

FORMER RUBY
TUESDAY
REDEVELOPMENT
OPPORTUNITY

9001 PARK ROYAL DRIVE
FORT MYERS, FLORIDA



Fort Myers, FL
Lee County



PRICE REDUCTION ➔ **\$2.5M** ⬅

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INVESTMENT COMMITTEE SUMMARY



±5,398 SF freestanding commercial building on ±1.51 acres



Drive-thru permitted under PUD zoning (including coffee shop drive-thru)



Located along Summerlin Boulevard – 37,000 vehicles per day



Within HealthPark Medical District, Southwest Florida's largest healthcare hub



Adjacent to HealthPark Medical Center and Golisano Children's Hospital



Surrounded by affluent residential communities



Direct corridor to Sanibel Island, Captiva Island, and Fort Myers Beach



No restaurant space currently available for lease within 3 miles



Existing restaurant infrastructure allows low-cost repositioning for restaurant users



Flexible zoning supports restaurant, coffee, retail, and medical uses





PROPERTY OVERVIEW

Address: 9001 Park Royal Dr
Fort Myers, Florida

Building Size: ±5,398 SF
(Per Lee County Appraiser)

Parcel Size: ±1.51 Acres

Availability: 2Q 2026

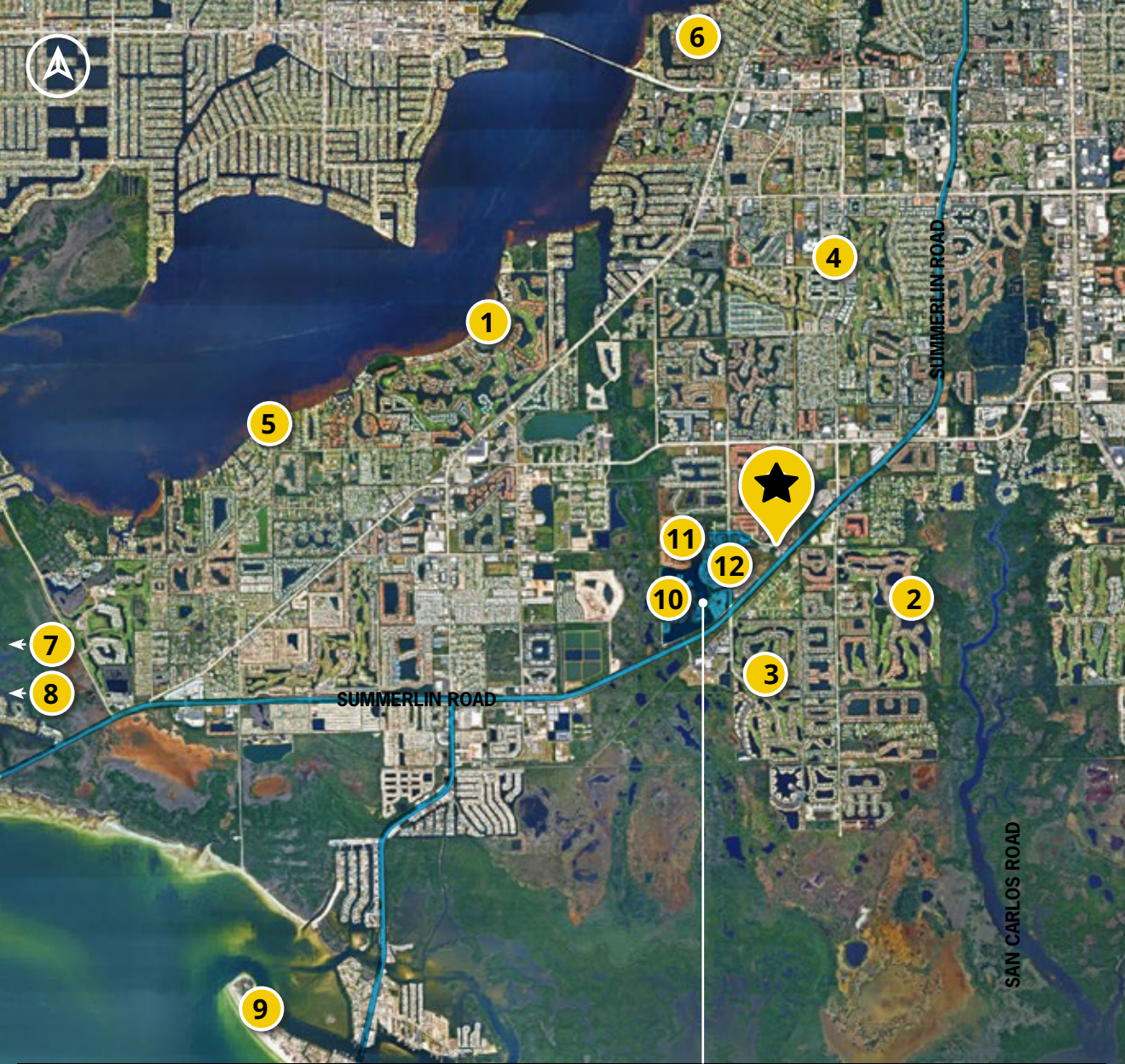
Zoning: Health Park CPD / PUD

Parking: Total Spaces: 84
HC Spaces: 4
**Parking Ratio:
15.5 / 1,000 SF**

Access: Directional median
opening - Summerlin
Boulevard

Signage: Pylon Sign

Flood Zone: AE (Elevation 10)



RESIDENTIAL COMMUNITIES

The surrounding trade area includes numerous established neighborhoods:

- 1) Gulf Harbour Yacht & Country Club
- 2) Crown Colony
- 3) Lexington Country Club
- 4) Cypress Lake Communities
- 5) Iona Corridor Neighborhood
- 6) McGregor Corridor Neighborhood

