

CYPRESS WOODS, COLONIAL SQUARE & SHOPS AT VILLAGE WALK

BENDERSON DEVELOPMENT

FORT MYERS, FLORIDA

RETAIL :: OFFICE :: INDUSTRIAL :: HOTEL :: RESIDENTIAL



:: PROPERTY LOCATION

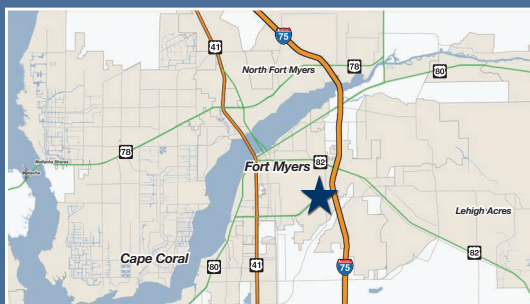
9300 Ben C. Pratt Parkway
Fort Myers, FL 33912

:: PROPERTY INFORMATION

TYPE: Retail Strip Center
GLA: 500,000 SF

:: TRAFFIC COUNTS

Interstate 75: 93,000 AADT
Colonial Boulevard: 77,000 AADT
Six Mile Cypress Pkwy: 19,600 AADT



:: COORDINATES Latitude: 26.607243 Longitude: -81.812571

:: DEMOGRAPHICS

	5 MILES	7 MILES	10 MILES
POPULATION	129,978	204,558	401,349
HOUSEHOLDS	51,256	83,690	164,705
AVG. HH INCOME	\$ 71,702	\$ 72,866	\$ 71,722
5 YEAR GROWTH	19.9 %	19.4 %	19.1 %

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BENDERSON



3863-06.19

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:: PROPERTY HIGHLIGHTS

Cypress Woods Shopping Center, Colonial Square Town Center & Shops at Village Walk are located near Colonial Boulevard on Six Mile Cypress Parkway, just off Interstate 75 at Exit 136. This intersection has one of the highest concentrations of retail activity in Southwest Florida. Adjacent are Walmart Supercenter and Lowe's Home Improvement Warehouse. The site is located at the epicenter of all new residential growth in Southeast Fort Myers. Surrounding traffic counts are over 100,000 per day, with excellent daytime population.

:: KEY TENANTS

