

LSI
COMPANIES

OFFERING MEMORANDUM

RETAIL OUTPARCELS

AT DIA CROSSINGS

PROPERTY SUMMARY

Property Address: U.S. 41 & Alico Road
Fort Myers, FL 33908

County: Lee

Property Type: Retail & Commercial Outparcels

Parcel Size: Dividable: 0.66 - 1.5± Acres

Zoning: CPD (*Commercial Planned Development*)

Future Land Use: Urban Community

Utilities: All Available

STRAP Number: 06462500000110000

Please Inquire for Pricing:
For Sale | Ground Lease | Build to Suit

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SALES EXECUTIVES



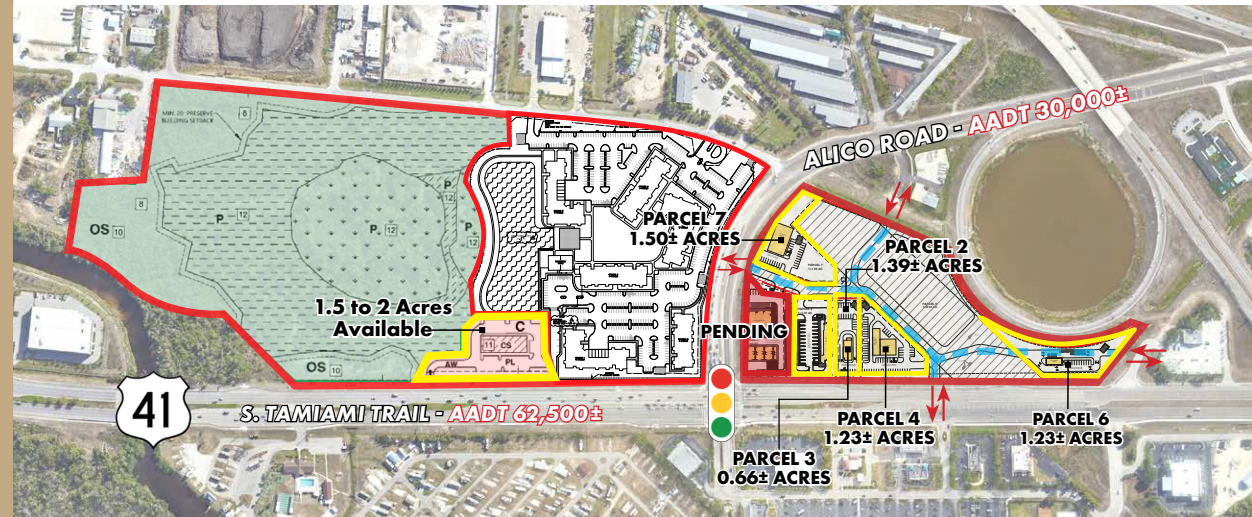
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OFFERING PROCESS

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.

EXECUTIVE SUMMARY

Dia Crossings offers a prime retail development opportunity at the busy intersection of US-41 and Alico Road in Fort Myers. This high-traffic location features five available parcels, which can be sold, leased, or developed as build-to-suit. The master developer will provide the land graded, with utilities stubbed, stormwater management in place, and shared roadways in place, ready for development.

