



Alico Plaza

PROPERTY
BROCHURE

8156 Alico Road | Fort Myers, FL 33912

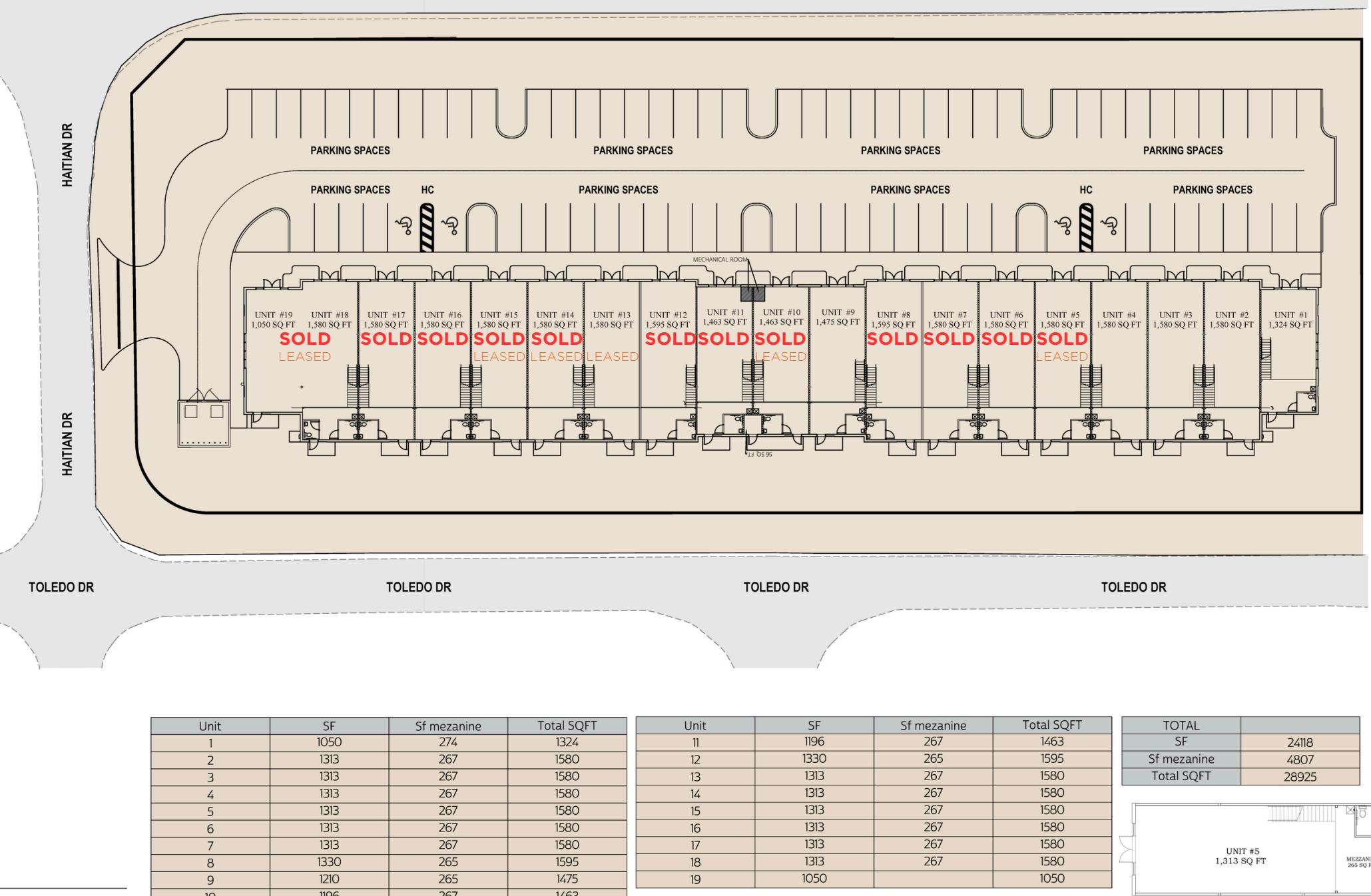

COMMERCIAL PARTNERS
DELIBERATELY DIFFERENT

PROPERTY SUMMARY



PROPERTY INFORMATION

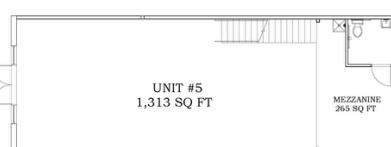
ADDRESS:	8156 Alico Road Fort Myers, FL 33912
BLDG SIZE:	27,759 SF
LOT ACRES:	2.25 AC
COUNTY:	Lee
YEAR BUILT:	2026 New Construction Move In Ready!
ZONING:	Commercial/ Office
DELIVERY:	Estimated November 2025
UNIT MIX:	Units range from 1,000 to 1,528 sf. Units may be combined for larger spaces.
NUMBER OF UNITS:	19 units
LEASE PRICE:	\$35.00 psf
SALE PRICE:	\$420.00 psf
TERM:	5 Years Ideal
PARKING	78 Total Parking Spaces



Date:

Customer's approval:

Delivery Note: Units will be delivered in vanilla shells with hookups for water, sewer, electric, gas, and phone. One (1) new HVAC unit with ductwork to open ceiling. All drywall to be Level 4 finish to allow for final painting (which painting shall be by Tenant and shall not be a part of Landlord's Work). Floor finish concrete slab floor. Open exposed black ceiling. 200 standard up to 400 amp electricity. Main water line: 1 inch. One bathroom, concrete floors, light fixtures as per code.

