

# SINGLE TENANT ABSOLUTE NNN

Investment Opportunity

**EoS FITNESS**

Brand New 20-Year Lease | Corporate Entity | Grand Opening June 26, 2026 (est.) | AHHI of over \$121K (1-mile)



10560 Colonial Boulevard  
**FORT MYERS FLORIDA**

ACTUAL RENDERING

 **SRS** | CAPITAL MARKETS

**EXCLUSIVELY MARKETED BY**



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**WILLIAM WAMBLE**

**EVP & Principal  
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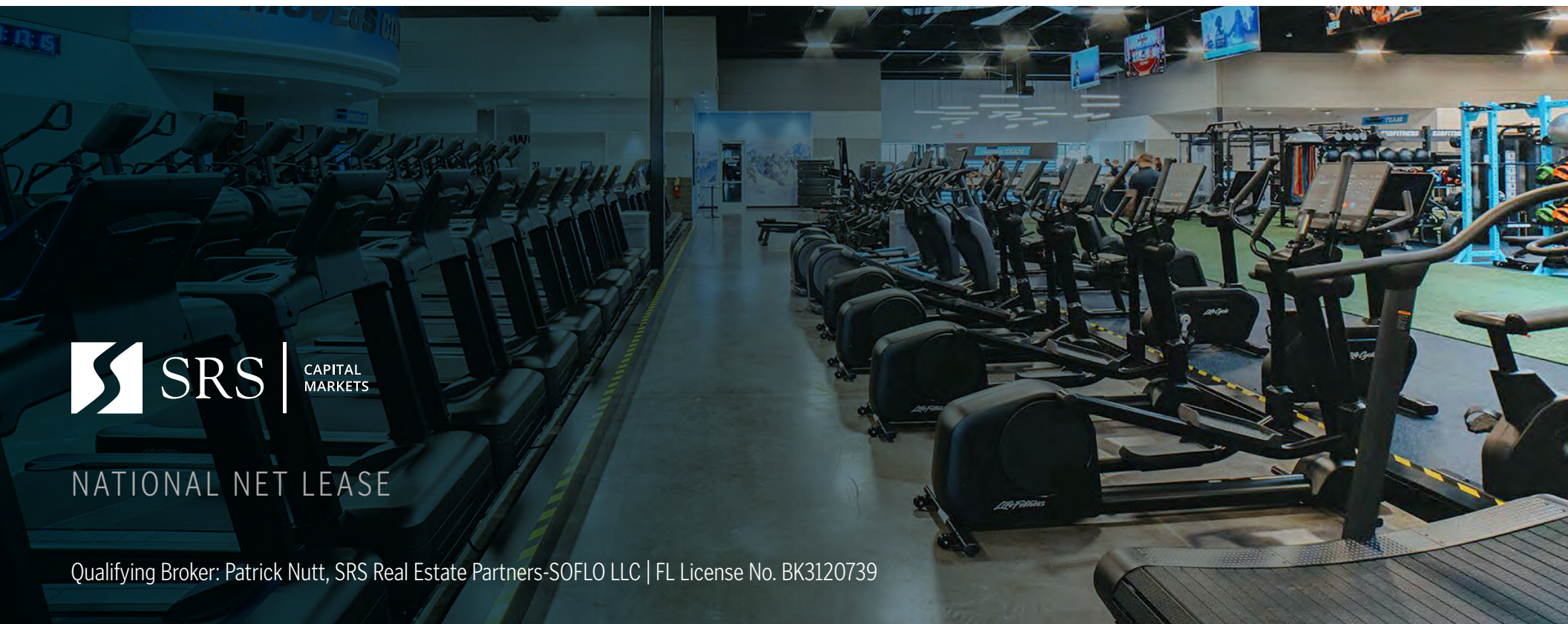
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**NATIONAL NET LEASE**

Qualifying Broker: Patrick Nutt, SRS Real Estate Partners-SOFLO LLC | FL License No. BK3120739