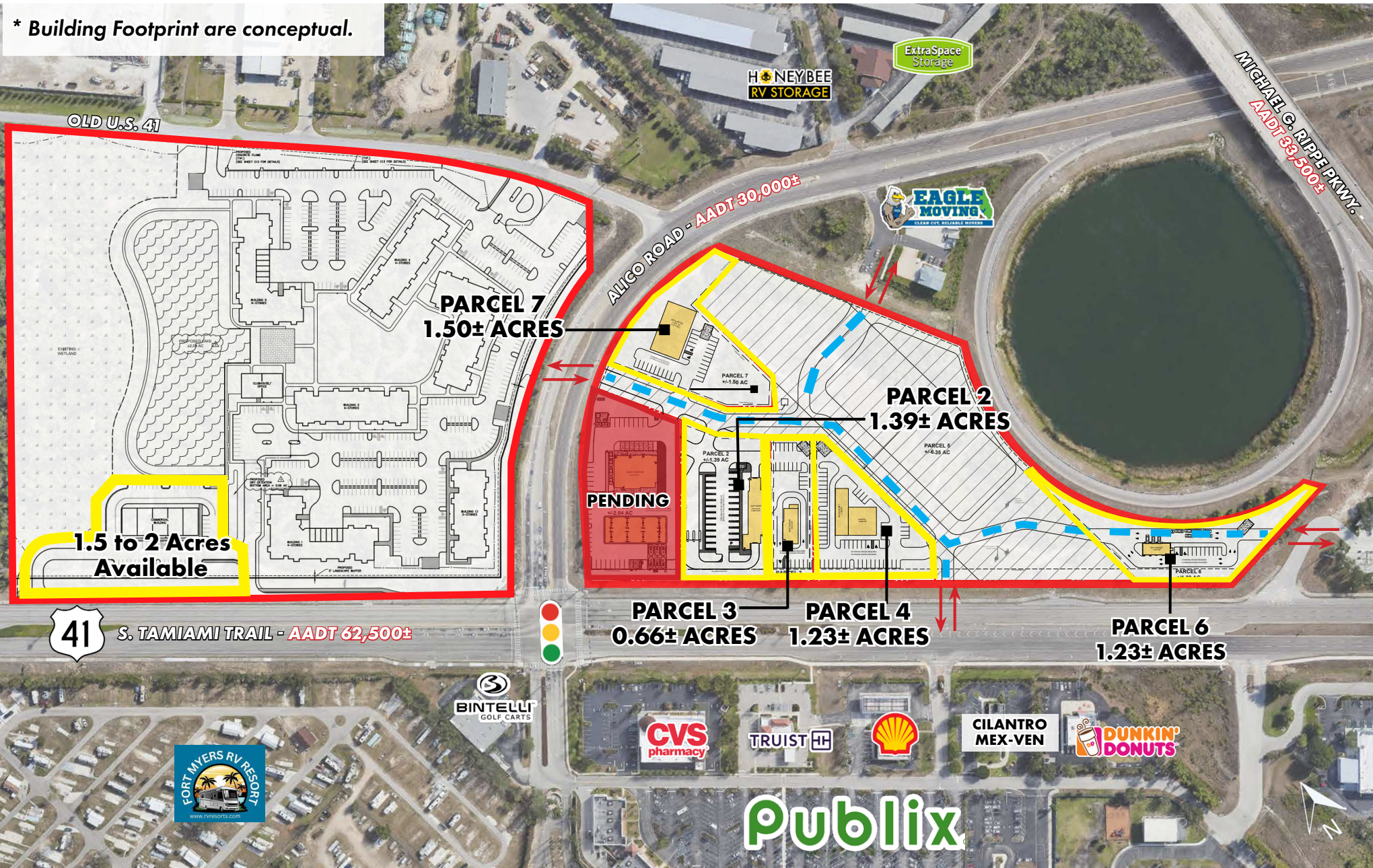
The overall master plan allows for up to 200,000 square feet of commercial space, a hotel with up to 150 rooms, and up to 350 residential units. Strategically located near major thoroughfares, Alico Rd and US-41, this site benefits from quick access to various retailers, an expansive industrial/manufacturing park, I-75, and Southwest Florida International Airport. The site also features a stoplight providing easy access for northbound and eastbound traffic.

This is a prime opportunity for retail and commercial development in one of Fort Myers' most sought-after areas.