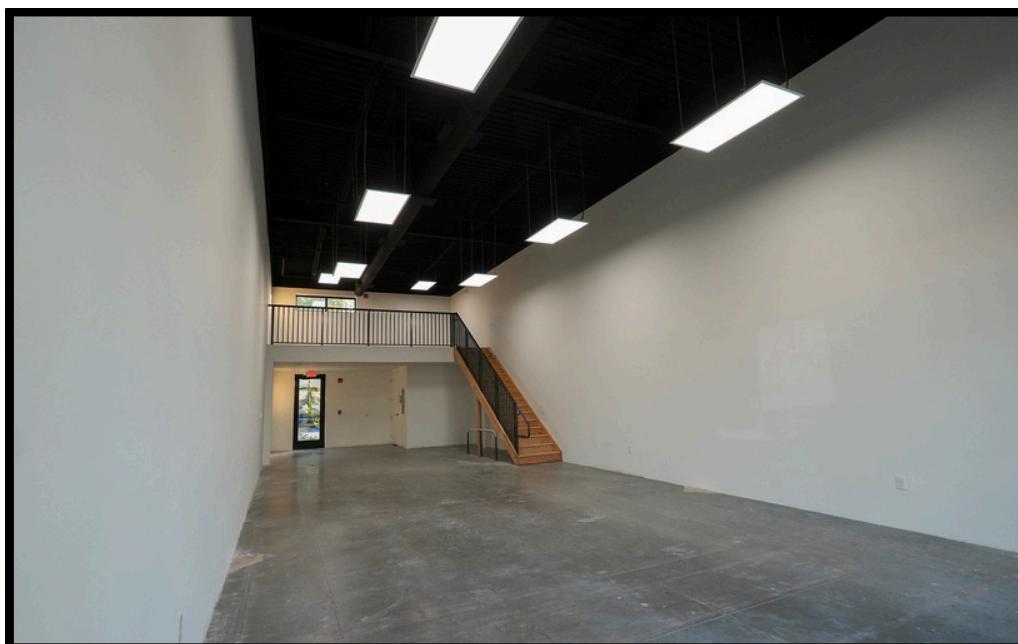


UNIT INFORMATION

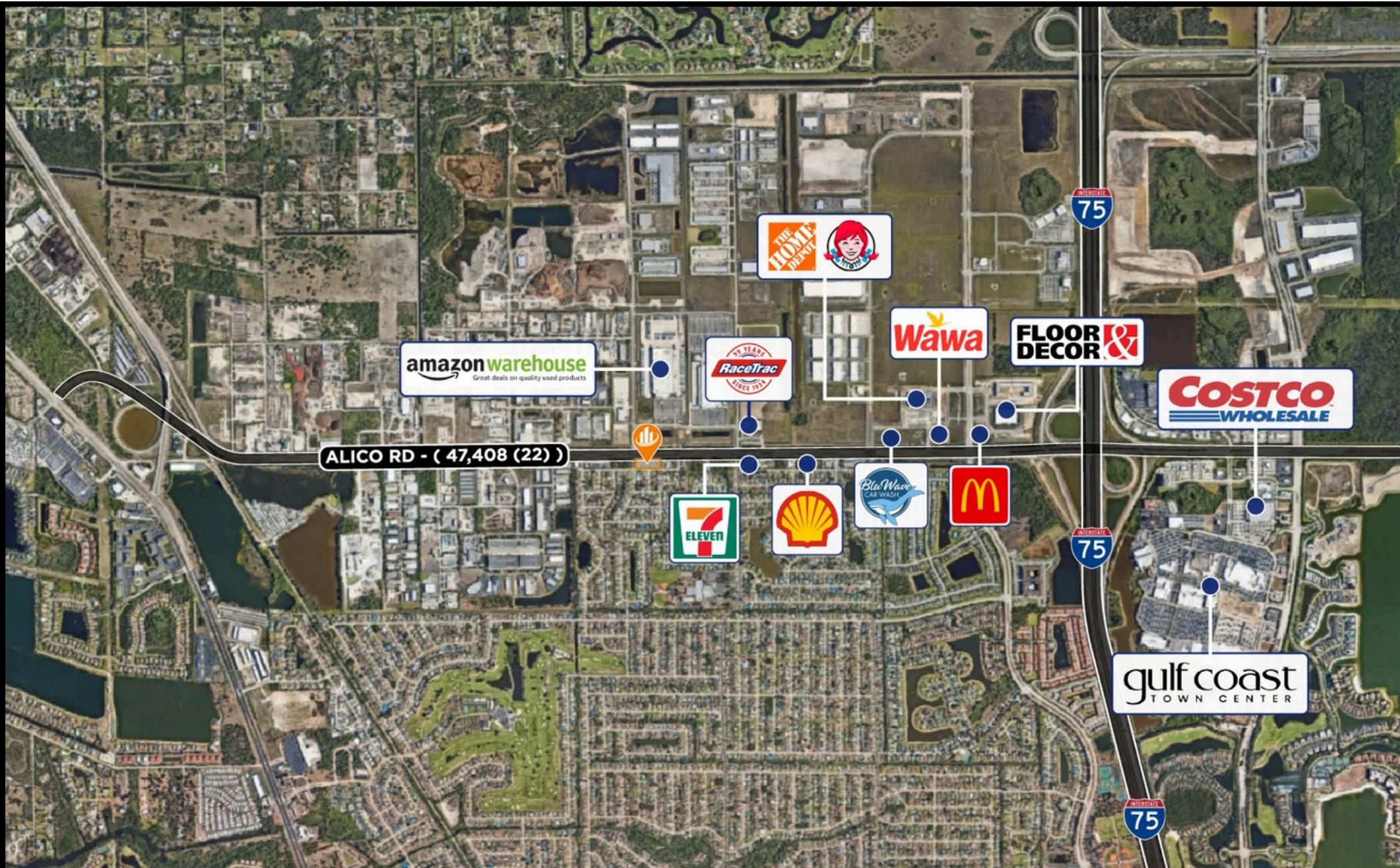
Rental Rates for Alico Plaza

Unit	Unit Size (sf)	Mezzanine (sf)	Total Unit (sf)	Monthly Rent \$35.00 psf	Monthly CAM \$6.50 psf	Real Estate Tax CAM \$4.50 psf	Monthly Total Rent +CAM+RE Tax	
1	1050	274	1324	\$3,861.67	\$717.17	\$496.50	\$5,234.21	
2	1313	267	1580	\$4,608.33	\$855.83	\$592.50	\$6,246.27	
3	1313	267	1580	\$4,608.33	\$855.83	\$592.50	\$6,246.27	
4	1313	267	1580	\$4,608.33	\$855.83	\$592.50	\$6,246.27	
5	SOLD LEASED 1313	267	1580	\$4,608.33	\$855.83	\$592.50	\$6,246.27	
6	SOLD 1313	267	1580	\$4,608.33	\$855.83	\$592.50	\$6,246.27	
7	SOLD 1313	267	1580	\$4,608.33	\$855.83	\$592.50	\$6,246.27	
8	SOLD 1330	265	1595	\$4,652.08	\$863.96	\$598.13	\$6,305.57	
9	1210	265	1475	\$4,302.80	\$792.46	\$553.13	\$5,831.17	
10	SOLD LEASED 1196	267	1463	\$4,267.08	\$792.46	\$548.63	\$5,783.73	
11	SOLD 1196	267	1463	\$4,127.08	\$863.96	\$548.63	\$5,783.73	
12	SOLD 1330	265	1595	\$4,652.08	\$855.83	\$598.13	\$6,305.57	
13	SOLD LEASED 1313	267	1580	\$4608.33	\$855.83	\$592.50	\$6,246.27	
14	LEASED 1313	267	1580	\$4608.33	\$855.83	\$592.50	\$6,246.27	
15	SOLD LEASED 1313	267	1580	\$4608.33	\$855.83	\$592.50	\$6,246.27	
16	SOLD 1313	267	1580	\$4608.33	\$855.83	\$592.50	\$6,246.27	
17	SOLD 1313	267	1580	\$4608.33	\$855.83	\$592.50	\$6,246.27	
18	(Combined for restaurat) \$40.00 psf SOLD LEASED	1313	267	1580	\$5,266.67	\$855.83	\$592.50	\$6,904.60
19								
	(Combined)	1050		1050	\$3500.00	\$568.75	\$393.75	\$4,588.50

