

SINGLE TENANT NNN

Investment Opportunity

EōS FITNESS

Brand New 20-Year Lease | Corporate Entity | Grand Opening June 24, 2026 | AHHL of over \$121K (1-mile)



10560 Colonial Boulevard
FORT MYERS FLORIDA

ACTUAL RENDERING



SRS

CAPITAL
MARKETS

EXCLUSIVELY MARKETED BY



PATRICK NUTT

**Senior Managing Principal &
Co-Head of National Net Lease**

patrick.nutt@srsre.com

D: 954.302.7365 | M: 703.434.2599

1501 W. Cleveland Street, Suite 300

Tampa, FL 33606

FL License No. BK3120739

WILLIAM WAMBLE

**EVP & Principal
National Net Lease**

william.wamble@srsre.com

D: 813.371.1079 | M: 813.434.8278

1501 W. Cleveland Street, Suite 300

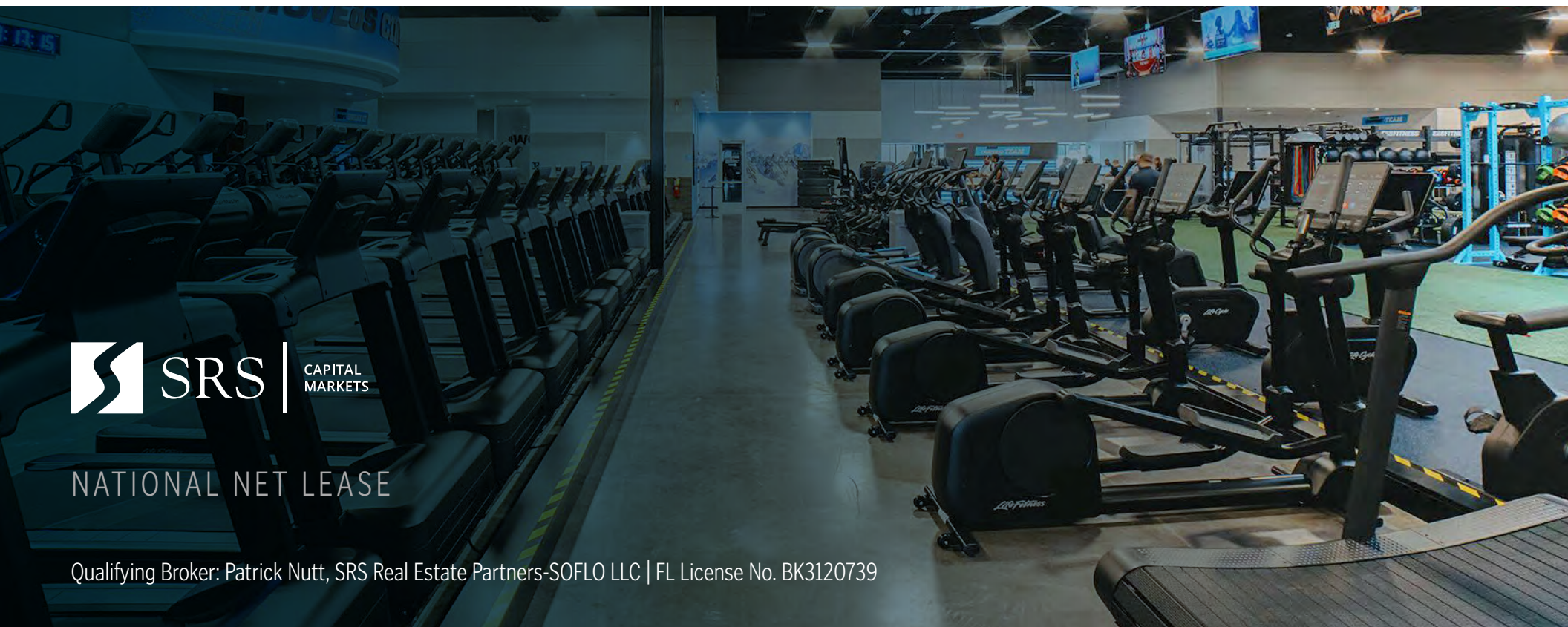
Tampa, FL 33606

FL License No. SL3257920



NATIONAL NET LEASE

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







SITE OVERVIEW



CONSTRUCTION SITE AS OF MAY 14, 2026

OFFERING SUMMARY



[CLICK HERE FOR A FINANCING QUOTE](#)

JORDAN YAROSH

Vice President, Debt & Equity

jordan.yarosh@srsre.com | M: 516.382.1873

OFFERING

Pricing	\$14,500,000
Net Operating Income	\$960,000
Cap Rate	6.60%

PROPERTY SPECIFICATIONS

Property Address	10560 Colonial Boulevard, Fort Myers, Florida 33913
Rentable Area	42,500 SF
Land Area	2.16 AC
Year Built	2026
Tenant	EoS Fitness OPCO Holdings
Lease Signature	Corporate Signed
Lease Type	NNN
Landlord Responsibilities	CAM, Roof & Structure (Tenant Reimburses)
Lease Term	20 Years
Increases	10% Every 5 Years
Options	3 (5-Year)
Rent Commencement	June 24 2026
Lease Expiration	June 24, 2046
ROFO/ROFR	No

