

Del Webb
OAK CREEK



AADT 64,500±



Seneca
at Oak Creek

BAYSHORE ROAD - AADT 26,500±

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OFFERING MEMORANDUM

CHAPEL CREEK PLAZA

PRE-LEASING RETAIL/OFFICE PLAZA - NORTH FORT MYERS, FL

PROPERTY SUMMARY

Property Address: 7701 Bayshore Road
North Fort Myers, FL 33917

Municipality: Lee County

Property Type: Retail/Office Plaza or
Freestanding Outparcels

Total Space Available: Up to 28,275± Sq. Ft.

Estimated Delivery: Mid 2027

Zoning: Planned Development (CPD)

STRAP Number: 20-43-25-L3-0100B.0000

RENTAL RATE:
CALL FOR DETAILS
TI Allowance Available

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SALES EXECUTIVES



Christi Pritchett, CCIM
Senior Broker Associate



DIRECT ALL OFFERS TO:

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OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

PROPERTY HIGHLIGHTS

- Pre-lease opportunity in a new retail/office plaza located in the path of growth
- The site is located at the main entrance to Del Webb Oak Creek, a new age-restricted development by Pulte Homes, and Seneca at Oak Creek, an age 55+ rental community by Sage Communities, with nearly 1,000 homes combined
- Located within close proximity of over 23,000+planned residential units within the Bayshore Road corridor
- Located less than a mile west of the I-75 & Bayshore Road interchange in North Fort Myers