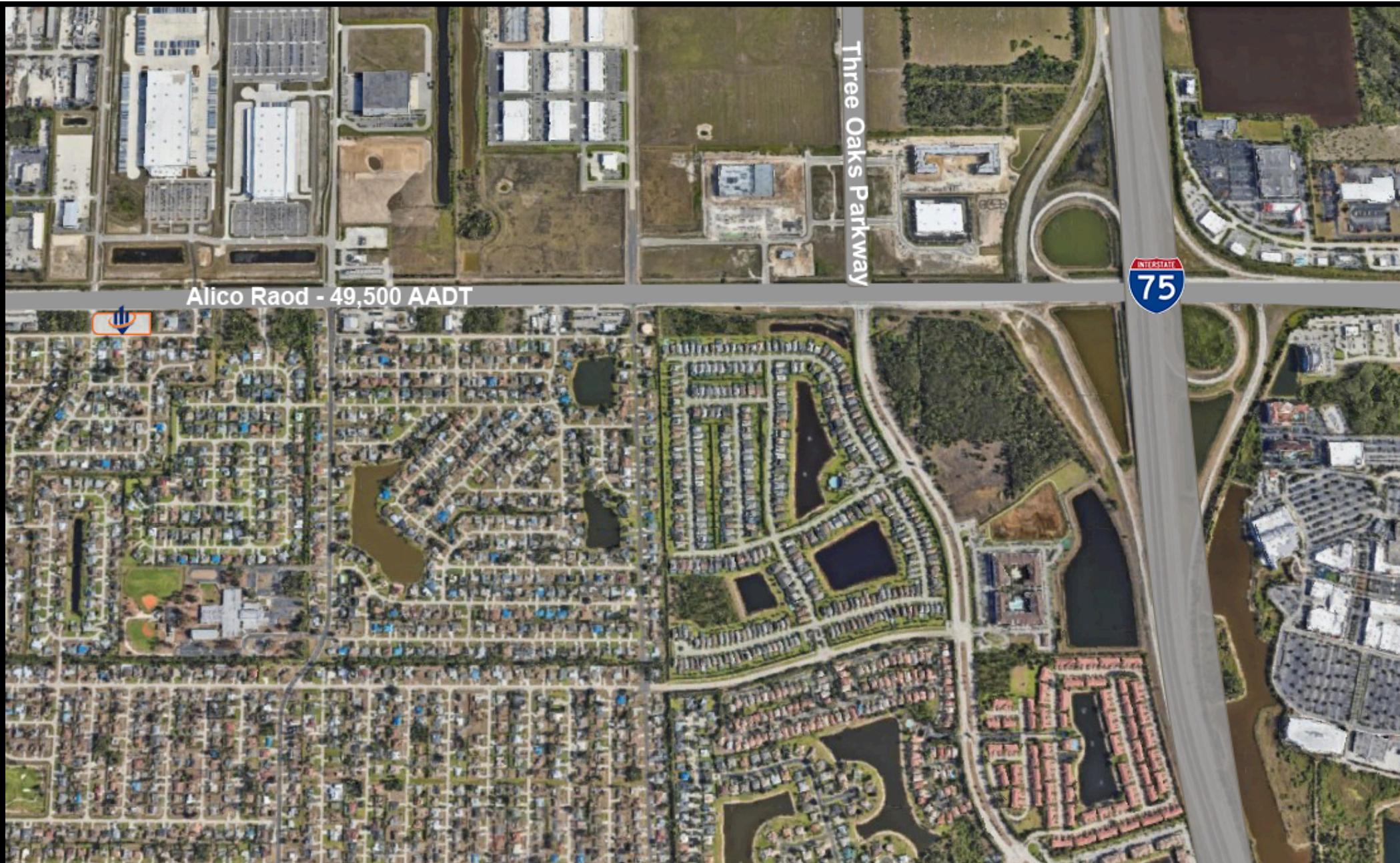
ALICO PLAZA PICTURES



RETAIL MAP



LOCATION MAP



DEMOGRAPHICS

2023 Summary	1 Mile	3 Miles	5 Miles
Population	4,983	41,196	88,940
Households	1,782	16,426	39,240
Workday Population	17,892	51,504	246,033
Median Home Value	\$249.6k	\$294k	\$305.3k
Median Age	35.5	41.1	50.6
Median HH Income	\$75.6K	\$77.8k	\$78.2k
Avg Household Income	\$89.3k	\$98.4k	\$100.6k

