

LSI COMPANIES

OFFERING MEMORANDUM

EASTWOOD COMMONS

PRE-LEASING RETAIL UNITS

PROPERTY SUMMARY

Location: Ortiz Ave.

1/2 mile North of Colonial Blvd.

Fort Myers, FL 33905

Municipality: City of Fort Myers

Property Type: Retail

Building Size: 13,500± Sq. Ft.

Unit Sizes: 1,350 - 2,750± Sq. Ft.

End Cap Space with Drive Through

Zoning: CG (Commercial General)

Expected Delivery: Q2 2026

CALL FOR RATES









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SALES EXECUTIVES







Drew DavisResearch & Sales Associate



DIRECT ALL OFFERS TO:

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Drew Davis - ddavis@lsicompanies.com | (239) 489-4066

CALL FOR RATES

Offers should be sent via Letter of Intent to include, but not limited to, lease rate and basic terms.

EXECUTIVE SUMMARY



PROPERTY HIGHLIGHTS



- 1,350 2,750 Sq. Ft Units
- CG zoning permits a wide variety of commercial and residential uses
- With 480± linear feet of frontage on Ortiz Avenue within the City of Fort Myers
- Direct access to Hanson Street (AADT 15,200±) & Ortiz Avenue (AADT 20,600±)
- Less than 1.2 miles from I-75 with options for Exit 138 or 136 and within close proximity to State Road-82 and Colonial Boulevard
- Median Household Income \$61,764 (2 mi)
- Situated in a high growth corridor and surrounded by amenities, attractions, and outdoor recreational activities

APPROVED USES

- **Animal Hospital**
- **Assisted Living**
- Bank
- Car Wash
- College
- Convenience Store
- **Day Care**
- Garden Center
- Health Club
- Hotel
- Indoor Commercial Recreation
- Medical Centers / Medical Office
- **Parks**
- Pharmacy
- Professional Office
- **Repair Services**
- Research Testing/Development Labs
- Restaurant
- Retail
- Self-Storage