These communities provide a stable and affluent year-round customer base.

TOURISM

Summerlin Boulevard connects Fort Myers to:

- 7) Sanibel Island
- 8) Captiva Island
- 9) Fort Myers Beach

Barrier island tourism drives significant seasonal restaurant and retail demand.

LOCATION & ACCESSIBILITY

- Located along Summerlin Boulevard, a primary arterial serving SW Fort Myers
- 37,000 vehicles per day provide strong visibility and exposure
- Direct connection to Sanibel Causeway and barrier island destinations
- Freestanding building with strong street presence
- Convenient access from surrounding residential communities

| | | |
|--|---|--|
| <p>10) CYPRESS COVE Fort Myers' Premiere Non-Profit Life Plan Community 48-acre Campus Independent Living, Assisted Living, Memory Care, Skilled Nursing & Rehabilitation Care, Home Healthcare</p> | <p>11) HEALTHPARK MEDICAL CENTER Beds: 461 Patients Seen Annually: 55,000+ Newborn Deliveries: 6100+ Physicians: 1,000+ Employees: 1,600+ Volunteers: 1,000+</p> | <p>12) GALISANO CHILDREN'S HOSPITAL OF SOUTHWEST FLORIDA Beds: 135 Visits Annually: 45,000+ Pediatric Surgeries: 4,000+ Pediatric Providers: 500+</p> |
|--|---|--|

TRADE AREA DEMAND DRIVERS

HEALTHCARE

The property sits within the HealthPark Medical District, one of the largest healthcare concentrations in SW Florida. Major nearby providers include:



- 17,000+ employees
- 2 million+ patient contacts annually
- 2,500+ physicians and medical staff
- 100+ outpatient locations
- 1,400+ hospital beds

Lee Health operates:

- HealthPark Medical Center
- Lee Memorial Hospital
- Gulf Coast Medical Center
- Cape Coral Hospital
- Golisano Children's Hospital
- Rehabilitation Hospital