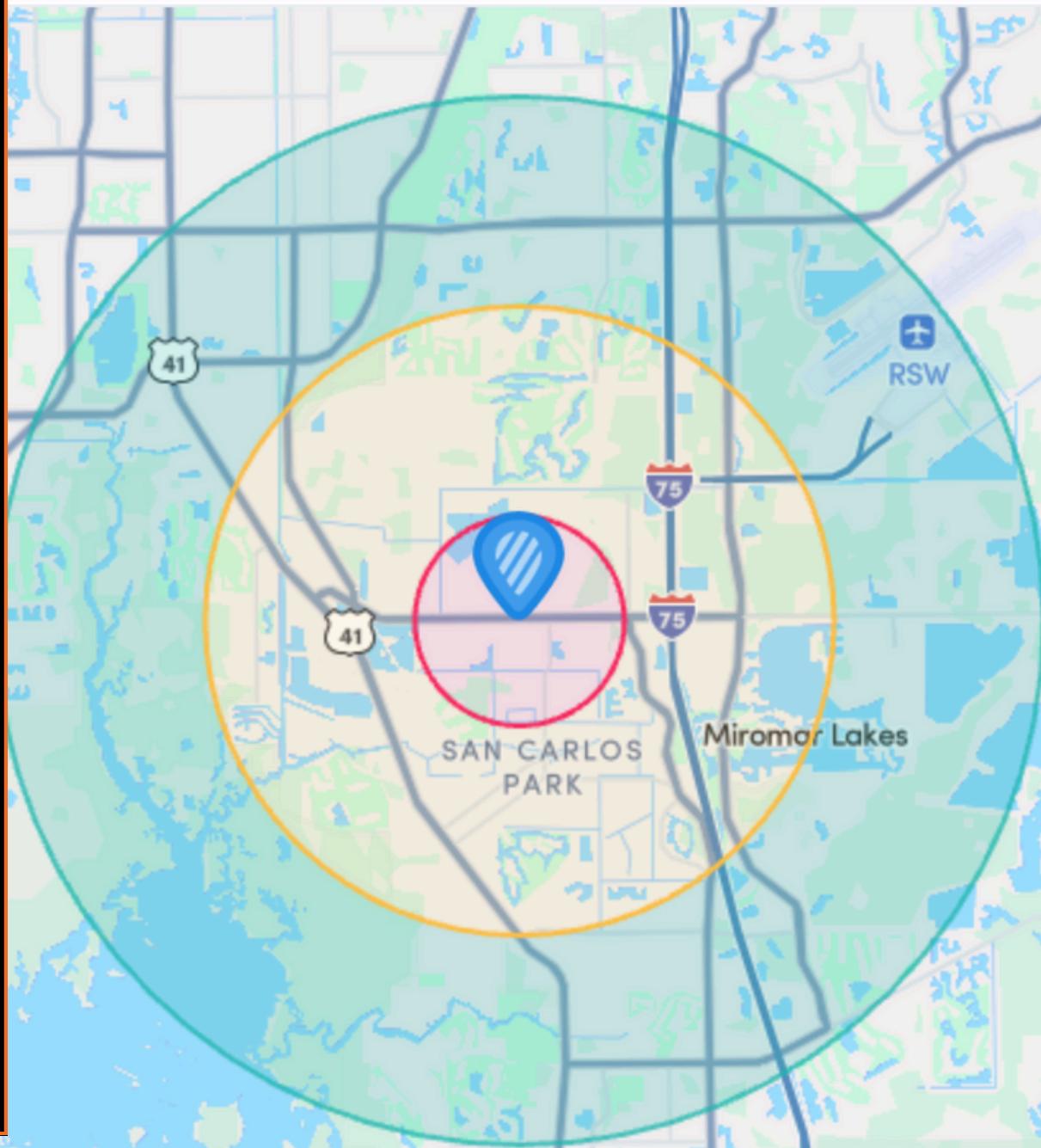
 **\$1.2B**
TOTAL CONSUMER SPEND (5 MI)