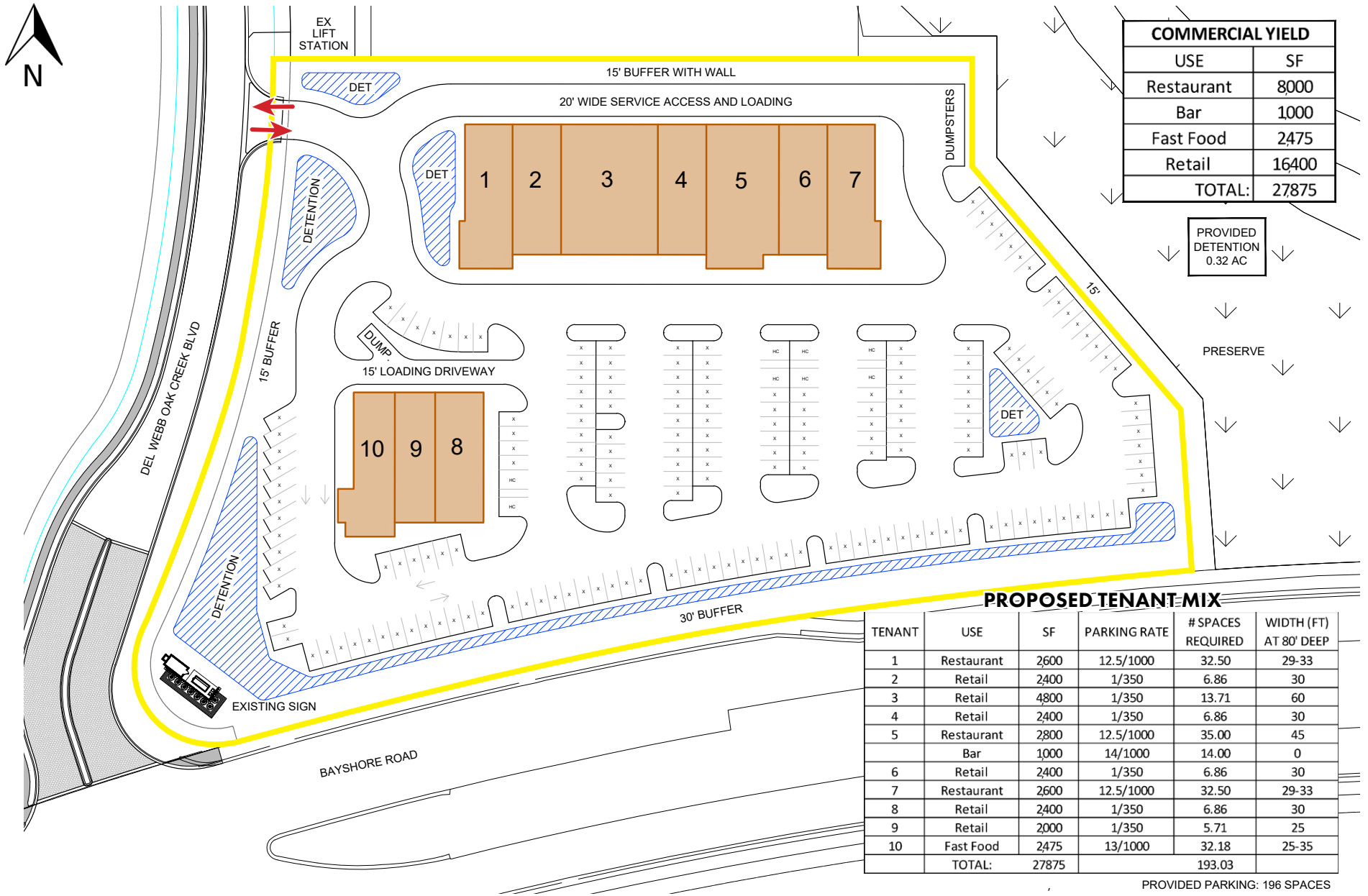


APPROVED USES



- General Office
- Medical Office
- Convenience Food & Beverage
- Drive-Thru
- Drugstore, Pharmacy
- EMS, Fire or Sheriff's Office
- Essential Services
- Grocery/Food Stores
- Fast Food Restaurant
- Hardware Store
- Outpatient Healthcare Facilities
- Laundry and Dry Cleaning
- Repair Shops
- Restaurants
- Self-Service Fuel Pumps
- Specialty Retail Shops

CONCEPTUAL RETAIL PLAN



COMMERCIAL YIELD	
USE	SF
Restaurant	8000
Bar	1000
Fast Food	2475
Retail	16400
TOTAL:	27875