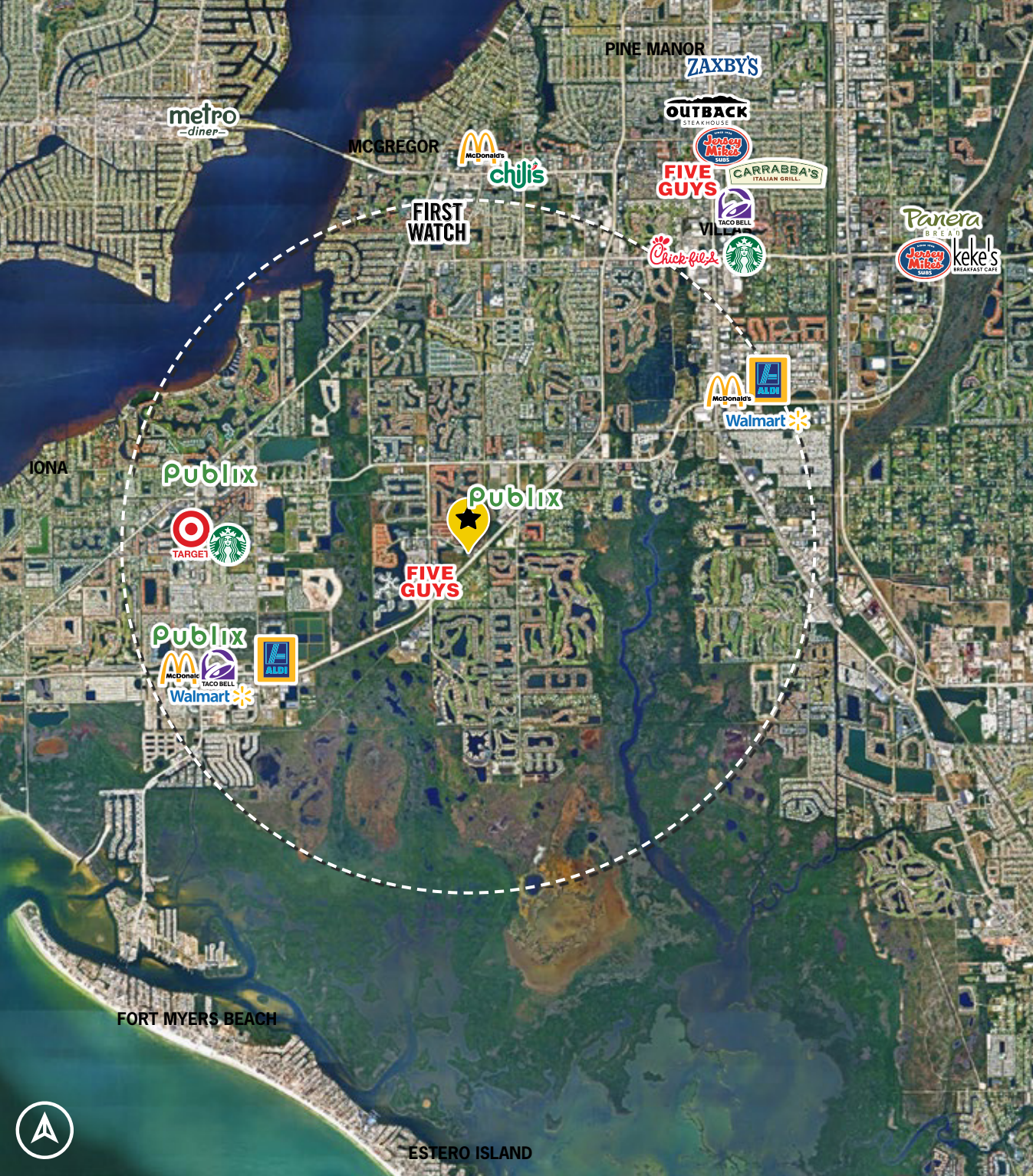
Lee Health has announced long-term plans to expand healthcare capacity through 2030 to serve the region's growing population.

ADDITIONAL HEALTHCARE PROVIDERS:



This concentration of medical providers generates substantial daytime population and patient traffic.