Cypress Woods Shopping Center

TJ-maxx  
Burlington  
BJ's ULTA

Publix

Bob Evans  
TESLA

Publix

75

93

114,500 VPD

Sopra Luxury Living Apartments

Colonial Square

KOHL'S  
HOBBY LOBBY  
Academy  
SPORTS+OUTDOORS  
DOLLAR TREE  
Orangetheory FITNESS  
PET SMART  
Once upon a child  
OLLIE'S  
GOOD STUFF CLEAN  
CRUNCH  
ups

Walmart  
Supercenter  
LOWE'S  
DISCOUNT TIRE  
ALDI

The Forum

TARGET  
MICHAEL'S  
Staples  
petco  
THE HOME DEPOT  
ROSS DRESS FOR LESS  
dd's DISCOUNTS

SHERWIN-WILLIAMS  
McALISTER'S  
FRUIT

884

COLONIAL COUNTRY CLUB BLVD

COLONIAL BLVD  
74,000 VPD

EoS FITNESS

TIRE KINGDOM  
A MAXIS COMPANY

7  
ELEVEN



53,500 VPD

Novo Gateway

Firestone  
COMPLETE AUTO CARE

CVS pharmacy

BURGER KING

McDonald's

Wawa

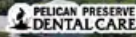
Publix



Arbor Towne Square



TREELINE AVE 13,500 VPD



COLONIAL BLVD 74,000 VPD



**EōSFITNESS**

Shoppes at Pelican Preserve



COLONIAL COUNTRY CLUB BLVD



# SITE OVERVIEW



CONSTRUCTION SITE AS OF MAY 14, 2026

# OFFERING SUMMARY



[CLICK HERE FOR A FINANCING QUOTE](#)

**JORDAN YAROSH**

Vice President, Debt & Equity

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## OFFERING

<b>Pricing</b>	\$14,500,000
<b>Net Operating Income</b>	\$960,000
<b>Cap Rate</b>	6.60%

## PROPERTY SPECIFICATIONS

<b>Property Address</b>	10560 Colonial Boulevard, Fort Myers, Florida 33913
<b>Rentable Area</b>	42,500 SF
<b>Land Area</b>	2.16 AC
<b>Year Built</b>	2026
<b>Tenant</b>	EoS Fitness OPCO Holdings
<b>Lease Signature</b>	Corporate Signed
<b>Lease Type</b>	Absolute NNN
<b>Landlord Responsibilities</b>	None
<b>Lease Term</b>	20 Years
<b>Increases</b>	10% Every 5 Years
<b>Options</b>	3 (5-Year) (est.)
<b>Rent Commencement</b>	June 26, 2026 (est.)
<b>Lease Expiration</b>	June 26, 2046 (est.)
<b>ROFO/ROFR</b>	No



Tenant Name	Square Feet	LEASE TERM				RENTAL RATES			Options
		Lease Start	Lease End	Begin	Increase	Monthly	Annually		
<b>EoS Fitness</b>	42,500	June 2026	June 2046	Current	-	\$80,000	\$960,000	3 (5-Year)	
(Corporate Signature)				Years 6-10	10%	\$88,000	\$1,056,000		
				Years 11-15	10%	\$134,250	\$1,161,000		
				Years 16-20	10%	\$106,480	\$1,277,760		

10% Increase Beg. of Each Option

## Brand New 20-Year Lease | 2026 Construction | Options To Extend | Corporate Signed | Scheduled Rental Increases

- Brand new 20-year lease with 3 (5-year) options to extend, demonstrating their long-term commitment to the site
- The lease features 10% rental increases every 5 years and at the beginning of each option period, boosting NOI and hedging against inflation

## Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities | No State Income Tax

- Tenant pays and maintains all aspects of the premises
- No landlord responsibilities
- Prime investment opportunity in a state with no state income tax