RENT ROLL & INVESTMENT HIGHLIGHTS



LEASE TERM						RENTAL RATES		
Tenant Name	Square Feet	Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
EoS Fitness	42,500	6/24/2026	6/24/2046	Current	-	\$80,000	\$960,000	3 (5-Year)
(Corporate Signature)				Years 6-10	10%	\$88,000	\$1,056,000	
				Years 11-15	10%	\$96,750	\$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

NNN Lease | Fee Simple Ownership | Minimal Landlord Responsibilities | No State Income Tax

- Tenant pays and maintains most aspects of the premises
- Minimal landlord responsibilities
- Tenant reimburses CAM, roof, and structure expenses
- 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
- \$121,449 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

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

PROPERTY OVERVIEW



LOCATION



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

ACCESS



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

TRAFFIC COUNTS



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

IMPROVEMENTS



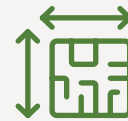
There is approximately 42,500 SF of existing building area

PARKING



There are approximately 254 parking spaces on the owned parcel.
The parking ratio is 5.98 approximately stalls per 1,000 SF of leasable area.

PARCEL



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

CONSTRUCTION



Year Built: 2026

ZONING



SDA - Special Development Area

LOCATION MAP

2025 Estimated Population

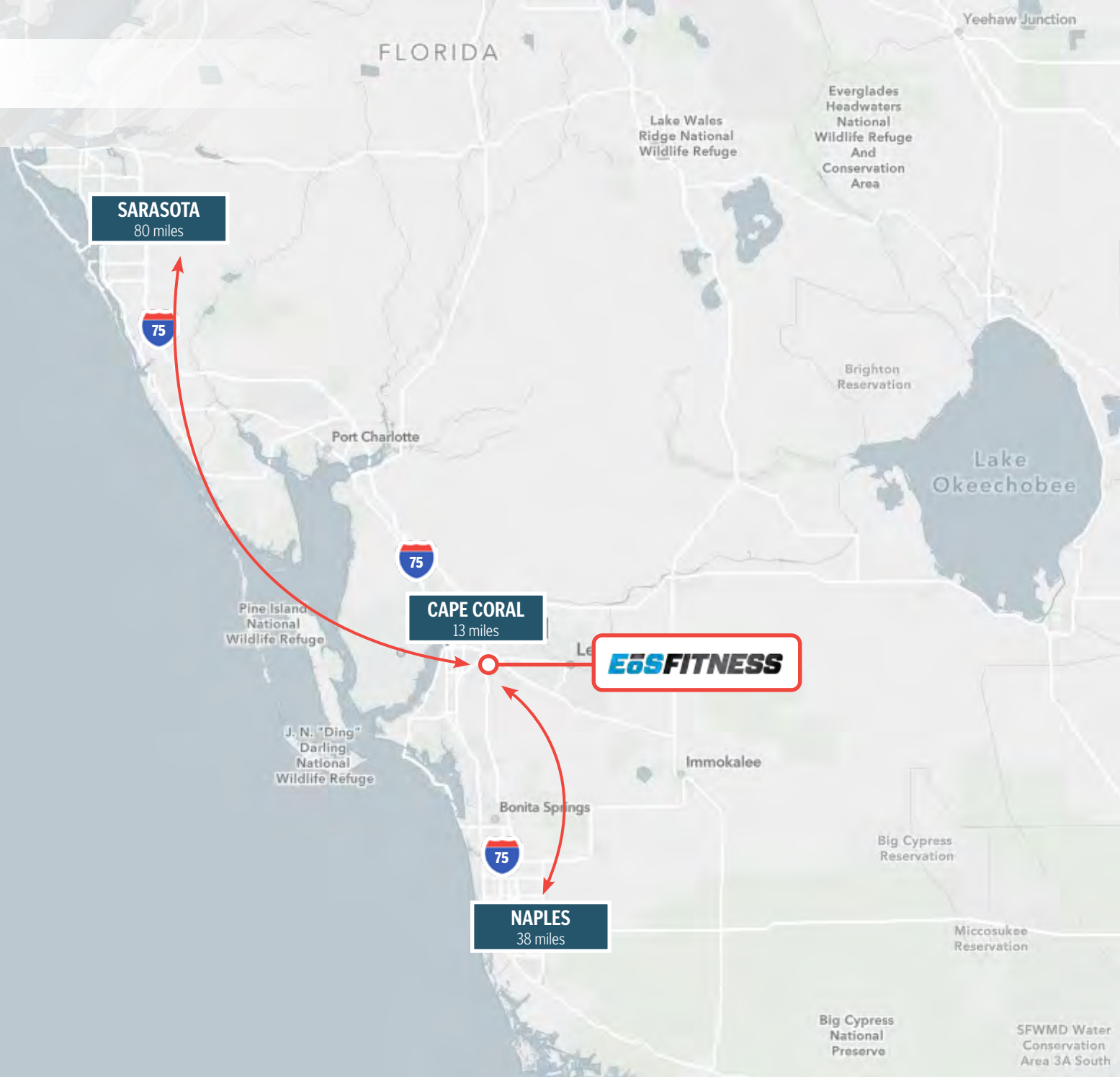
1 Mile	5,325
3 Miles	48,134
5 Miles	138,705

