

8156 Alico Rd. Fort Myers, FL 33912



COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA



FOR LEASE

Property Highlights

- New construction with 2025 delivery
- Corner lot location with signage and ample parking
- Delivered in vanilla shell condition with ADA-compliant bathrooms, impact glass, mezzanine options, and tenant-controlled HVAC
- Strong population and commercial growth within the S Ft Myers / San Carlos submarket
- Ability to accommodate a diverse tenant mix

| | |
|---------------|---------------------------|
| GLA | ± 1,580 SF |
| PROPERTY TYPE | Retail |
| YEAR BUILT | 2025 |
| PARKING | 75 Spaces |
| ZONING | C-1A |
| SUBMARKET | S. Ft. Myers / San Carlos |

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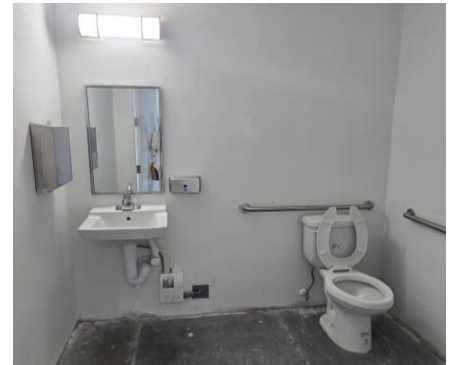
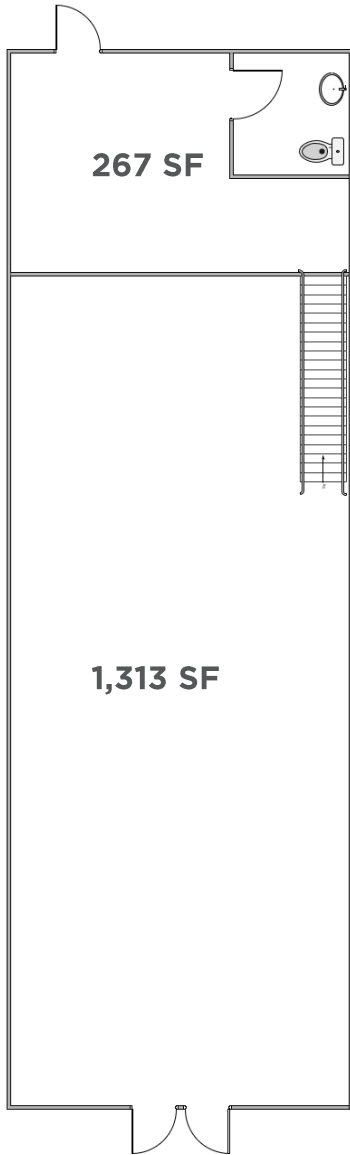
Better never settles

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CUSHMAN &
WAKEFIELD

COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA



Unit Highlights

- 267 SF mezzanine
- 1,313 SF open floor plan
- ADA-compliant restroom
- Unit delivered as vanilla shell

| Unit | Unit SF | Lease Rate | CAM | Monthly Rent |
|------|----------|------------|--------|--------------|
| 6 | 1,580 SF | \$28.00 | \$6.50 | \$4,542.50 |

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CENTRAL LOCATION:



LOCATED ALONG A HIGH-TRAFFIC COMMERCIAL CORRIDOR WITH EXCELLENT VISIBILITY AND EASY ACCESS TO I-75 AND SOUTHWEST FLORIDA INTERNATIONAL AIRPORT. ITS PROXIMITY TO MAJOR EMPLOYMENT CENTERS AND NEARBY RESIDENTIAL COMMUNITIES MAKES IT A STRONG LOCATION FOR RETAIL AND SERVICE USERS.

| 2024 Demographics | 2-Miles | 5-Miles | 10-Miles |
|---|----------|-----------|----------|
| Total Population | 21,298 | 88,940 | 351,496 |
| Total Households | 7,911 | 39,240 | 159,032 |
| Avg. Household Income | \$90,732 | \$100,666 | \$95,497 |
| Annual Population Growth 2024-2029 | 3.4% | 3.8% | 3.9% |

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