



LOGO HERE

# For Sublease

22927 Lyden Dr,  
Estero, FL 33928

3,300 sq. ft.  
Retail Opportunity

- For Sublease

**Colliers Tampa**

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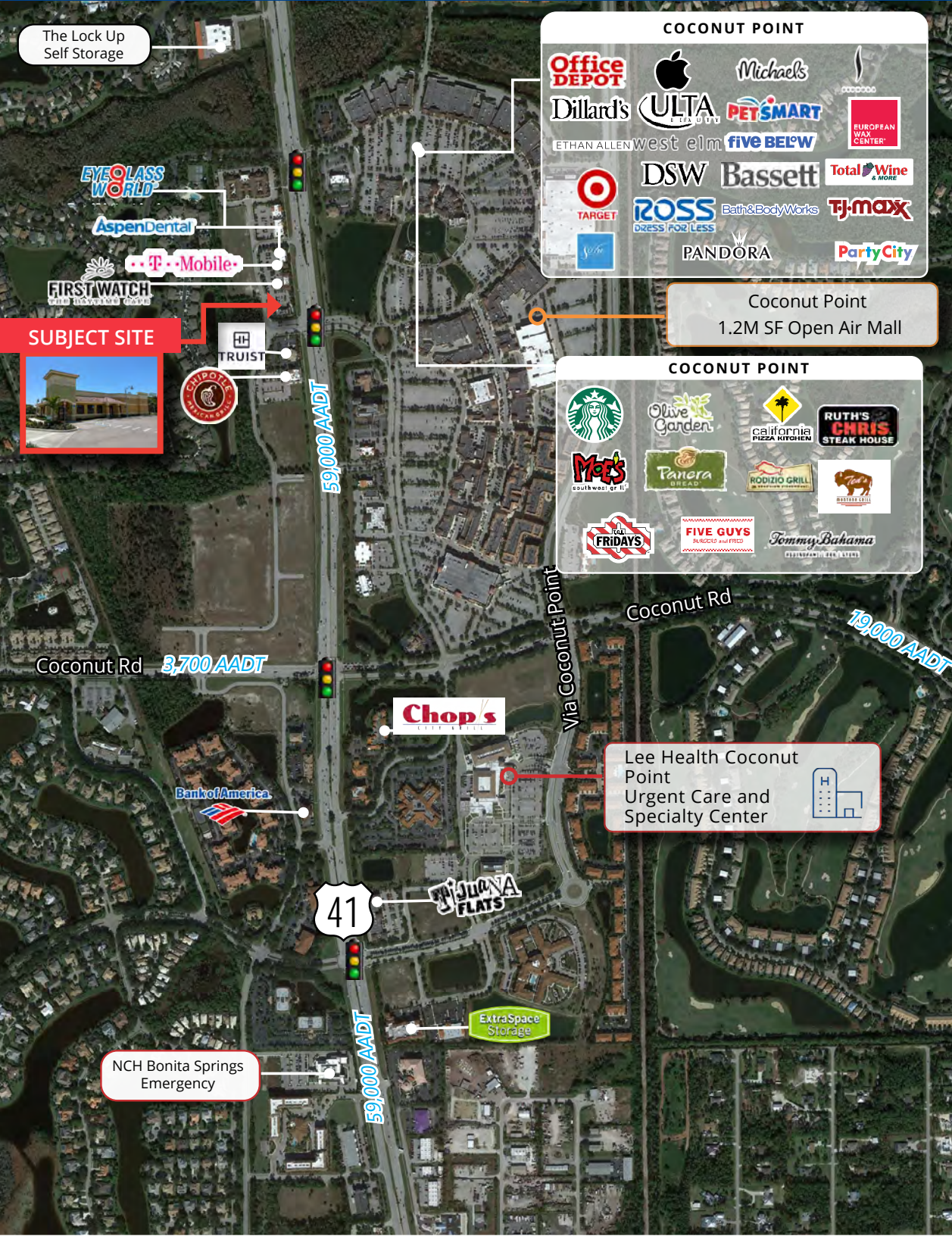


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# Opportunity

Restaurant opportunity in Estero, FL. Estero has a large influx of visitors, retirees, and outdoor enthusiasts. A location near well-known hotels, resorts, and residential areas would guarantee high foot traffic and draw in a wide range of clients.

# Highlights

- Available for Sublease – Initial term expires April 2030
- Located in a dynamic retail corridor
- Signalized intersection
- Direct visibility to US Hwy 41
- Across the street from Coconut Point, a 1.2M sq. ft open-air mall
- High daytime population of 90,891 within a 5-mile radius
- Lee Health Coconut Point, an emergency and wellness center, is located .60 miles from the site

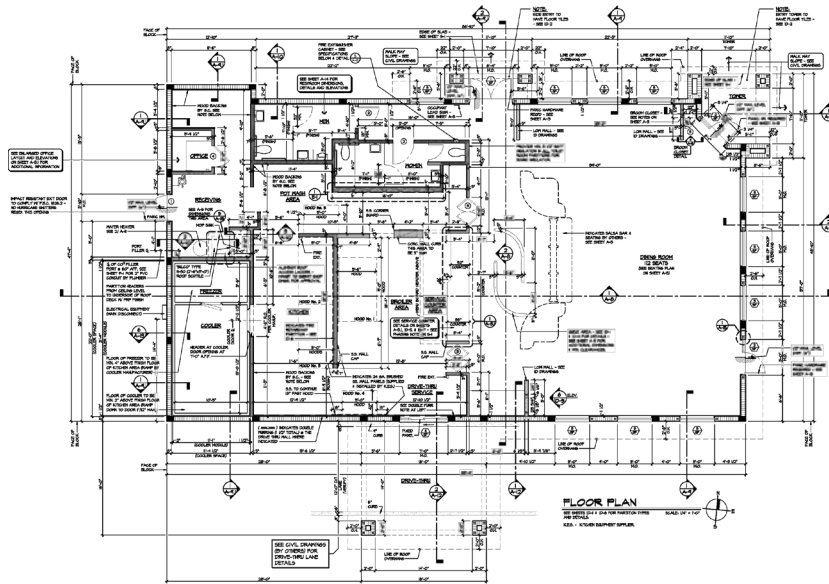
# Notable Tenants in the Area



# Property Overview

SF	3,300 sq. ft
Built Year	2015
Type	Retail
Tenancy	Single
Parking	38 parking spaces