 **3.8%**
POPULATION GROWTH 5 YR (5 MI)

 **\$78.2k**
MEDIAN HH INCOME (5 MIN)

 **\$305.3k**
MEDIAN HOME VALUE (5 MIN)

 **50.6**
MEDIAN AGE (5 MIN)



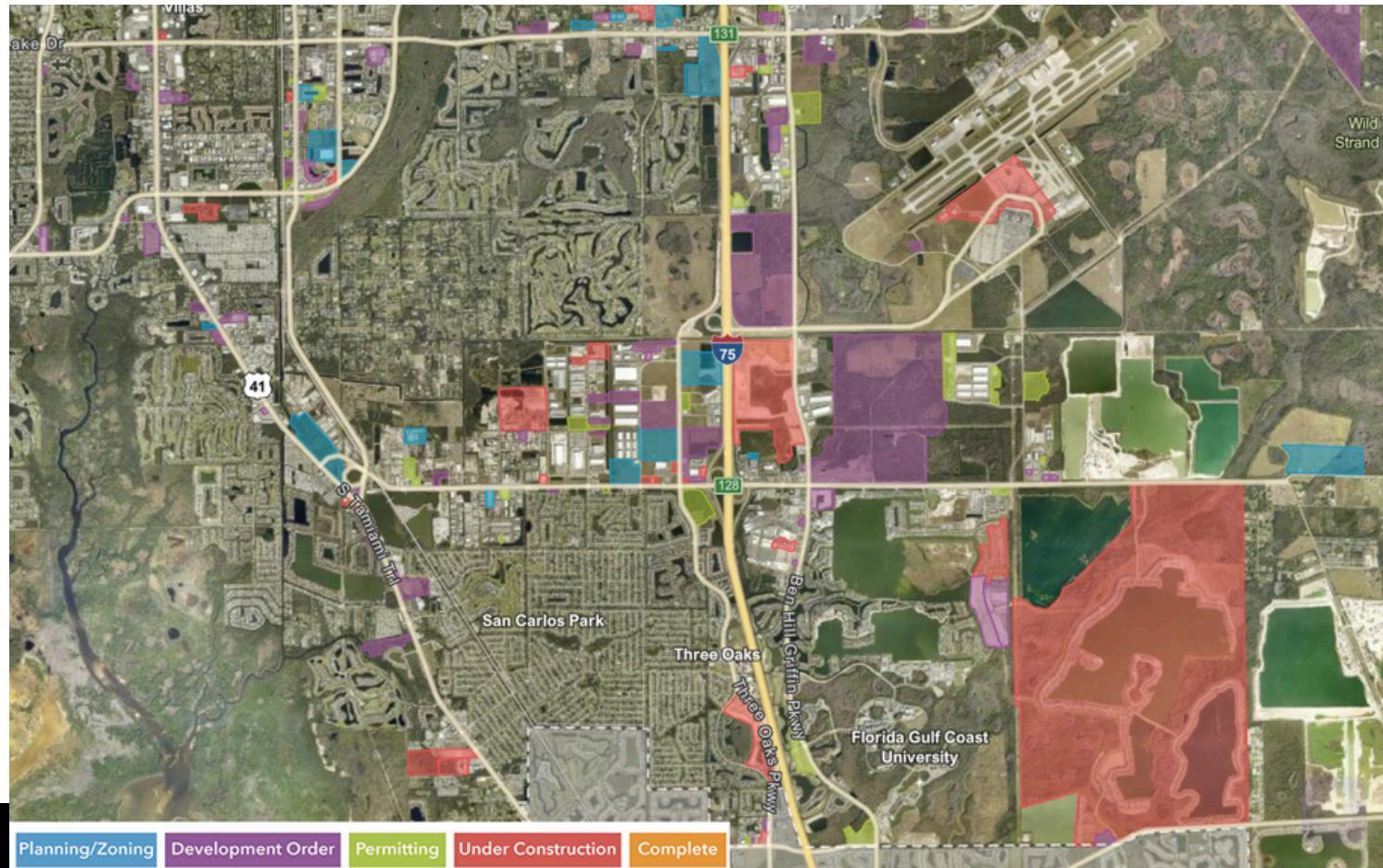
AREA HIGHLIGHTS

According to John Talmage from the Lee County Economic Development Office, the area from Tamiami Trail (US 41) Ben Hill Griffin Parkway and Daniels Parkway to Corkscrew Road is expected to be the largest area of development over the next 10 years. Below is the current development map, which indicates all the current projects in planning, development order, permitting construction, or completion.

The Alico Corridor is the spine of this busy business triangle surrounded by residential communities.

Highlights of the include:

- 1. 50,000 new jobs
- 2. Highly ranked Elementary, Middle, and High Schools
- 3. Florida Gulf Coast University is located between Alico Road and Corkscrew Road
- 4. 4,259 new homes in progress
- 5. Median Income of \$77,846 within 3 miles
- 6. 17,892 employees daytime population within 3 miles
- 7. 41,196 residents within 3 miles
- 8. Incentives for High Paying Jobs





PROPERTY BROCHURE

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