



COCONUT TRACE

FOR LEASE • PRIME MEDICAL, OFFICE, BANK OPPORTUNITY
Build-to-Suit • 22941 LYDEN DRIVE • ESTERO, FL 33928



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EL DORADO ACRES

HYATT REGENCY



NEW OFFICE/
RETAIL/
HOUSING
DEVELOPMENT

Coconut Rd 8,098± VPD



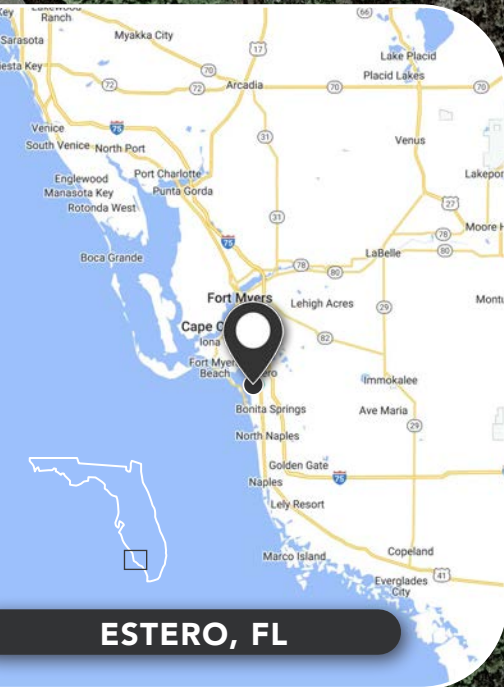
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9450 Corkscrew Palms Cir • Suite 101 • Estero, FL 33928
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MEMBER OF:
SITE SOURCE
RETAIL BROKER NETWORK

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ESTERO, FL



S Tamiami Trail

23,100± VPD

41



2025 DEMOGRAPHICS COCONUT TRACE



AVERAGE H.H INCOME

1 MILE	3 MILE	5 MILE
\$169,281	\$134,858	\$131,708



POPULATION

5,837	35,855	92,634
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EMPLOYMENT DENSITY

4,600	17,604	31,072
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PROPERTY FEATURES

PRICE

Call for Details

AVAILABLE

7,500 ±SF BTS

ZONING

CPD (Village of Estero)

LOCATION

The subject site is located just North of Coconut Rd on the West side of US 41, next to Truist Bank and across from Coconut Point in Estero, FL.



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