## Dense Retail Corridor | The Forum Shopping Center

- The subject property is located at the Shoppes at Pelican Preserve and will be joining retailers such as a brand new Aldi's, Supercuts, and Pizza Hut
- Less than two miles from The Forum, a Target-anchored shopping center with other major tenants such as Petco, Staples, The Home Depot, Ross Dress for Less, and more
- Other nearby tenants include Walmart Supercenter, Lowe's Home Improvement, Publix, Hobby Lobby, Ulta Beauty, and more

## Alden Yards Commercial Development | Major Regional Growth Amazon Fulfillment Center Expansion

- Fort Myers has broken ground on Alden Yards, a major commercial development featuring a 171,457-square-foot anchor retail building, fueling stations, a fast-food outparcel, and five future development outparcels poised to drive long-term economic growth in Lee County ([Article Link](#))
- Amazon acquired 143 acres in Fort Myers for \$66.5 million and plans to develop Lee County's largest industrial building and first robotics fulfillment center huge boost to the local economy set to being over 1,000 jobs
- Lee Health Hospital, a new 416,350-square-foot facility with 168 beds, is currently under construction less than two miles from the subject property, creating a strong consumer base from patients, families, staff, and visitors

## Interstate-75 (114,500 VPD) | Excellent Visibility & Access

- The asset benefits from excellent frontage visibility along Colonial Blvd, which sees over 74,000 vehicles per day
- EoS has easy and quick access to Interstate 75, which sees over 114,000 vehicles per day

## Strong Demographics In Immediate Trade Area

- More than 138,000 residents and 62,000 employees support the trade area
- \$92,624 average household income within one 1 mile

# Amazon buys 143 acres in Fort Myers, plans to build the largest industrial building in Lee County

LSI Companies, Inc. brokered the sale of a large development site at State Road 82 in Fort Myers, Florida, for \$66.5 million. (LSI Cos.)

By Nathaniel Rhoad | November 25, 2024

Amazon has made a major investment in Lee County, acquiring a development site in Fort Myers where it is expected to soon start construction on what will be the largest industrial facility in the region.

According to economic development officials, Amazon plans to build its first robotics fulfillment center in Southwest Florida on the 143-acre parcel it purchased at State Road 82 for \$66.5 million, or about \$464,385 per acre.

The Amazon Robotic Fulfillment Center will feature advanced robotics to efficiently move, store, pick and pack orders made on Amazon.com for shipment. The facility is expected create more than 1,000 full-time jobs.

The land sale was brokered by Justin Thibaut CCIM, president and CEO of Fort Myers-based LSI Companies, Inc.

«This transaction has been years in the making, and we are all very excited for what's to come,» said Thibaut in a statement announcing the land sale. «This is a huge win for Southwest Florida, and the large-scale project to emerge here will further accelerate the rapid economic growth already occurring within the city of Fort Myers.»



“The location relative to I-75 was a key factor for this acquisition, in addition to the simple fact that large vacant properties similar to this simply do not exist in this close of proximity to major thoroughfares in Lee County,” Thibaut told Gulfshore Business.

Amazon currently operates two large fulfillment centers less than 10 miles away in south Fort Myers off Alico Road. The new «first-mile» sorting facility is expected to be about 750,000 square feet, according to Amazon officials.

Source: Costar  
Read Full Article [HERE](#)

# PROPERTY PHOTOS



WATCH DRONE VIDEO



# PROPERTY PHOTOS



# BRAND PROFILE



## EOS FITNESS

[eosfitness.com](https://eosfitness.com)

**Company Type:** Private

**Locations:** 225+

EoS Fitness, a leader in the fitness industry with its High Value. Low Price. (HVLP) gyms, is an inclusive and welcoming organization committed to empowering exercise practitioners of all experience levels. With more than 225 gym locations open and on the way in Arizona, Florida, Georgia, Nevada, Southern California, Texas and Utah, EoS Fitness is rapidly expanding. Providing serious fitness options, EoS Fitness offers the best equipment, high-energy workout classes, top-notch amenities and extensive personal training options starting at just \$9.99 per month.