RETAIL MARKET FUNDAMENTALS

5-Mile Submarket

| | |
|--------------------------------|--------------------------------|
| Retail Inventory: | 11.4MM SF |
| Retail Vacancy Rate: | 4.0% |
| 5-Year Vacancy Avg: | 4.29% |
| Avg. Retail Rent: | \$22.42 PSF NNN |
| Under Construction: | 7,800 SF (<1% of Inventory) |
| Net Absorption (12 Months): | (92,100 SF) |

Impact largely related to hurricane damage at the Sanibel outlet mall.
 Source: CoStar (March 2026)

RESTAURANT MARKET CONDITIONS

3-Mile Radius

| | |
|-----------------------------|--------------------|
| Restaurant Space for Lease: | 0 |
| Restaurants for Sale: | 1 (Under Contract) |
| Avg Restaurant Rent: | \$24.18 PSF NNN |

These conditions indicate extremely limited restaurant supply within the immediate trade area.



HEALTH PARK CPD APPROVED USES

The Health Park CPD zoning district allows a broad range of medical, office, retail, hospitality, and service uses designed to support a healthcare-anchored commercial district. Permitted uses include hospitals and medical offices, professional and financial services, neighborhood retail, restaurants, lodging, and various personal services. Restaurants and other applicable retail uses may include **drive-thru facilities**, which enhances flexibility for quick-service food, pharmacy, and convenience-oriented uses.



MEDICAL & HEALTH

- Hospitals
- Medical & Dental Offices
- Professional Medical Services
- Pharmacies & Drug Stores
- Healthcare Facilities
- Health Clubs & Physical Fitness



OFFICE & PROFESSIONAL

- Business & Professional Offices
- Real Estate Offices
- Insurance Offices
- Financial Services Offices
- Collection Agencies
- Credit Reporting Services



RETAIL

- Retail Stores & Specialty Shops
- Book Stores
- Drug Stores
- Gift Shops
- Hardware Stores
- Hobby Shops
- Newsstands



FOOD & BEVERAGE

- Restaurants
 - Fast Food Restaurants*
 - Coffee Shops*
 - Delicatessens
 - Ice Cream Stores
 - Bakeries
 - Food Stores & Markets
- *Drive-thru permitted



RECREATION & COMMUNITY

- Commercial Clubs
- Cultural Facilities
- Art Galleries
- Recreational Facilities
- Day Care Facilities



PERSONAL & CONSUMER

- Barbershops
- Beauty Salons
- Laundry & Dry Cleaning
- Tailor Shops
- Travel Agencies
- Photographic Studios