PROVIDED
DETENTION
0.32 AC

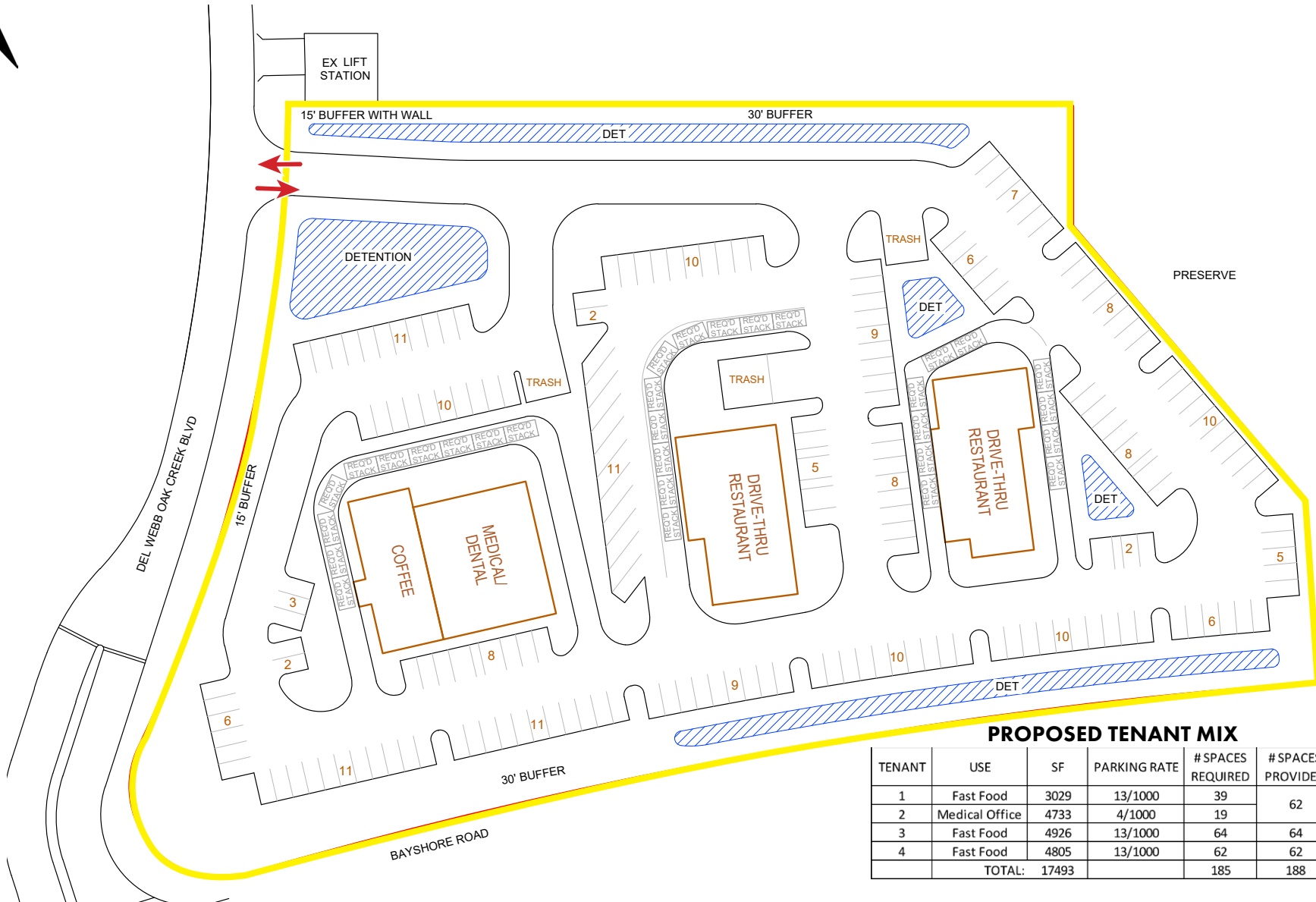
PRESERVE

PROPOSED TENANT MIX

TENANT	USE	SF	PARKING RATE	# SPACES REQUIRED	WIDTH (FT) AT 80' DEEP
1	Restaurant	2600	12.5/1000	32.50	29-33
2	Retail	2400	1/350	6.86	30
3	Retail	4800	1/350	13.71	60
4	Retail	2400	1/350	6.86	30
5	Restaurant	2800	12.5/1000	35.00	45
	Bar	1000	14/1000	14.00	0
6	Retail	2400	1/350	6.86	30
7	Restaurant	2600	12.5/1000	32.50	29-33
8	Retail	2400	1/350	6.86	30
9	Retail	2000	1/350	5.71	25
10	Fast Food	2475	13/1000	32.18	25-35
TOTAL:		27875		193.03	