Source: [eosfitness.com/press-releases](https://eosfitness.com/press-releases)

# PROPERTY OVERVIEW



## LOCATION



Fort Myers, Florida  
Lee County  
Cape Coral-Fort Myers MSA

## PARKING



There are approximately 91 parking spaces on the owned parcel.  
The parking ratio is approximately 2.14 stalls per 1,000 SF of leasable area.

## ACCESS



Colonial Boulevard/State Highway 884: 1 Access Point  
Colonial Country Club Boulevard: 2 Access Points

## PARCEL



Parcel Number: 35-44-25-P1-42000.0050  
Acres: 2.16  
Square Feet: 94,177

## TRAFFIC COUNTS



Colonial Boulevard/State Highway 884: 74,000 VPD  
Interstate 75/State Highway 93: 114,500 VPD

## CONSTRUCTION



Year Built: 2026

## IMPROVEMENTS



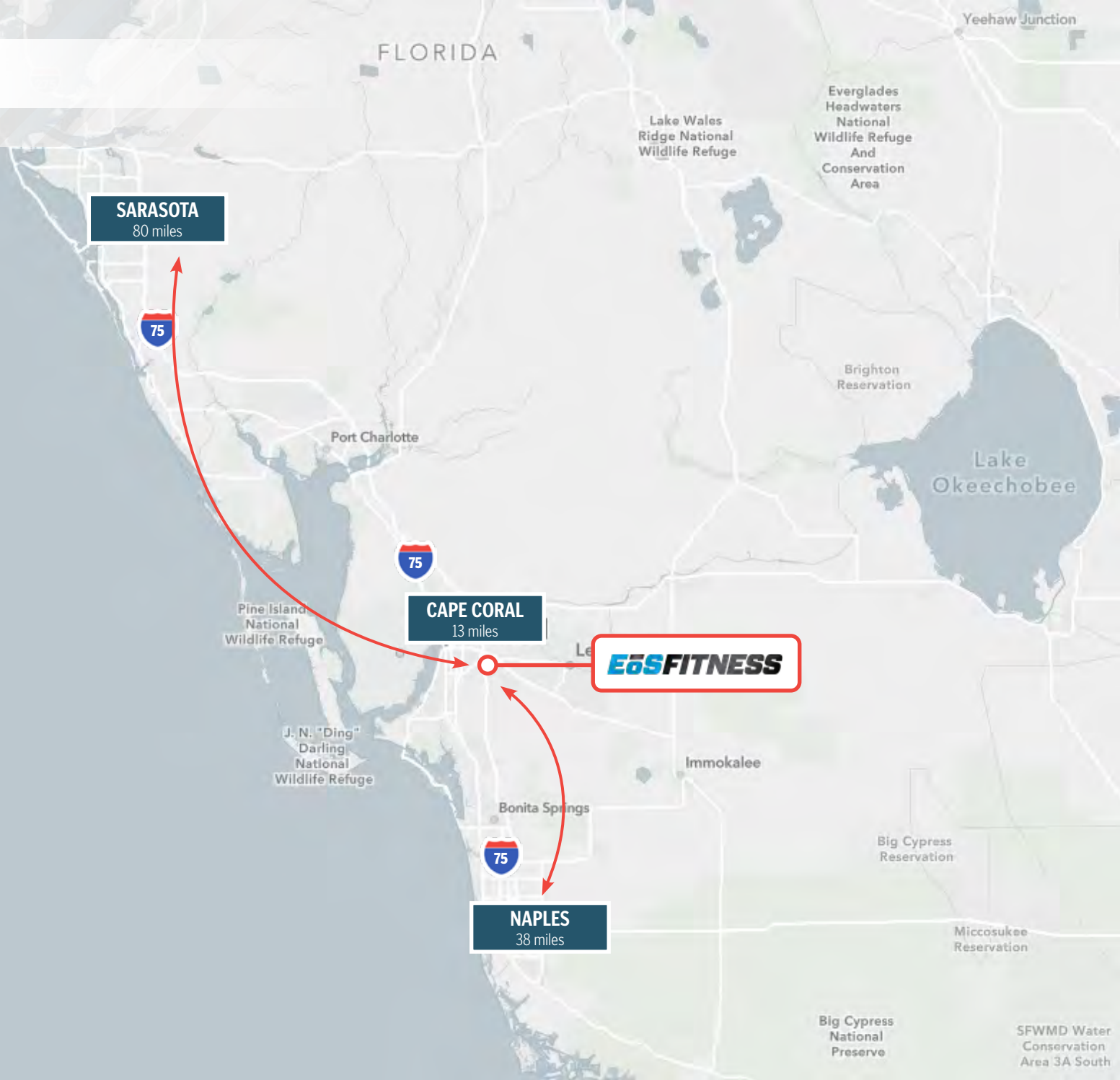
There is approximately 42,500 SF of existing building area