SITE PLAN

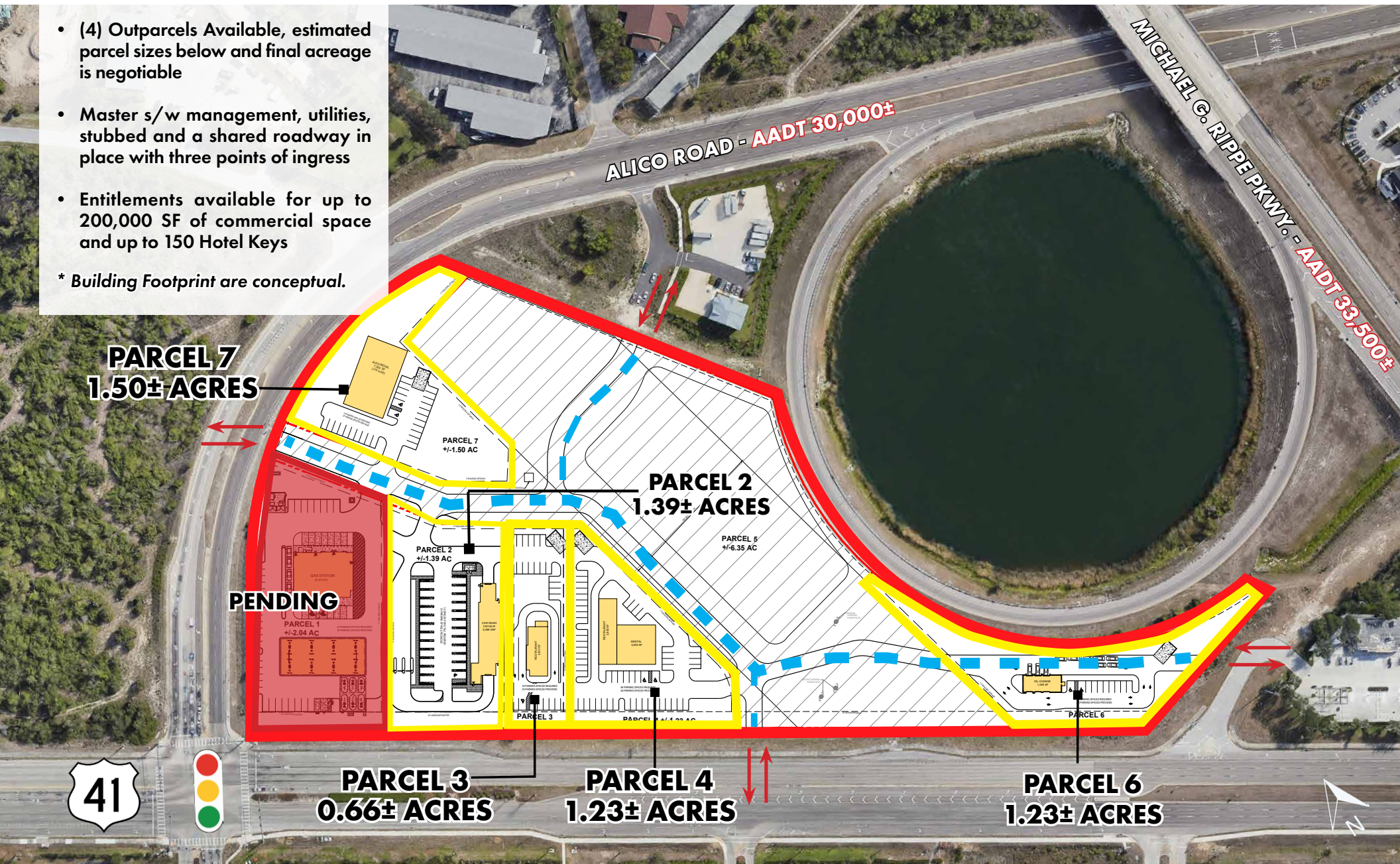
* Building Footprint are conceptual.