PROVIDED PARKING: 196 SPACES

CONCEPTUAL LOT PLAN

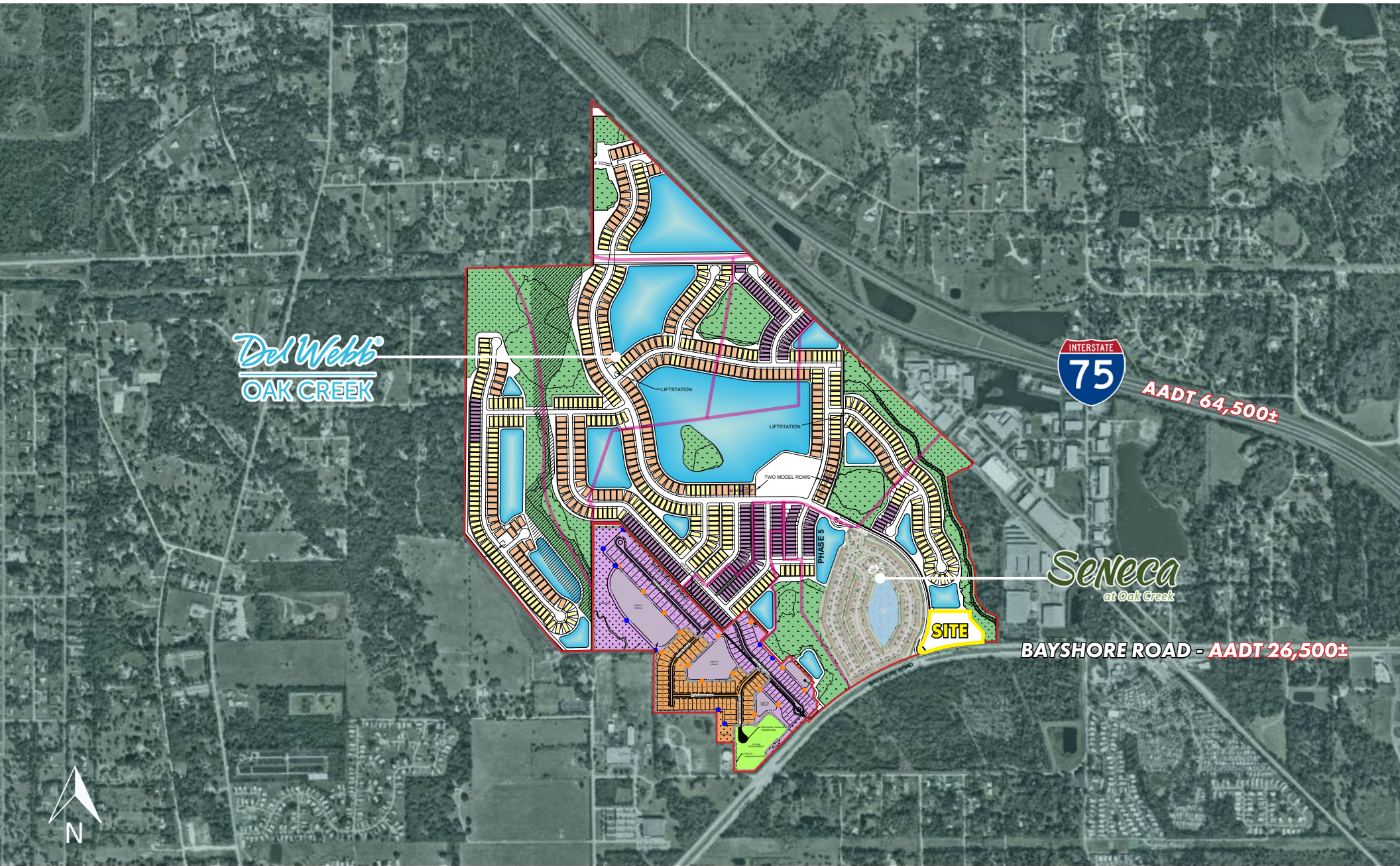


PROPOSED TENANT MIX

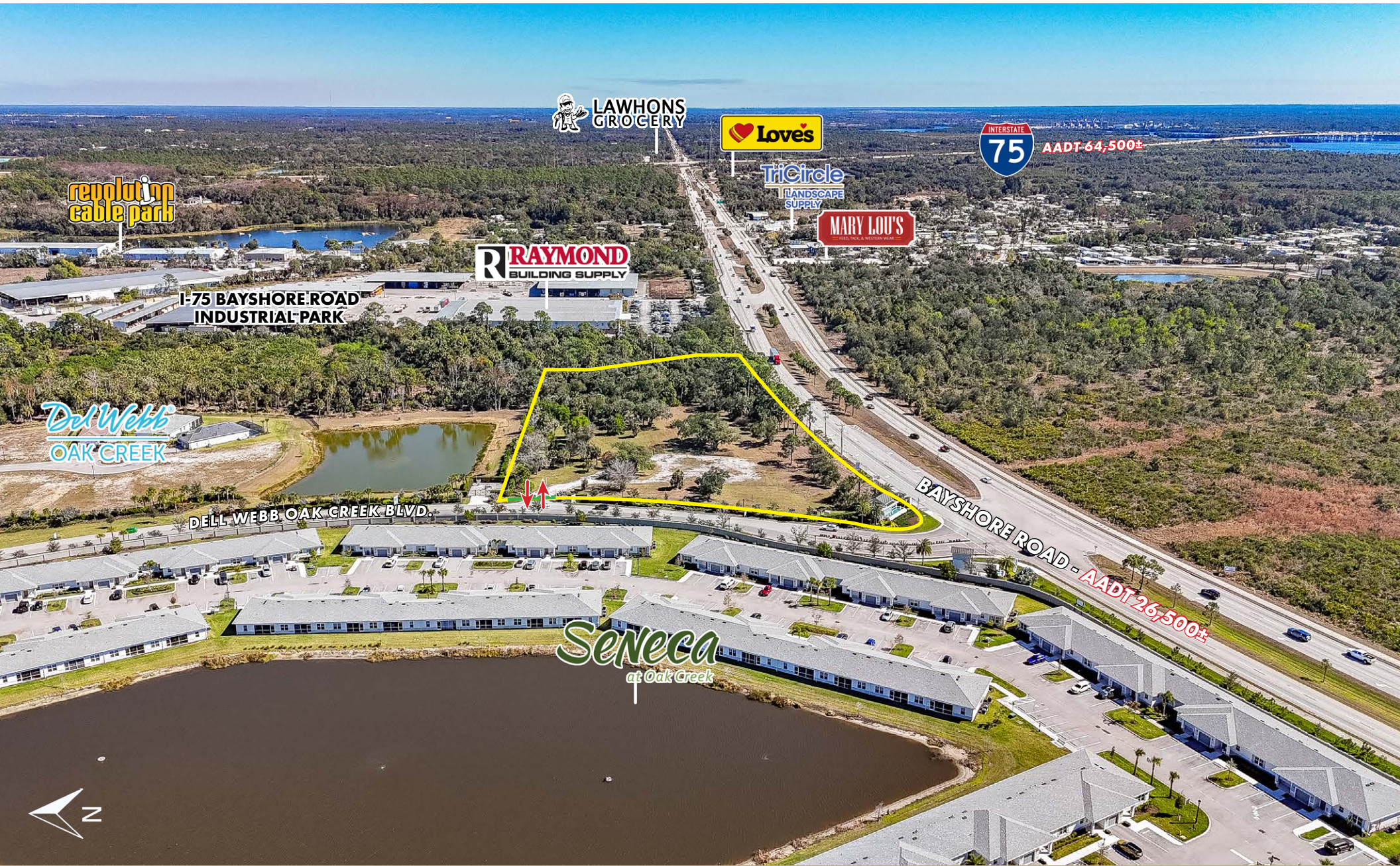
TENANT	USE	SF	PARKING RATE	# SPACES REQUIRED	# SPACES PROVIDED
1	Fast Food	3029	13/1000	39	62
2	Medical Office	4733	4/1000	19	62
3	Fast Food	4926	13/1000	64	64
4	Fast Food	4805	13/1000	62	62
TOTAL:		17493		185	188