## ZONING



SDA - Special Development Area

# LOCATION MAP



2025 Estimated Population	
1 Mile	5,325
3 Miles	48,134
5 Miles	138,705
2025 Average Household Income	
1 Mile	\$121,449
3 Miles	\$123,854
5 Miles	\$109,829
2025 Estimated Total Employees	
1 Mile	1,412
3 Miles	13,913
5 Miles	62,506



COLONIAL COUNTRY CLUB BOULEVARD

**EoS FITNESS**





	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2025 Estimated Population	5,325	48,134	138,705
2030 Projected Population	6,857	54,436	152,637
2025 Median Age	54.4	43.6	40.0
<b>Households &amp; Growth</b>			
2025 Estimated Households	2,401	20,031	54,374
2030 Projected Households	3,133	23,110	60,874
<b>Income</b>			
2025 Estimated Average Household Income	\$121,449	\$123,854	\$109,829
2025 Estimated Median Household Income	\$100,322	\$92,473	\$75,894
<b>Businesses &amp; Employees</b>			
2025 Estimated Total Businesses	106	1,380	5,542
2025 Estimated Total Employees	1,412	13,913	62,506



## FORT MYERS, FLORIDA

Fort Myers, incorporated in 1886, is the oldest city in Lee County and serves as the county seat. Fort Myers is located on the lower west coast of Florida. The city encompasses 48.82 total square miles, including waterways, and is bordered to the north and west by the Caloosahatchee River, which is part of the intercostal waterway connecting the Atlantic Ocean and the Gulf of Mexico. The City of Fort Myers had a population of 103,985 as of July 1, 2025.