# Site Plan



[Click here to see property plans](#)

# Demographics 3 mile radius



Population  
30,900



Households  
15,910



Daytime Population  
38,717



Average Income  
\$140,839

# Area Highlights

Coconut Point is a 500-acre master-planned community featuring:

- 1,200,000 sq.ft retail
- 31,000 sq.ft. Class A office space
- 108-room hotel
- 290 luxury condominiums





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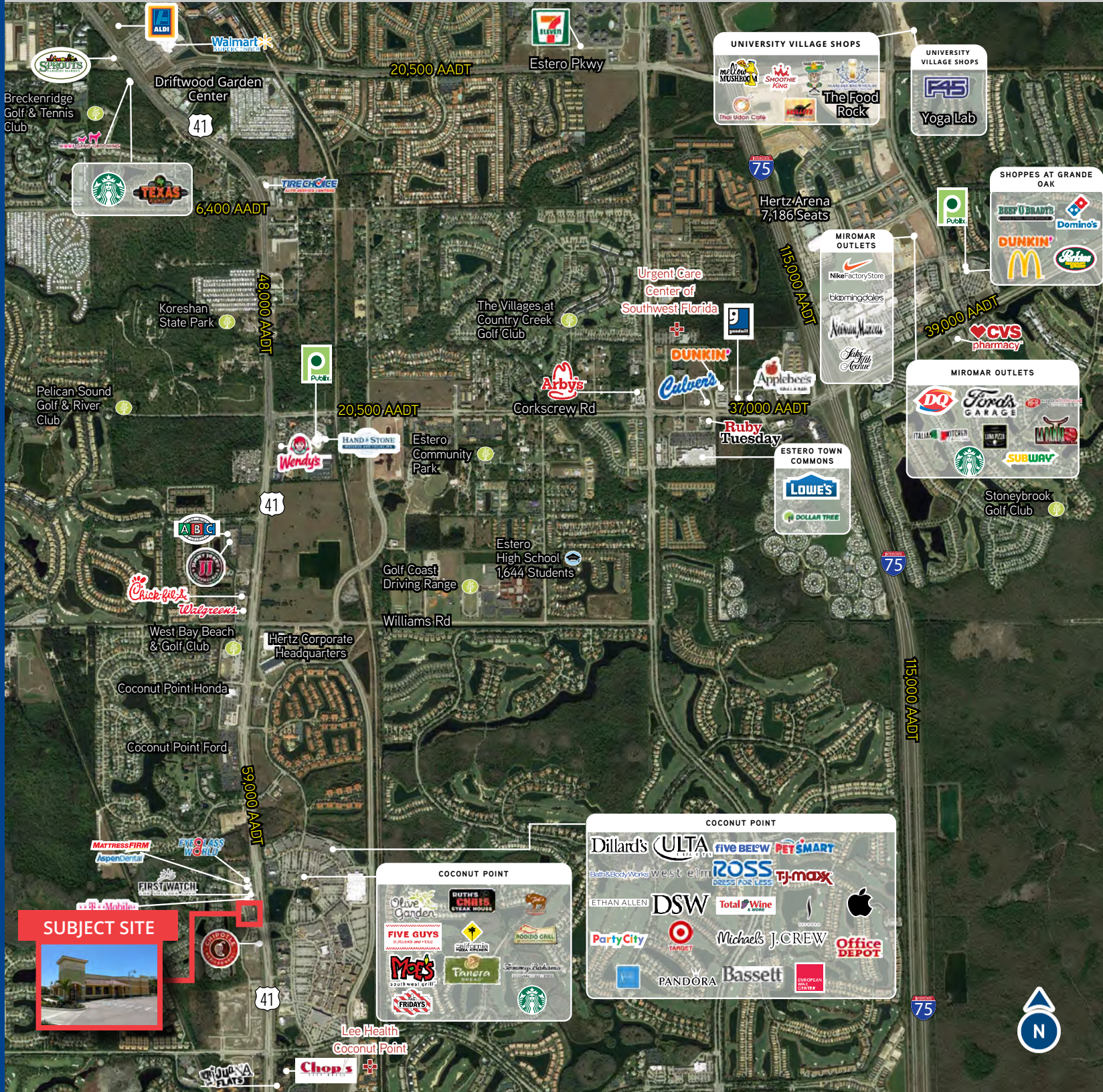
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**COCONUT POINT**

- Olive Garden
- Five Guys
- Matt's
- FRIDAYS
- Butch's Steak House
- MODERN GALL
- Panera
- Starbucks

**COCONUT POINT**

- Dillard's
- ULTA
- FIVE BELOW
- PET SMART
- Bath & Body Works
- west elm
- ROSS
- DRY BEE
- TJ-maxx
- ETHAN ALLEN
- DSW
- Total Wine
- Apple
- Party City
- TARGET
- Michaels
- J.CREW
- Office DEPOT
- PANDORA
- Bassett
- EUROPEAN CENTRE