SOUTH PARCEL SITE PLAN

- (4) Outparcels Available, estimated parcel sizes below and final acreage is negotiable
- Master s/w management, utilities, stubbed and a shared roadway in place with three points of ingress
- Entitlements available for up to 200,000 SF of commercial space and up to 150 Hotel Keys

* Building Footprint are conceptual.



NORTH PARCEL SITE PLAN

- (1) Outparcel available
- Concept Plan showing 10,000 Sq. Ft. retail building
 - Subject to change and revision depending on Buyer/Tenant needs
- 1.5–2± estimated acres
- Directly adjacent to 350 residential units

USES INCLUDE:

- Commercial
- Retail
- Restaurant
- Medical

* Building Footprint are conceptual.



ACCESS POINTS



ALICO ROAD DEVELOPMENT MAP



BEN HILL GRIFFIN PKWY - AADT 21,500±



I-75 - AADT 126,500±

CLICK TO VIEW
DEVELOPMENT ACTIVITY MAP

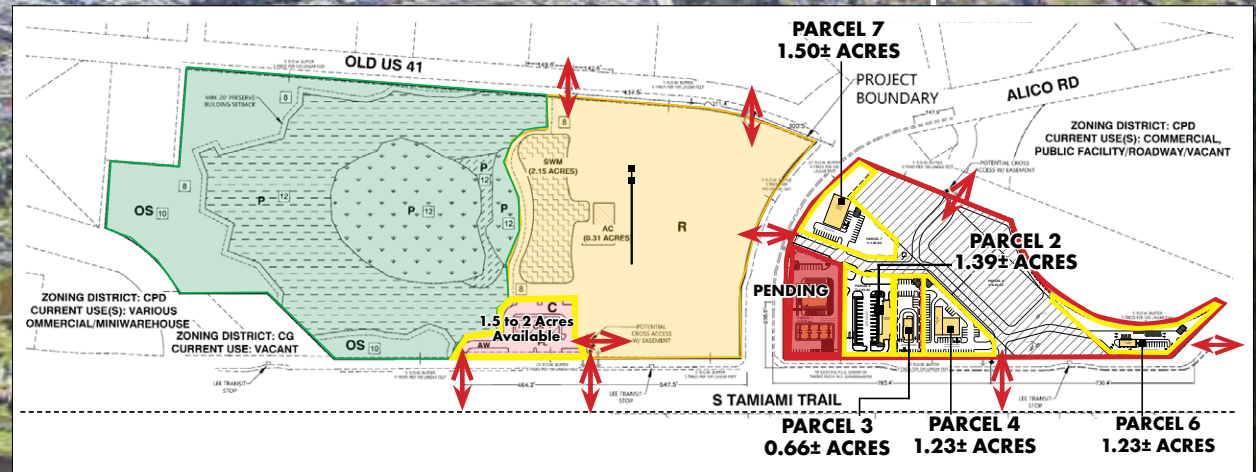
ALICO ROAD - AADT 30,000±



MICHAEL GRIPPE PKWY - AADT 33,500±



S. TAMiami TRAIL - AADT 62,500±



LOCATION

SURROUNDING NOTABLE RETAIL

1. ALICO COMMONS



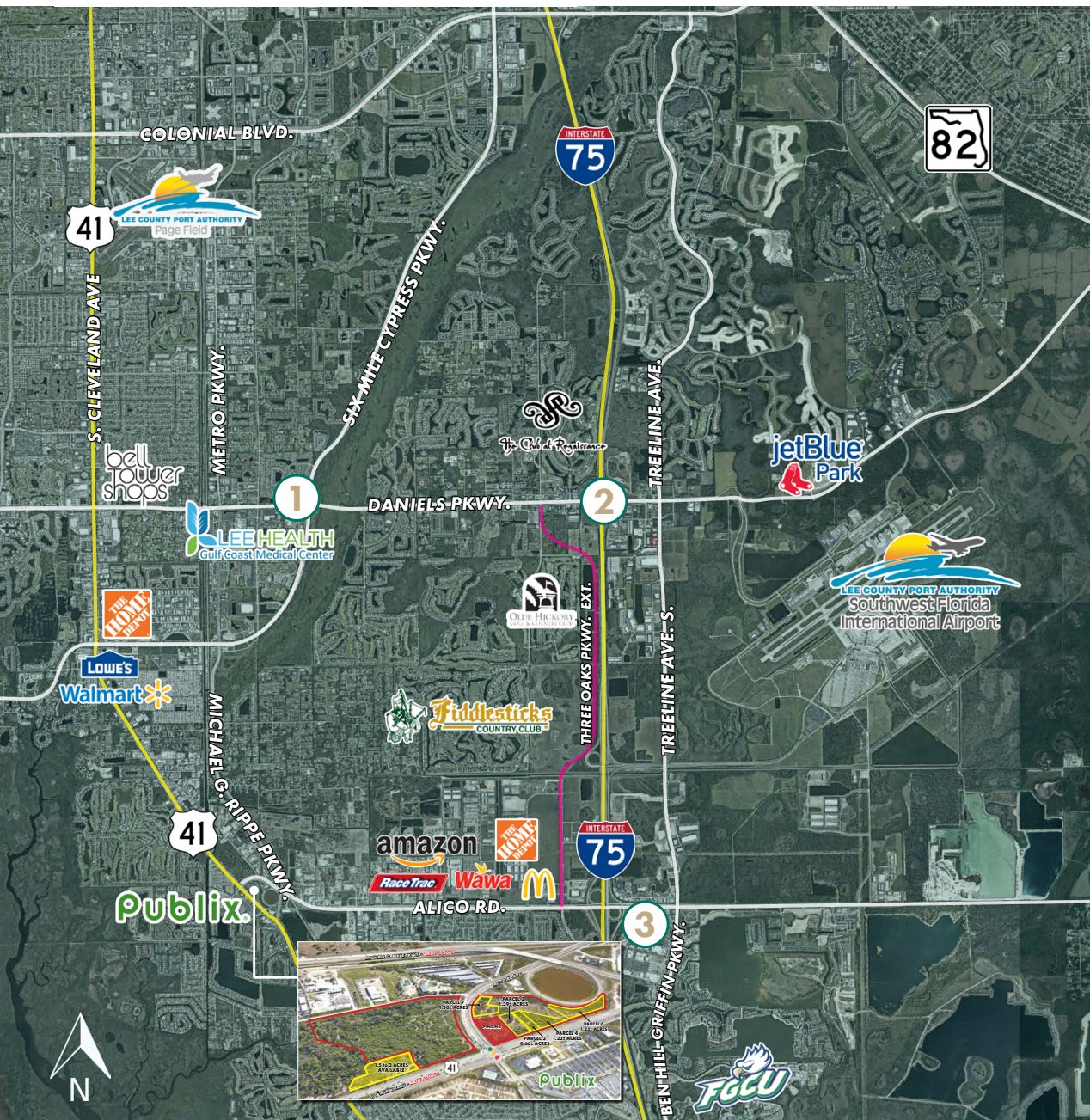
1. DANIELS CROSSING



2. DANIELS PKWY. & I-75 EXIT 131



3. GULF COAST TOWN CENTER



DRIVE TIME MAP

LOCATION HIGHLIGHTS

- 0.2± miles to Alico Communes/Publix
- 0.4± miles to Rayma C. Page Elementary School
- 0.8± miles to Spectra Apartments
- 1.7± miles to San Carlos Park
- 2.2± miles to Amazon Warehouse
- 3.5± miles to Centro Apartments
- 4.2± miles to Gulf Coast Town Center
- 7.7± miles to Hertz Arena
- 7.7± miles to FGCU