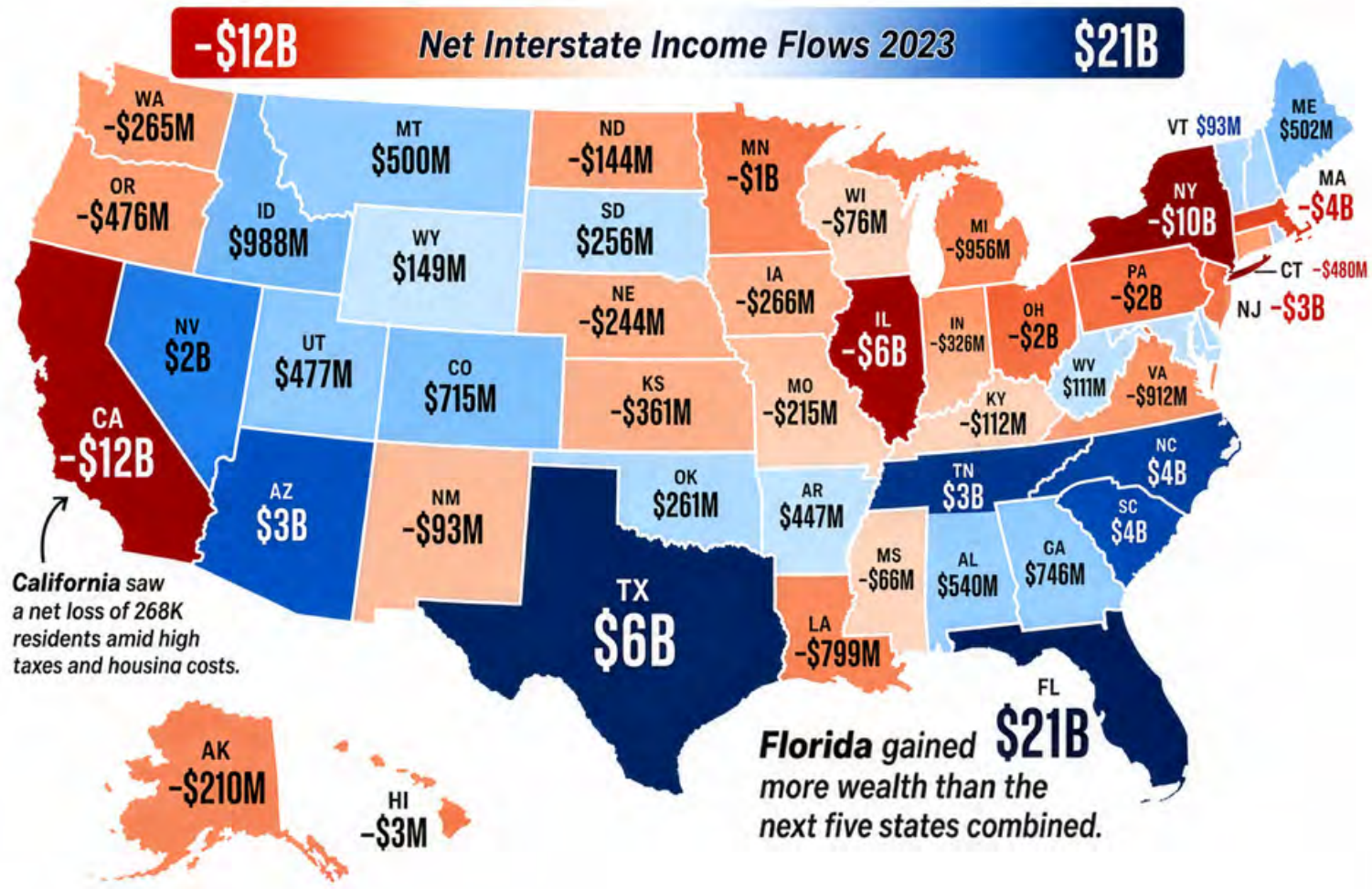
As the historic transportation hub, oldest city, and governmental seat, Fort Myers is known internationally as the business center of Southwest Florida. Doing business in Fort Myers provides companies a marketing advantage. The City of Fort Myers is part of the Fort Myers-Cape Coral Metropolitan Statistical Area (MSA). Fort Myers is the cultural and trade center for Lee County and the surrounding area. Centrally located between Miami and Tampa on Interstate 75, Fort Myers is the logistics hub for transportation and digital infrastructure for Southwest Florida. Business can move freight and personnel by air, ground, rail, boat, and digital data to the world market. As a full-service city, infrastructure is available to meet the needs of developing businesses.

Commercial fishing in Lee County is a year-round operation with shrimp fleets making their homeports in Fort Myers Beach. For recreation, the Thomas Edison and Henry Ford Winter Estates offer tours of exhibits including a museum, botanical gardens and research laboratory. The Barbara B. Mann Performing Arts Hall, located on the campus of Florida SouthWestern State College, operates year-round and provides opportunities to see traveling artist and Broadway productions. JetBlue Park, a state-of-the-art training ballpark and player development complex, provides the facilities for spring training for the Boston Red Sox.



# Wealth Migration

By State





## THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

**300+**

TEAM  
MEMBERS

**29**

OFFICES

**\$6.5B+**

TRANSACTION  
VALUE  
company-wide  
in 2025

**930+**

CAPITAL MARKETS  
PROPERTIES  
SOLD  
in 2025

**\$3.5B+**

CAPITAL MARKETS  
TRANSACTION  
VALUE  
in 2025



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