LODGING & HOSPITALITY

- Hotels
- Motels



AUTOMOTIVE-RELATED

- Automobile Service Stations
- Auto Parts Stores
- Battery & Tackle Shops



SPECIALTY

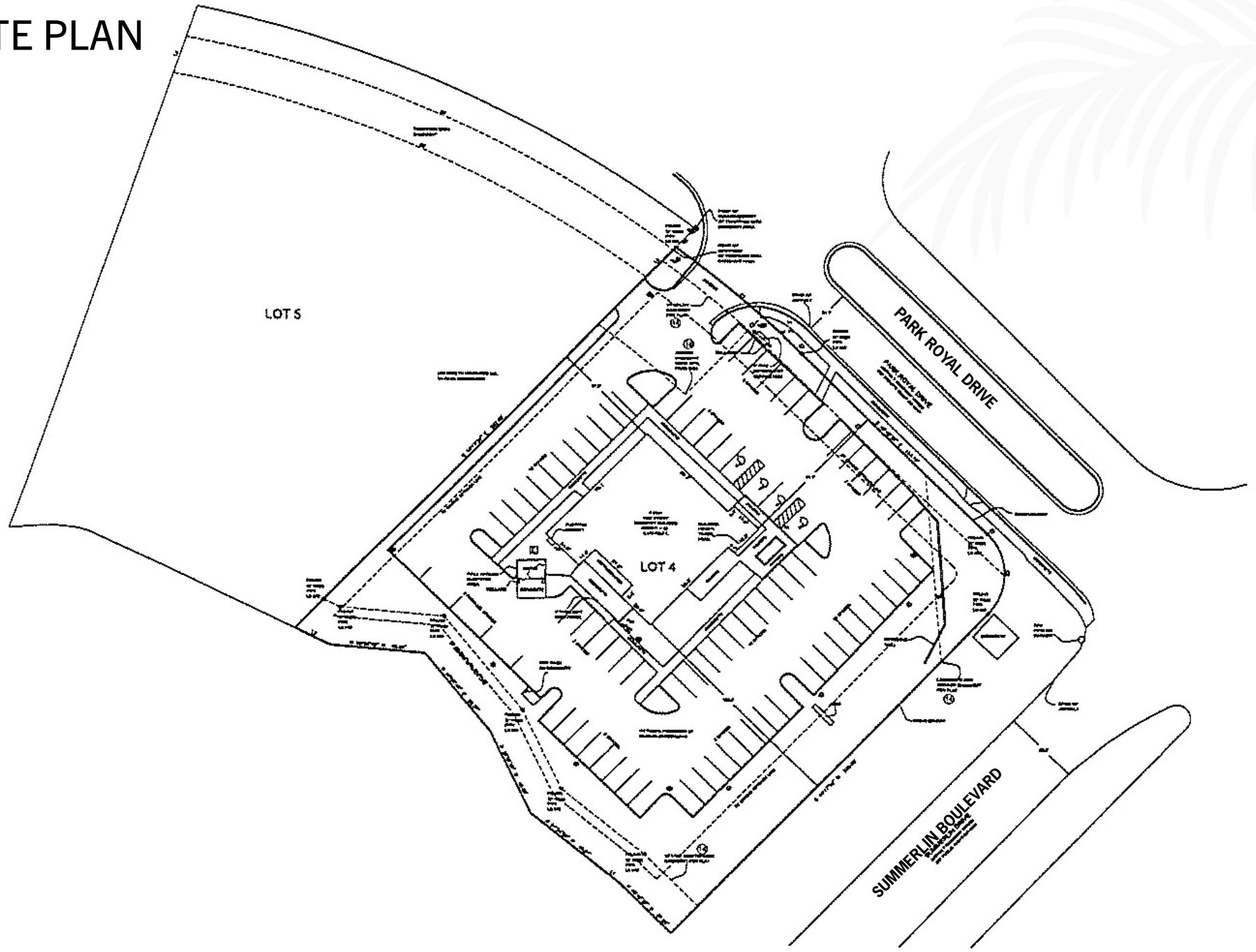
- Department Stores
- Convention or Exhibition Halls
- Banks & Financial Institutions
- Television & Radio Stations
- Transportation Services



