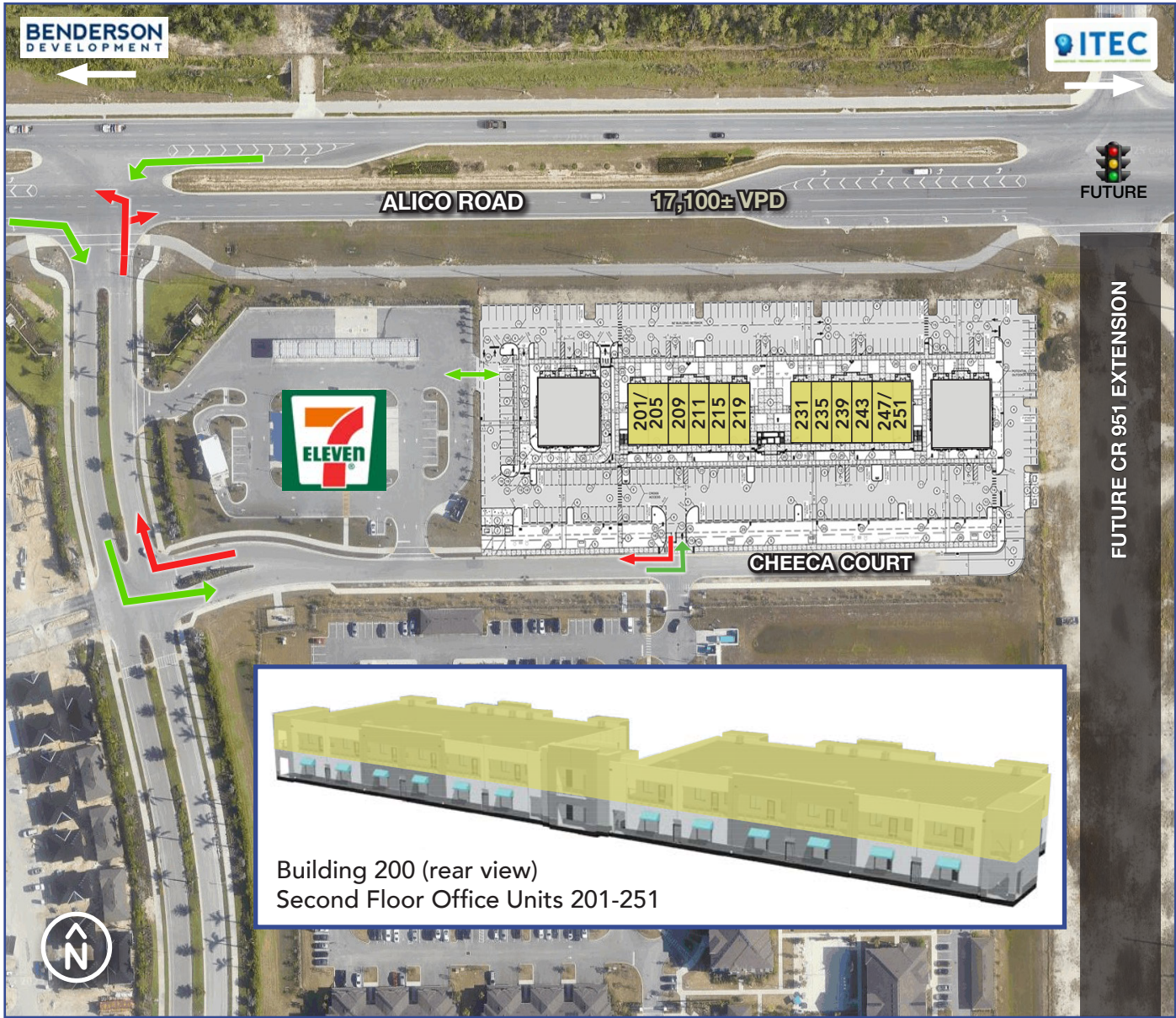
Estimated NNNs are \$8.50

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SECOND FLOOR OFFICE PLAN



Unit	Tenant	SF	\$/SF
201/205	Office/Medical	3,350	\$19
209	Office/Medical	1,675	\$17
211	Office/Medical	1,675	\$17
215	Office/Medical	1,675	\$17
219	Office/Medical	1,675	\$19
231	Office/Medical	1,675	\$19
235	Office/Medical	1,675	\$17
239	Office/Medical	1,675	\$17
243	Office/Medical	1,675	\$17
247/251	Office/Medical	3,350	\$19

Estimated NNNs are \$8.50