DEL WEBB & SENECA AT OAK CREEK

MASTER PLAN



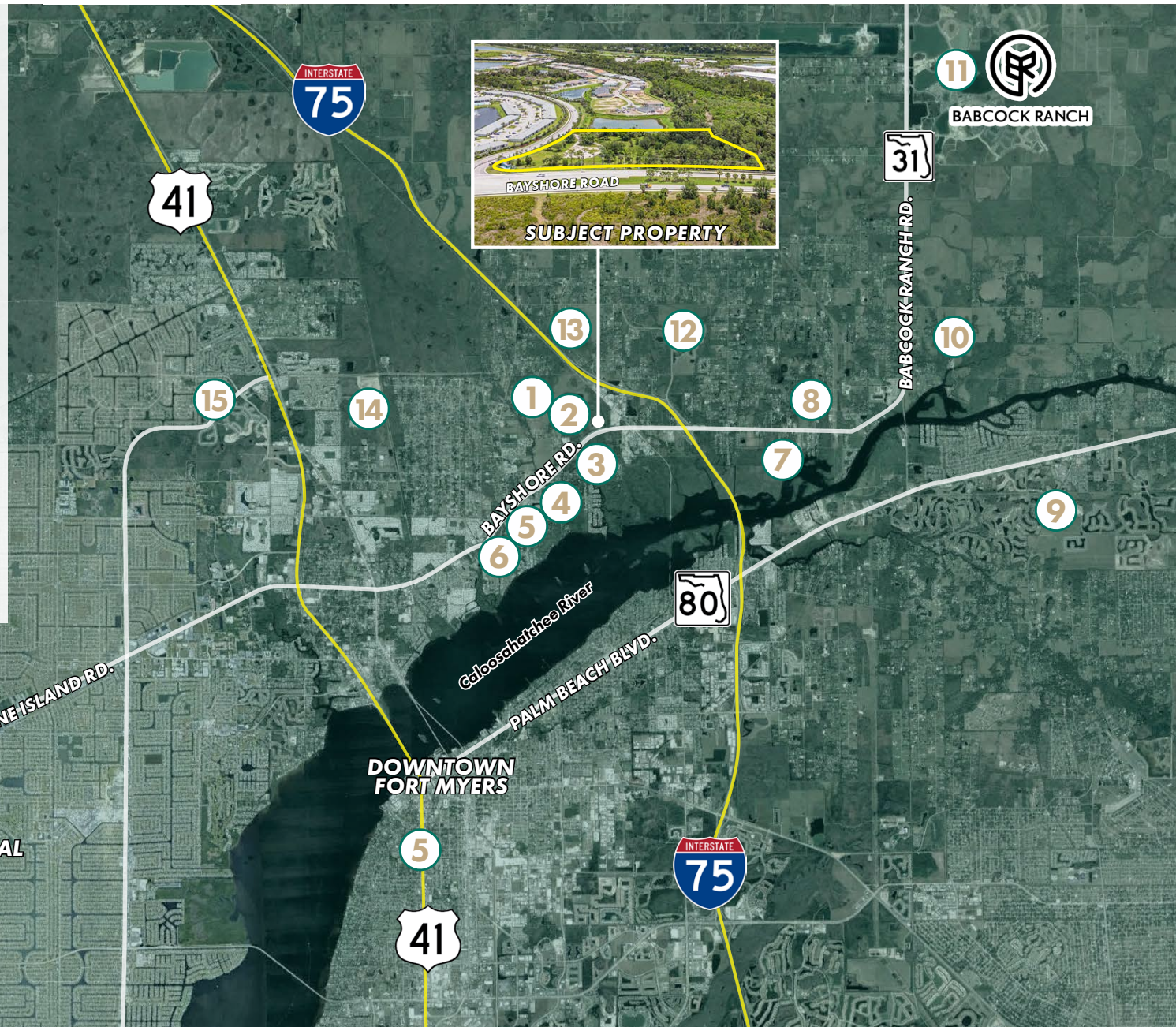
PROPERTY AERIAL



BAYSHORE CORRIDOR DEVELOPMENTS

PLANNED RESIDENTIAL

	COMMUNITY	UNITS
1	Del Webb at Oak Creek	1,000
2	Seneca at Oak Creek	184
3	Bayshore 65	357
4	Bayshore 35	86
5	Enclaves at Eagle Landing	188
6	Bayshore Commons	214
7	Stonehill Manor	71
8	Bayshore Ranch	130
9	Veranda	1,700
10	Owl Creek	440
11	Babcock Ranch	17,000
12	Brightwater	1,300
13	Leetana	201
14	Crane Landing	1229
15	Entrada	721