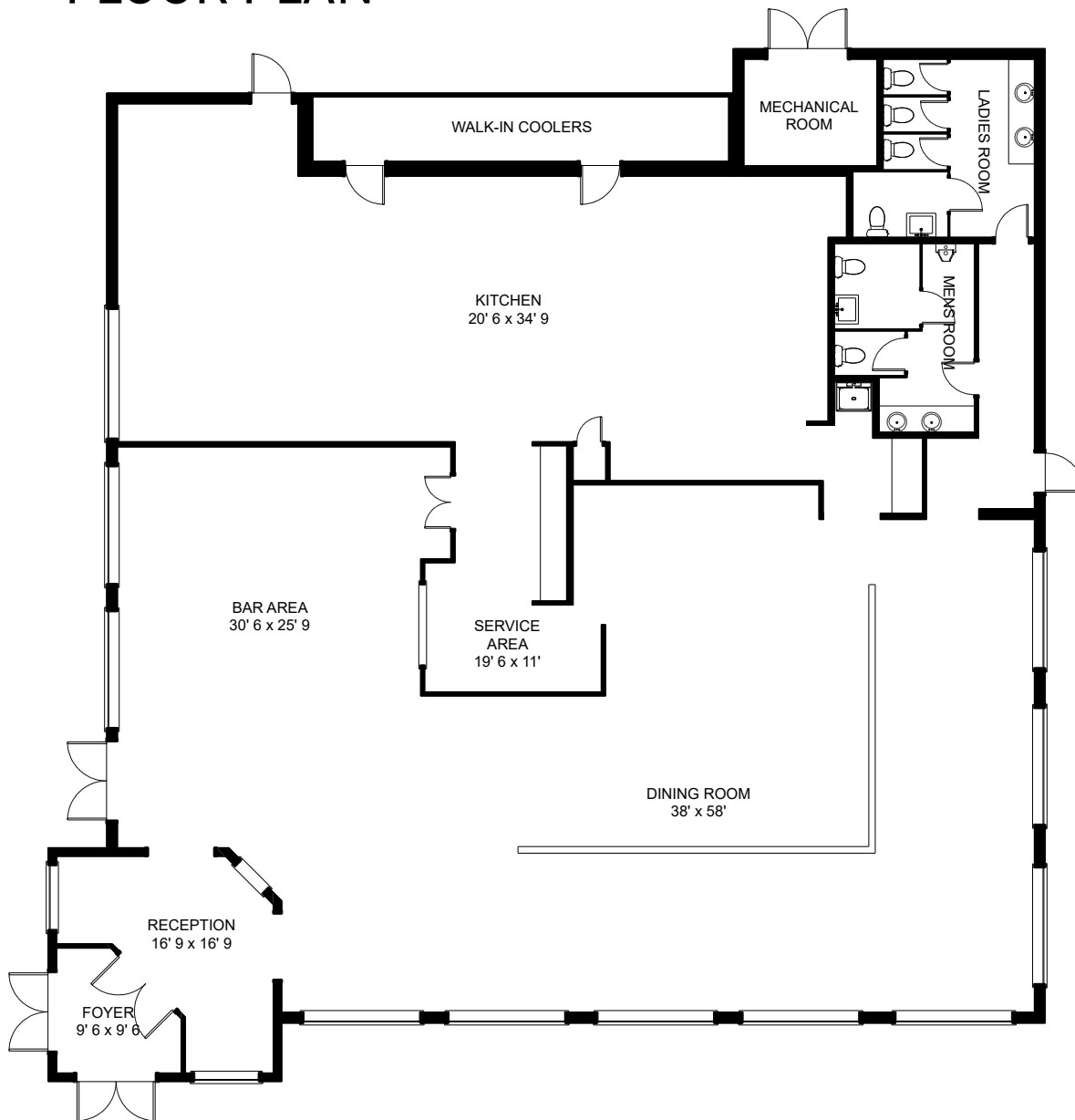
ACCESSORY USES

- Accessory Uses & Structures
- Parking Garages & Facilities
- Storage & Operational Uses Accessory to a Permitted Use

SITE PLAN



FLOOR PLAN



EXISTING RESTAURANT INFRASTRUCTURE

The building contains substantial restaurant infrastructure that can reduce redevelopment costs and accelerate opening timelines, including:

- Commercial Kitchen
- Walk-in Coolers
- Hood & Ventilation Systems
- Grease Trap Infrastructure
- Bar & Service Area
- Large Dining Room

- Existing Restrooms
- Back-of-house Service Areas
- Dumpster & Delivery Areas

HIGHEST & BEST USE



RESTAURANT REPOSITIONING

Existing infrastructure provides significant redevelopment cost savings.

- Casual Dining Concept
- Fast Casual Restaurant
- Breakfast / Brunch Operator



DRIVE THRU COFFEE OR QUICK SERVICE

Drive-thru permitted under existing zoning.

- Coffee Concept
- Quick Service Restaurant
- Beverage or Dessert Concept



MEDICAL RETAIL

Healthcare proximity strongly supports these uses.

- Urgent Care Center
- Emergency Room Concept
- Dental Office
- Pharmacy



RETAIL / SERVICE CONVERSION

- Specialty Retail
- Personal Services
- Wellness Uses



NATIONAL TENANT TARGET LIST

QUICK SERVICE / DRIVE-THRU



COFFEE / BEVERAGE



FAST CASUAL



BREAKFAST / BRUNCH



MEDICAL RETAIL



WHY THIS SITE WINS

HEALTHCARE-DRIVEN DEMAND

Located within the HealthPark Medical District, generating thousands of daily employees, patients, and visitors.