^{*} Inquire for a full list of approved uses

RETAIL FLOOR PLAN



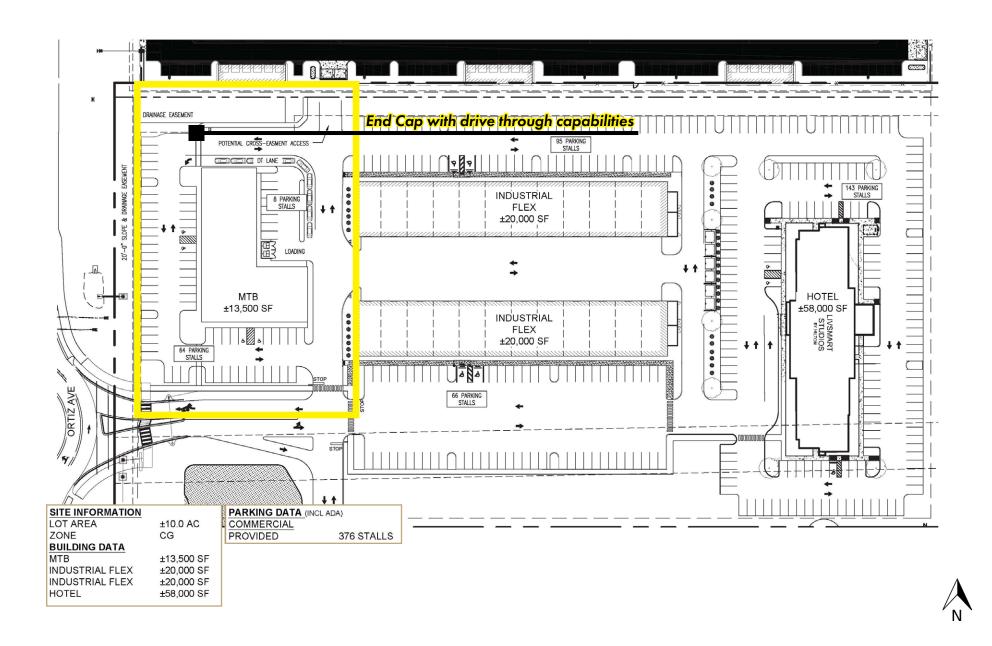


MASTER CONCEPT PLAN



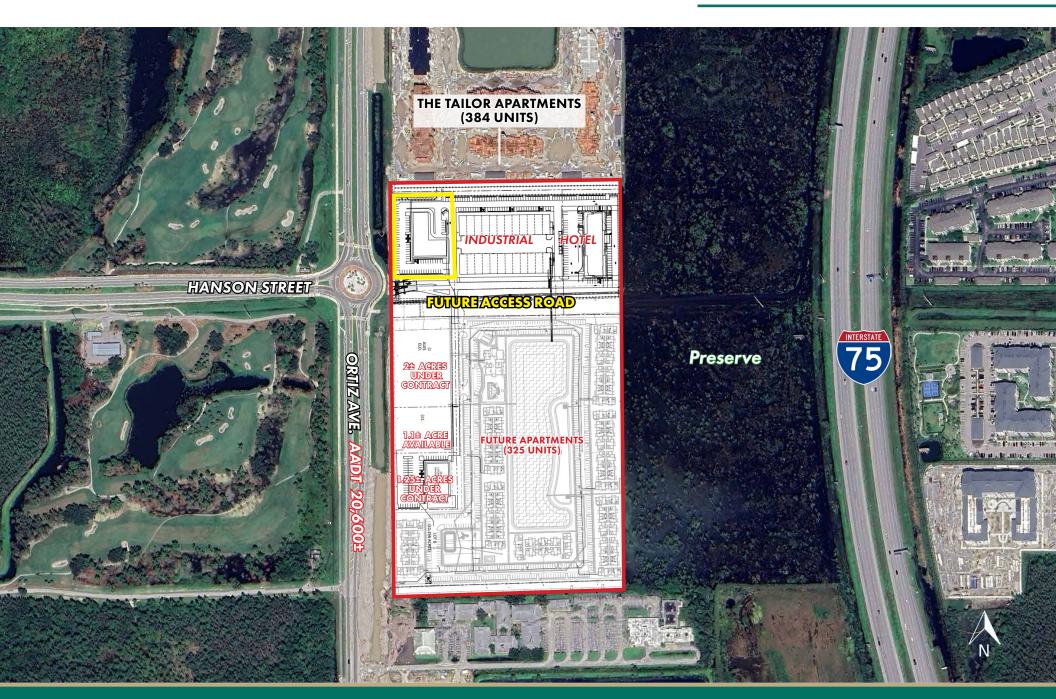


MASTER CONCEPT SITE PLAN





MASTER CONCEPT PLAN



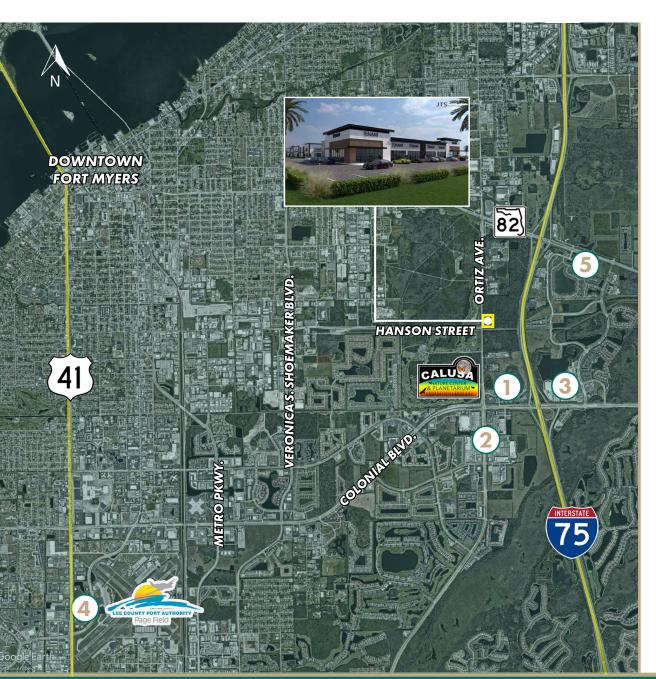


PROPERTY AERIAL





RETAIL MAP



SURROUNDING NOTABLE RETAIL

1. COLONIAL CENTER



2. CYPRESS WOODS & COLONIAL SQUARE



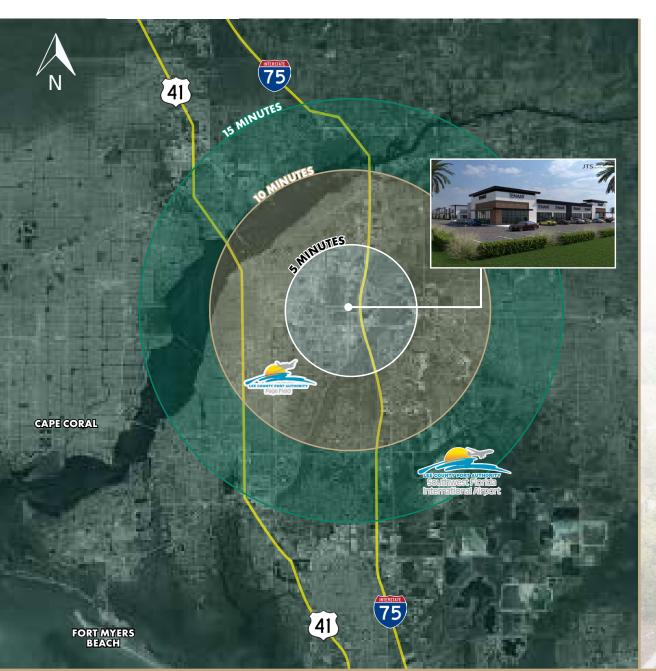
3. THE FORUM



4. PAGE FIELD COMMONS



LOCATION



AREA DEMOGRAPHICS

2 MILE RADIUS

POPULATION

23,370

HOUSEHOLDS

9,268

MEDIAN INCOME

\$61,764

5 MILE RADIUS

POPULATION



141,341

HOUSEHOLDS



56,064

MEDIAN INCOME



10 MILE RADIUS

POPULATION



457,740

HOUSEHOLDS



187,478

MEDIAN INCOME



\$61,897

LOCATION HIGHLIGHTS

- 1.2± miles to I-75
- 1.6± miles to The Forum Fort Myers
- 3.6± miles to Downtown Fort Myers
- 3.8± miles to US-41
- 4.2± miles to Lee Memorial Hospital
- 6.2± miles to SWFL International Airport (RSW)

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