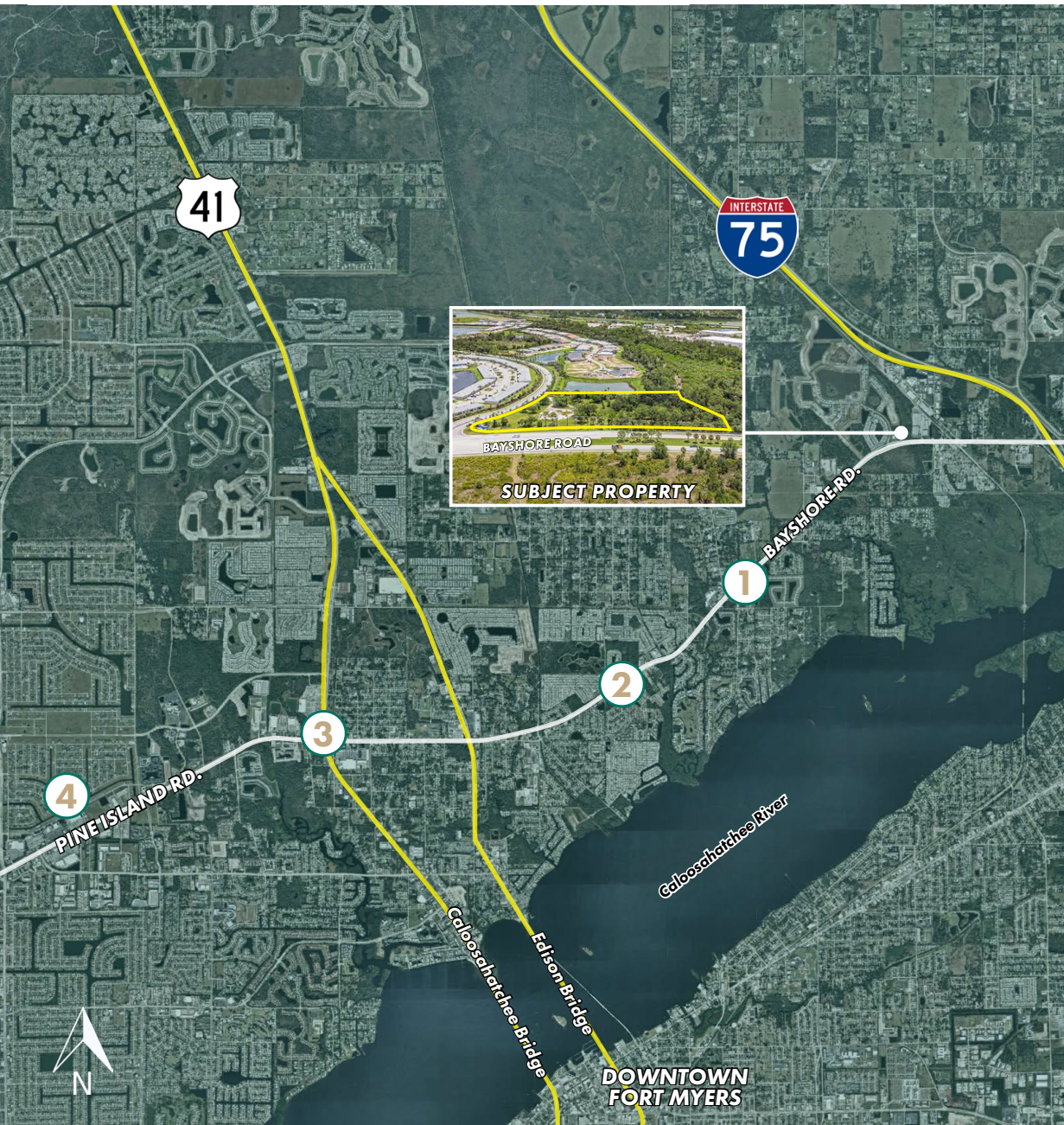
BAYSHORE CORRIDOR DEVELOPMENTS

MEDICAL CENTERS

- 1 AdventHealth Cape Coral ER
- 2 Cape Coral Hospital
- 3 Coastal Urgent Care Centers
- 4 Lee Convenient Care
- 5 Lee Memorial Hospital
- 6 MD Urgent Care Now
- 7 MD Urgent Care Now
- 8 TGH Urgent Care
- 9 VA Clinic Cape Coral