BARRIER ISLAND TRAFFIC

Positioned along the primary corridor to Sanibel and Captiva Islands, capturing both local and tourism demand.

LIMITED RESTAURANT SUPPLY

- No restaurant space available for lease within 3 miles
- Only one restaurant property listed for sale (currently under contract)

EXISTING RESTAURANT INFRASTRUCTURE

Second-generation restaurant improvements significantly reduce buildout costs.

STRONG RESIDENTIAL BASE

Surrounded by established and affluent residential communities

HIGH VISIBILITY LOCATION

37,000 vehicles per day along Summerlin Boulevard.



5-MILE RADIUS — DEMOGRAPHIC SUMMARY

KEY FACTS



109,424
POPULATION



60.5
MEDIAN AGE



2.21
AVG. HH SIZE

INCOME



\$69,877
MED. HH INCOME



\$109,562
AVG. HH INCOME



\$325,243
MED. NET WORTH

BUSINESS



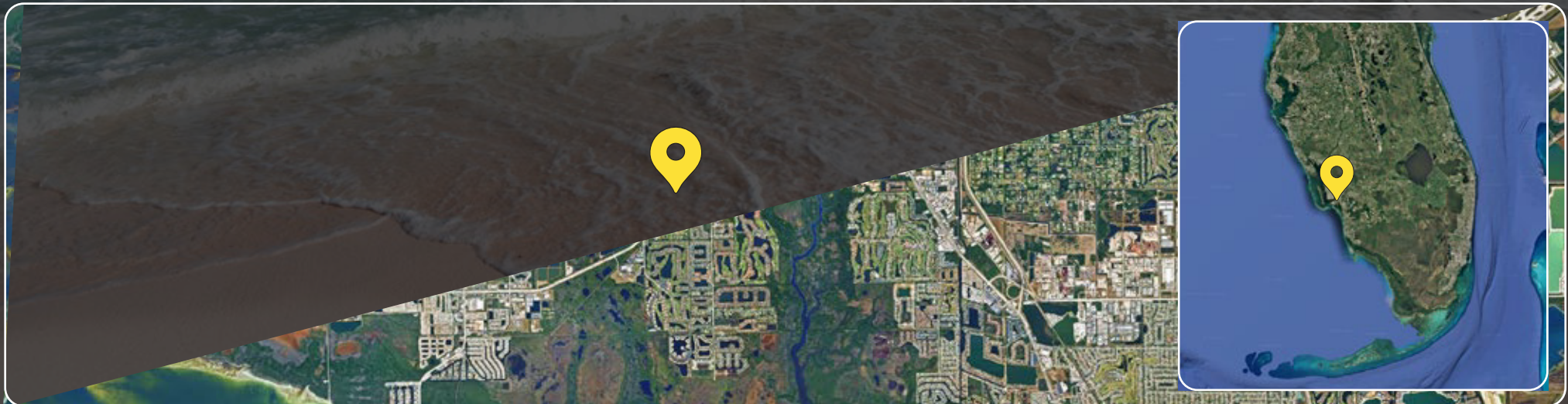
8,124 TOTAL
BUSINESSES



81,871
EMPLOYEES

EMPLOYMENT

3.2% UNEMPLOYMENT
RATE



LEE COUNTY - THE PLACE TO BE

STRONG JOB MARKET

Lee County has an unemployment rate of 3.8%, which is lower than the national average of 4.2% (as of December 2021). The county has a diverse economy with over 100,000 jobs in healthcare, tourism, education, and manufacturing. The number of new businesses in the county has increased by over 6% in the past year.



POPULATION GROWTH

There has been a significant shift in migration trends toward Florida, with 10 of the Top 25 Growth Cities located in Florida; among those, Fort Myers was ranked #6 in the nation. Similarly, in a recent LinkedIn ranking of the top 20 cities for remote workers, Cape Coral took the #1 spot among major metros.



STRONG EDUCATION SYSTEM

Lee County has a strong public school system, with many highly-rated schools and a growing number of charter and private schools. The county is also home to several colleges and universities, including Florida Gulf Coast University and Hodges University.





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