



# EXCEPTIONAL 2<sup>ND</sup> GEN RESTAURANT OPPORTUNITY

FOR LEASE • FRONTING US 41 & COCONUT POINT  
22941 LYDEN DRIVE • ESTERO, FL 33928



YOUR SIGN HERE

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# PROPERTY FEATURES

<b>PRICE</b>	CALL FOR DETAILS
<b>AVAILABLE</b>	<b>TOTAL:</b> 3,232± SF plus patio Interior: 3,232± SF Patio: Up to 500 SF
<b>LOCATION</b>	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.



## 2023 DEMOGRAPHICS COCONUT TRACE

	1 MILE	3 MILE	5 MILE
<b>AVERAGE H.H INCOME</b>	\$169,281	\$134,858	\$131,708
<b>POPULATION</b>	5,837	35,855	92,634
<b>EMPLOYMENT DENSITY</b>	4,600	17,604	31,072



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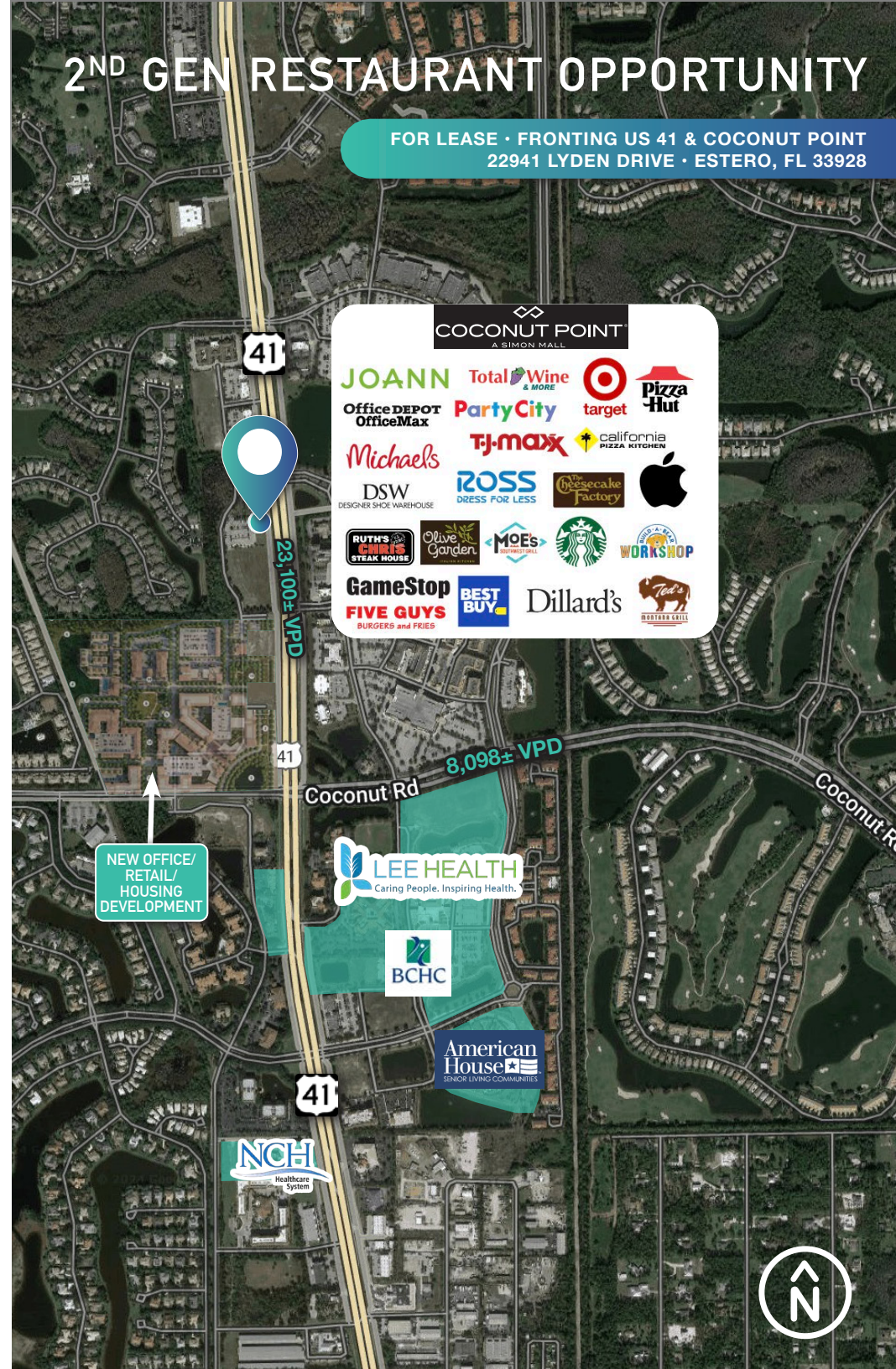
9450 Corkscrew Palms Cir • Suite 101 • Estero, FL 33928

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PROPERTY  
PHOTOS

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ENTRANCE



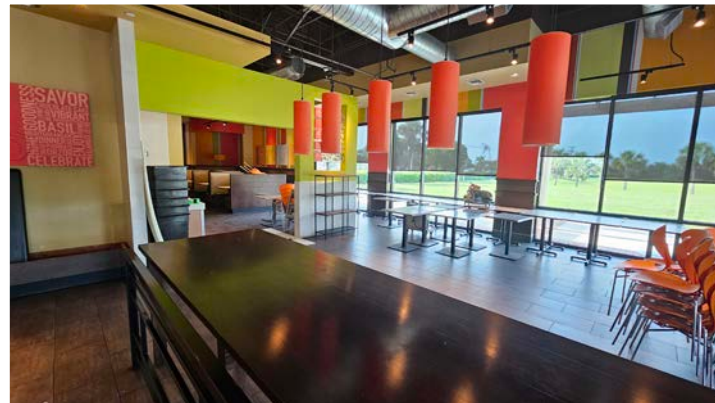
PATIO



FRONT OF HOUSE



FRONT DINING ROOM



BACK DINING ROOM



KITCHEN & HOOD



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