

FOR LEASE



ALICO ROAD 16421 Corporate Commerce Way, Fort Myers 33913

PROPERTY HIGHLIGHTS

- 11,940 SF strip center development
- Ideal for restaurant, retail or medical office

LOCATION HIGHLIGHTS

- 2 miles from Florida Gulf Coast University with 15,000 students and 2,000 employees
- East side of I-75 on Alico Road with frontage to 26,500 cars per day
- Close proximity to FGCU, Southwest Florida International Airport and Gulf Coast Town Center
- Join Verizon, Tropical Smoothie and Panda Express outparcel



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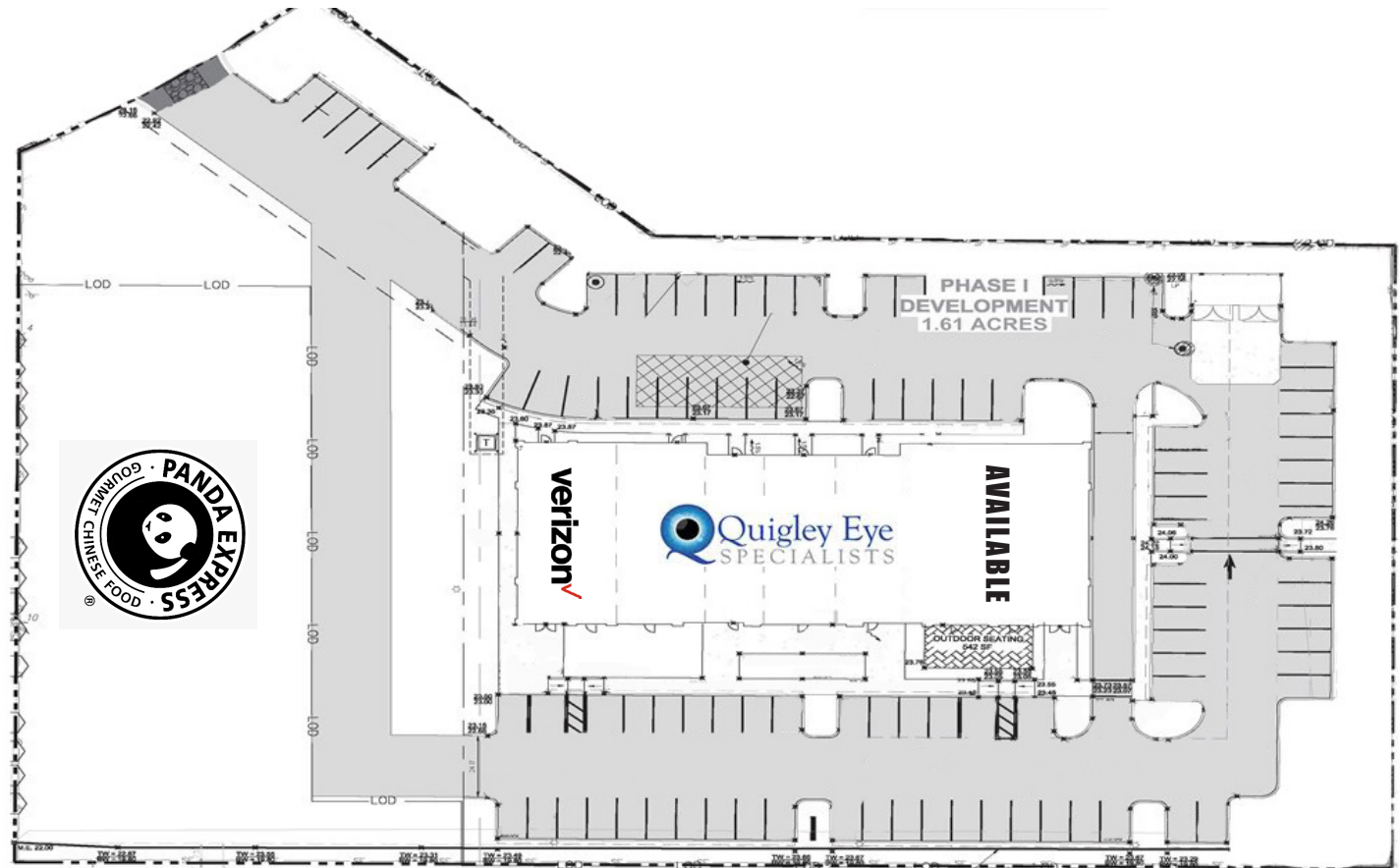
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RETAIL MAP



SITE PLAN



Units	Availabilities	SF
Unit 1	Verizon	2,100
Unit 2	Quigley Eye	6,100
Unit 3	Available	3,750

AREA DEMOGRAPHICS



Demographics

Total Population		Average Daily Traffic Volume		Businesses	
3 MILES	28,135	I 75 HIGHWAY	109,000	3 MILES	1,067
5 MILES	70,823	BEN HILL GRIFFIN PKWY	21,000	5 MILES	3,694
7 MILES	123,667	ALICO ROAD	26,500	7 MILES	6,647

Average HH Income		Median Age		Employees	
3 MILES	\$93, 930	3 MILES	34.1	3 MILES	13,636
5 MILES	\$99,842	5 MILES	50.7	5 MILES	35,563
7 MILES	\$105,223	7 MILES	53.2	7 MILES	68,797

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