Fort Myers Beach

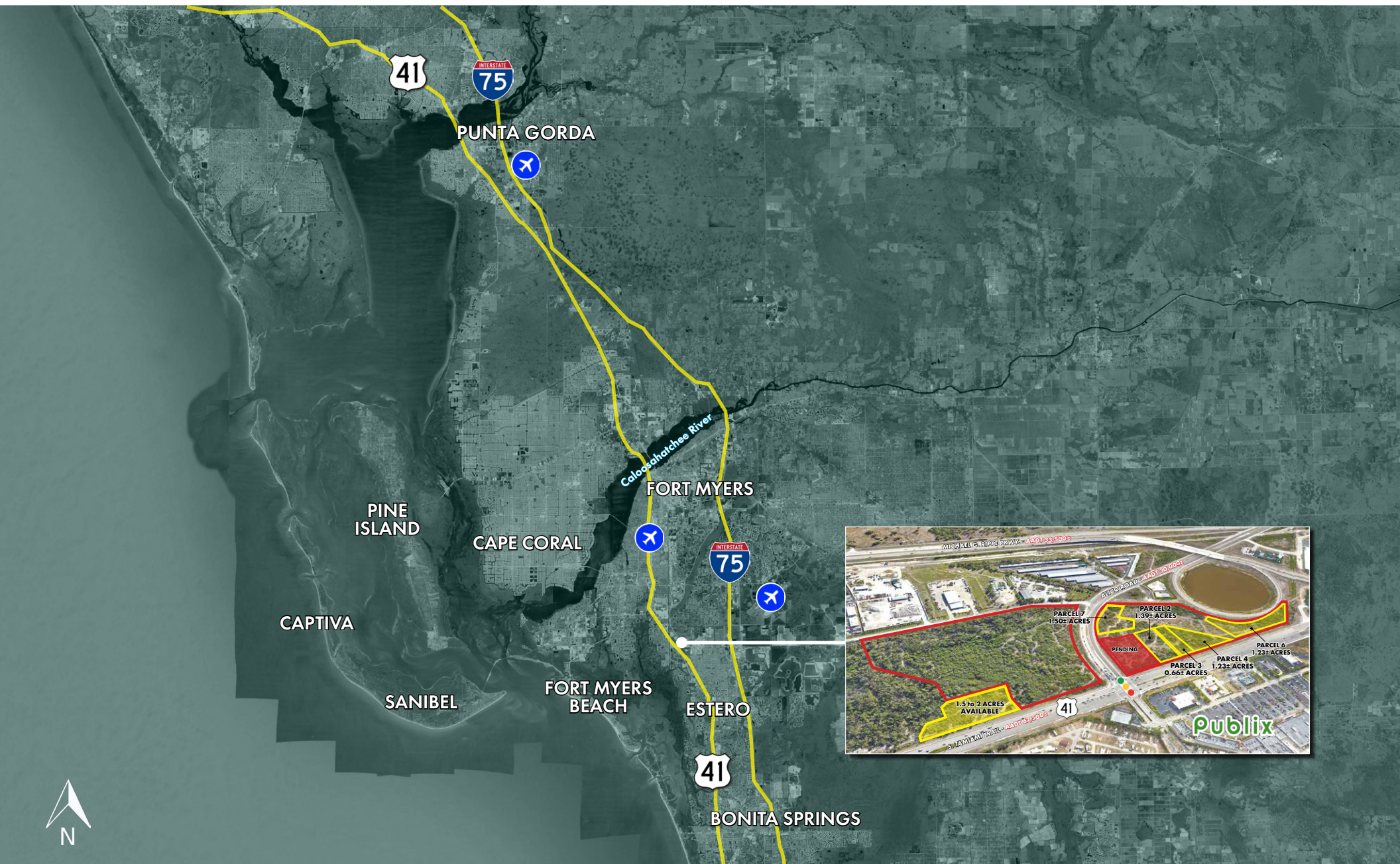
15 Min.

10 Min.

5 Min.

FORT MYERS

LOCATION MAP





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