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







AREA OVERVIEW



	1 Mile	3 Miles	5 Miles
Population			
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
Households & Growth			
2025 Estimated Households	2,401	20,031	54,374
2030 Projected Households	3,133	23,110	60,874
Income			
2025 Estimated Average Household Income	\$121,449	\$123,854	\$109,829
2025 Estimated Median Household Income	\$100,322	\$92,473	\$75,894
Businesses & Employees			
2025 Estimated Total Businesses	106	1,380	5,542
2025 Estimated Total Employees	1,412	13,913	62,506



FORT MYERS, FLORIDA

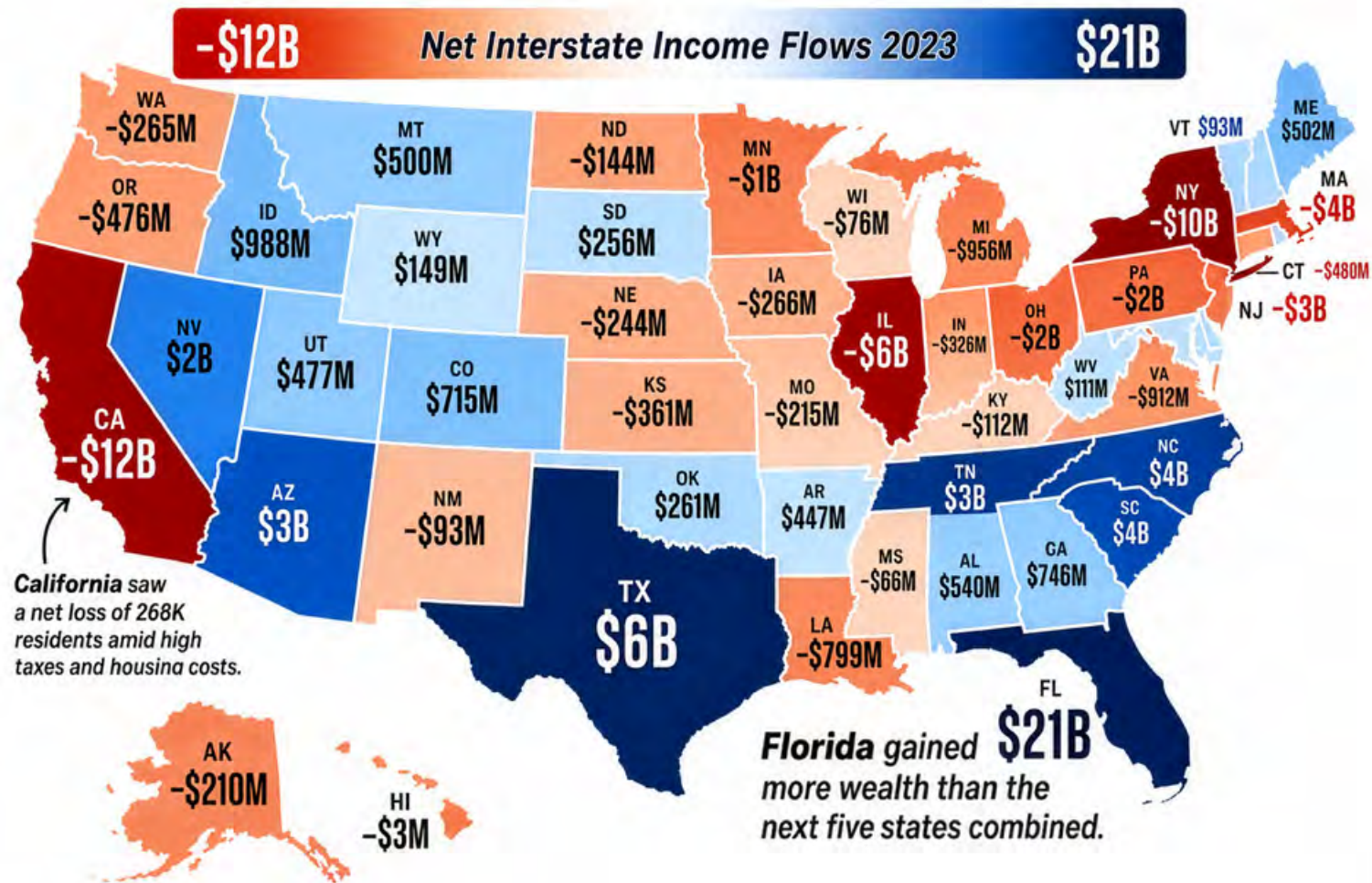
Fort Myers, incorporated in 1886, is the oldest city in Lee County and serves as the county seat. Fort Myers is located on the lower west coast of Florida. The city encompasses 48.82 total square miles, including waterways, and is bordered to the north and west by the Caloosahatchee River, which is part 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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