



9299 COLLEGE PARKWAY

HIGH-PARKING COMMERCIAL OPPORTUNITY

Fort Myers, Florida

1,694-8,020 SF

AVAILABLE

Multiple suite sizes

543

TOTAL PARKING SPACES

Including cross-parking

5.75 / 1,000 SF

ON-SITE PARKING

Plus additional cross-parking

54,000 AADT

COLLEGE PARKWAY

High-traffic business corridor

A parking advantage that stands out.

With approximately 543 total parking spaces through on-site and cross-parking, 9299 College Parkway is well positioned for users with significant employee, patient, customer or visitor parking demand.

PROPERTY ACCESS

Signalized access via South Pointe Blvd
Pylon signage on College Parkway
Adjacent to Walmart Neighborhood Market
and Harbor Freight Tools

9299 CENTER

Flexible suite sizes with exceptional parking capacity



543

TOTAL PARKING SPACES

Built for high-parking demand.

The center provides 5.75 spaces per 1,000 SF on-site, plus additional cross-parking, for approximately 543 total spaces. That parking supply can help accommodate high-volume operations that are difficult to place in traditional retail or office settings.

POTENTIAL HIGH-PARKING USERS Medical / outpatient • Corporate operations • Training / education • Fitness / wellness • Showroom / destination retail

SPACE A

8,020 SF

Can be demised

SPACE B

1,694 SF

Available

SPACE C

3,356 SF

Available

Potential uses are subject to applicable zoning, approvals and lease terms.



EXISTING CONDITION

Flexible space. Multiple possibilities.

The available suites offer broad, adaptable floor plates that can be configured around a user's operational needs.

- Open floor plates capable of accommodating a variety of layouts
- Existing restrooms and lobby / reception areas
- Multiple storefront entries and exterior windows
- Existing ceiling grid, lighting and HVAC distribution
- New roof and pylon signage on College Parkway
- Heartland Dental occupies the rear portion of the building
- Adjacent to Walmart Neighborhood Market and Harbor Freight Tools



Existing lobby / waiting area



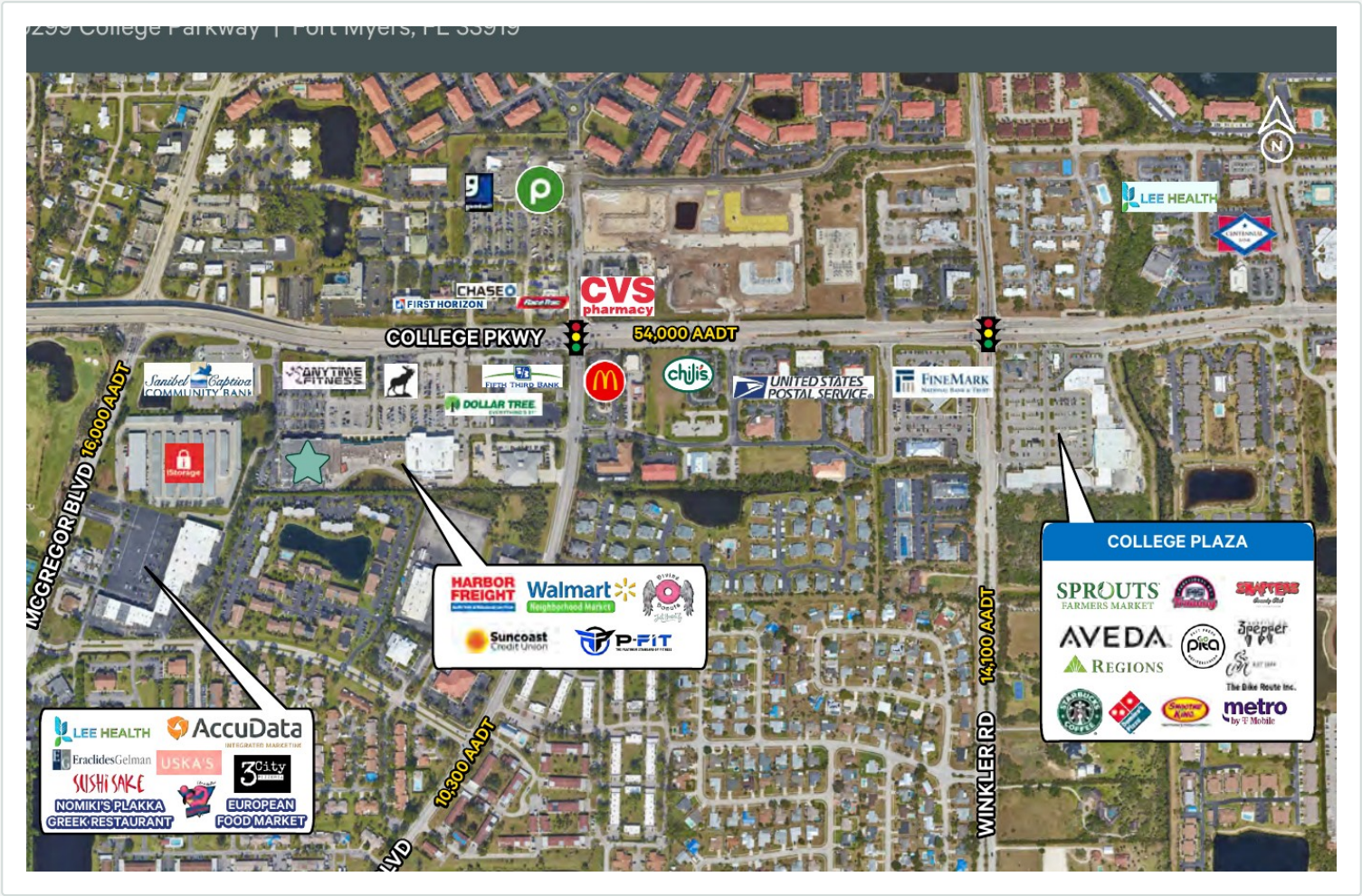
Prominent building identity and multiple storefront entries

WELL SUITED FOR

Medical / outpatient • Corporate office • Training / education • Fitness / wellness • Showroom / destination retail • Other high-occupancy commercial users

COLLEGE PARKWAY BUSINESS CORRIDOR

Signalized access via South Pointe Boulevard | Approximately 54,000 AADT on College Parkway



2024 DEMOGRAPHICS

METRIC	1 MILE	3 MILE	5 MILE
Population	10,083	68,253	162,976
Median HH Income	\$82,726	\$74,439	\$77,629
Daytime Population	6,541	40,428	106,836
Median Age	58.7	55.5	55.4

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