RETAIL MAP



1. EAGLE LANDING



2. BAYSHORE ROAD



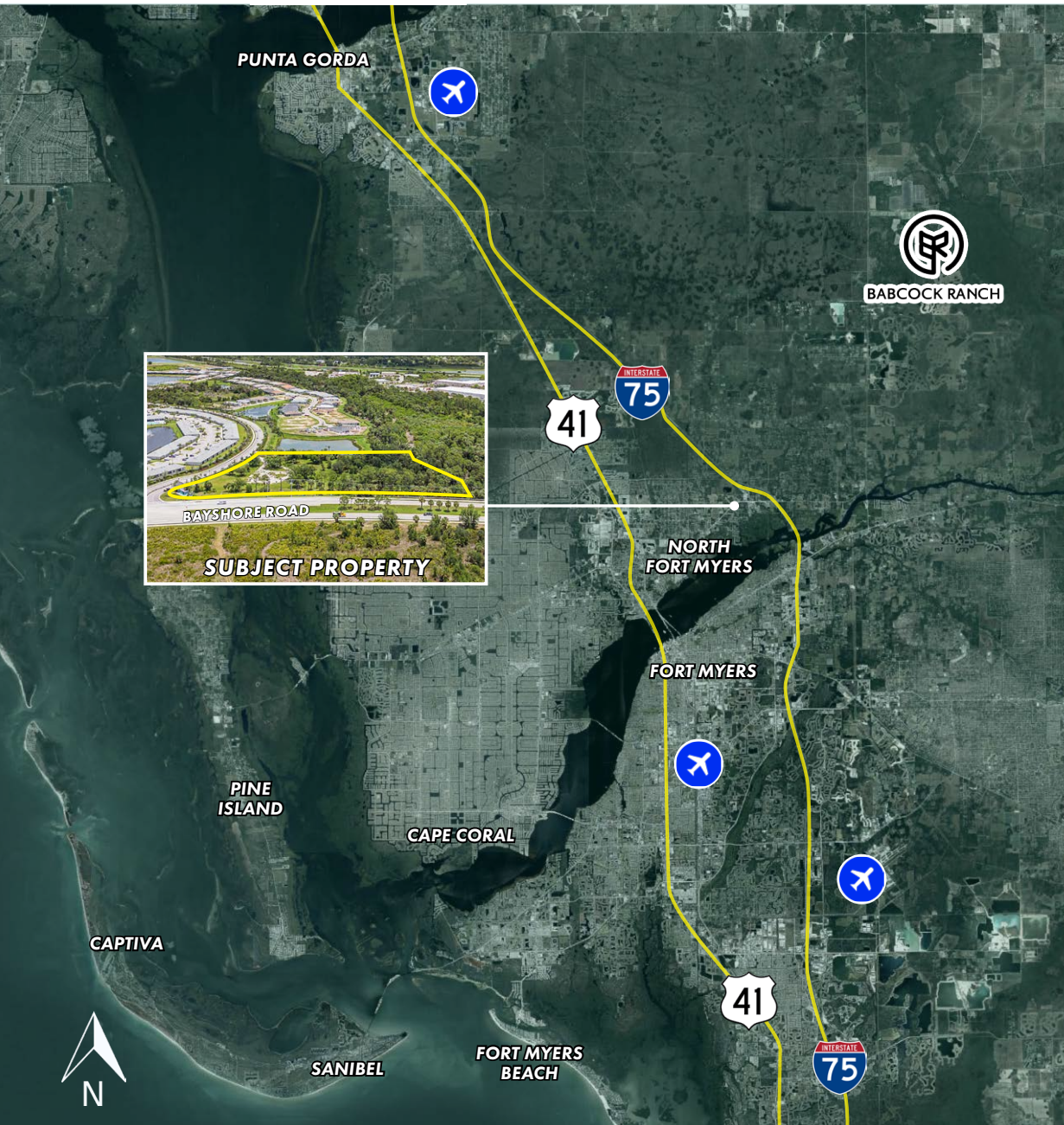
3. MERCHANT'S CROSSING SHOPPING CENTER



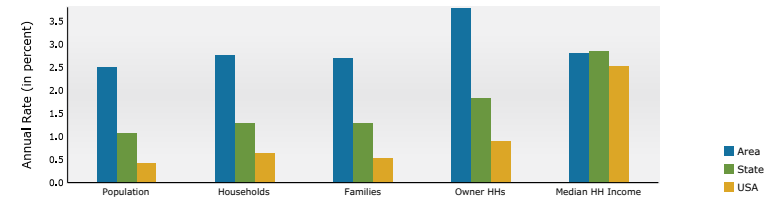
4. NORTHPOINT & CORAL WALK SHOPPING CENTER



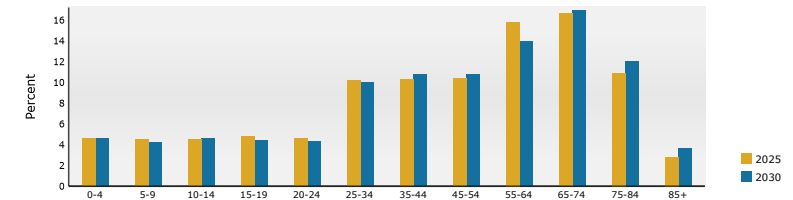
LOCATION



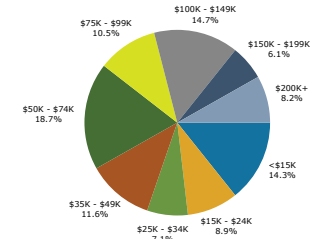
AREA DEMOGRAPHICS - 3 MILES RADIUS



Population by Age



2025 Household Income



LOCATION HIGHLIGHTS

- Located on the primary corridor from Cape Coral to I-75 and Babcock Ranch
- The area has experienced significant new residential growth including many under-construction and planned residential developments
- 3± minutes from Publix Shopping Center
- 10± minutes from Walmart Supercenter
- 15± minutes to Downtown Fort Myers
- 19± minutes to SWFL International Airport (RSW)
- 20± minutes to Punta Gorda Airport (PGA)



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