



# Shoppes At Paddle Creek

8750 Gladiolus Drive,  
Fort Myers, FL 33908

## For Lease

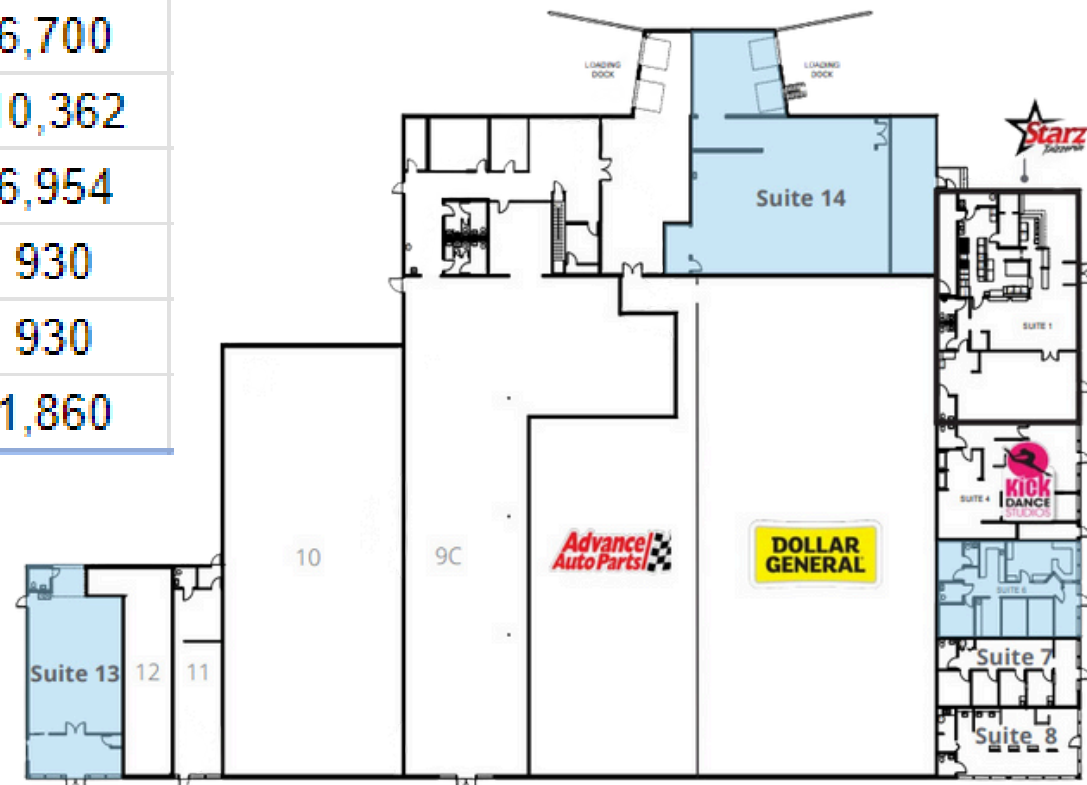
# Availability

| Suite | Tenant                        | Size (SF) |
|-------|-------------------------------|-----------|
| 1-3   | Starz Italian Restarant & Pub | 3,094     |
| 4     | Kicks! School of Dance        | 1,490     |
| 6     | VACANT                        | 1,230     |
| 7     | Cici's Body Therapy           | 911       |
| 8     | Lilian's Salon                | 900       |
| 9     | Dollar General                | 8,319     |
| 9B    | Advance Auto Parts            | 6,700     |
| 9C    | One More Time Thrift Store    | 10,362    |
| 10    | Coast Guard Exchange          | 6,954     |
| 11    | Final Touch Men's Hair Studio | 930       |
| 12    | Kolodoc Deli                  | 930       |
| 13    | XIXI Hibachi Inc.             | 1,860     |

Leasing Rate:

**\$18/SF**

**\$5.40/SF NNN**



# Highlights

Strategically positioned on the northwest corner of the signalized intersection of Gladiolus Drive and Winkler Road, this retail shopping center offers an excellent location with high visibility and easy accessibility in Fort Myers, FL.

Property Highlights:

- Size: 47,039 SF single-story building
- Lot Area: 5.61± acres
- Year Built: 1992
- Tenant Mix: Includes Starz Italian Restaurant & Pub, Dollar General, and Advance Auto Parts
- Signage: 2 prominent pylon signs (located on Gladiolus Drive and Winkler Road) and building signage for tenants
- Parking: 260 free surface parking spaces conveniently located on the east and south sides of the property
- Zoning: C1-A Commercial (Lee County), suitable for various retail uses

This property's desirable location at a bustling intersection and established tenant base make it a prime opportunity for retailers or investors seeking strong foot traffic and visibility.

## Demographics

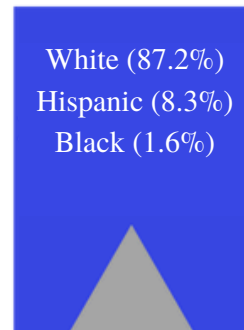
### Traffic Count



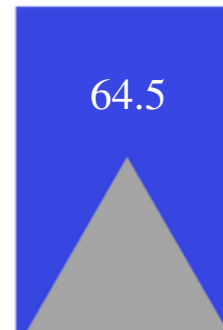
### Population



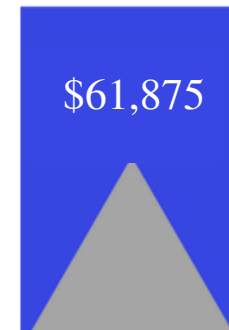
### Race/Ethnicity



### Median Age



### Median Income







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