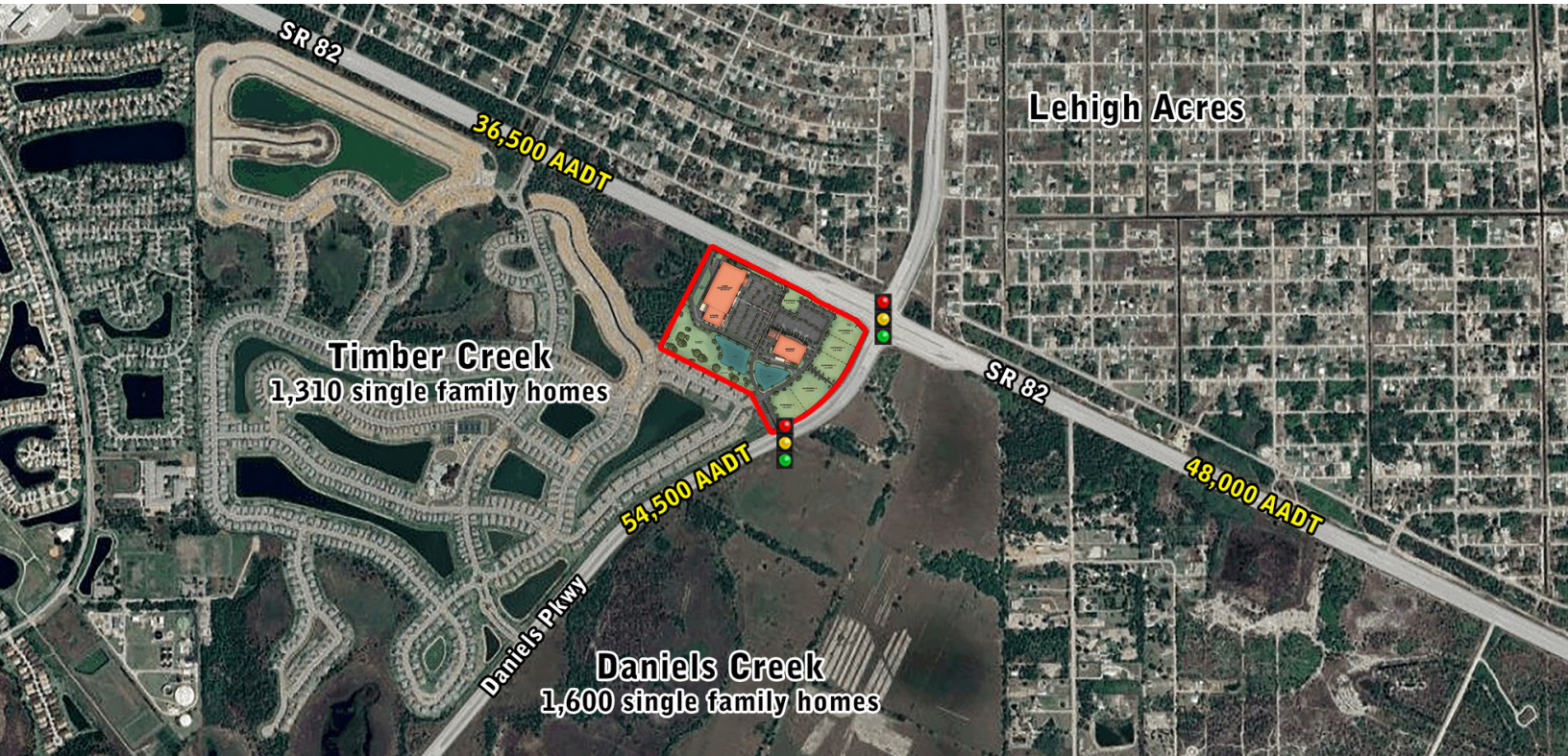


GATEWAY MARKETPLACE

SWC Daniels Pkwy & SR 82
Fort Myers, FL 33913

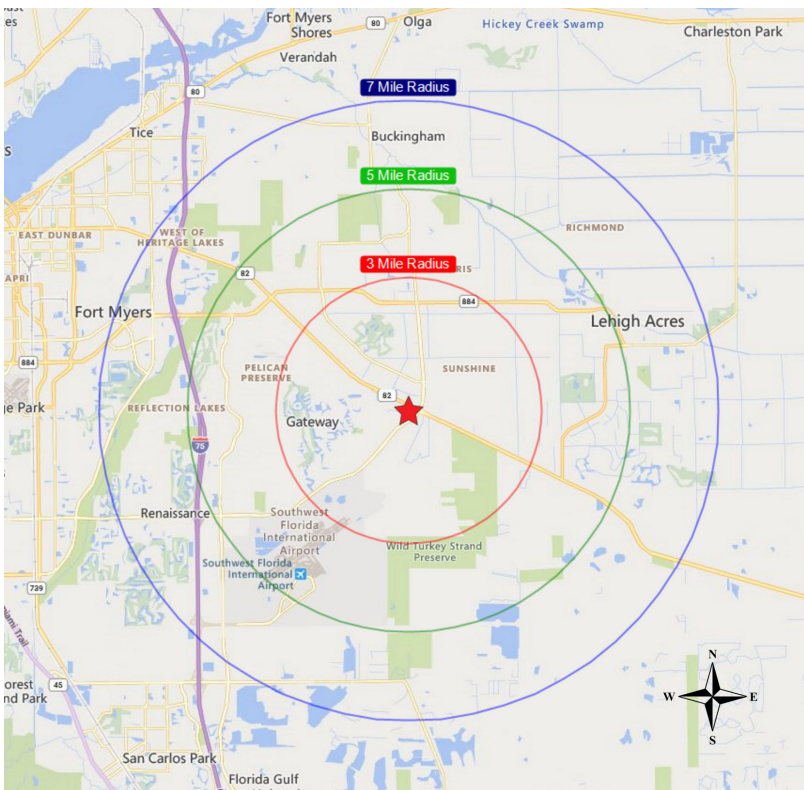


PROPERTY HIGHLIGHTS

- New shopping center under development, projected delivery mid-2027
- Anchored by Publix and Home Depot
- Outparcel ground lease and shop space opportunities
- Adjacent to the fully built out 1,310 lot Timber Creek residential community
- Shared access with 1,600 lot Daniels Creek community, built by Lennar, breaking ground Summer 2025
- Over the past 12 months, more than 5,000 detached and attached housing permits were issued in Lehigh Acres — the highest total in Lehigh Acres history — including a monthly record-breaking 502 in September 2025 alone
- Situated at prime intersection of Daniels Pkwy (54,500 AADT) and State Road 82 (36,500-48,000 AADT)

DEMOGRAPHICS 3 MILES 5 MILES 7 MILES

Total Households	16,295	39,687	60,496
Total Population	50,856	112,320	168,357
Average HH Income	\$92,403	\$96,475	\$99,965



The Sembler Company | 800.940.6000 | <https://www.sembler.com>

JESSICA MORENO
727.344.8134
jessica.moreno@sembler.com

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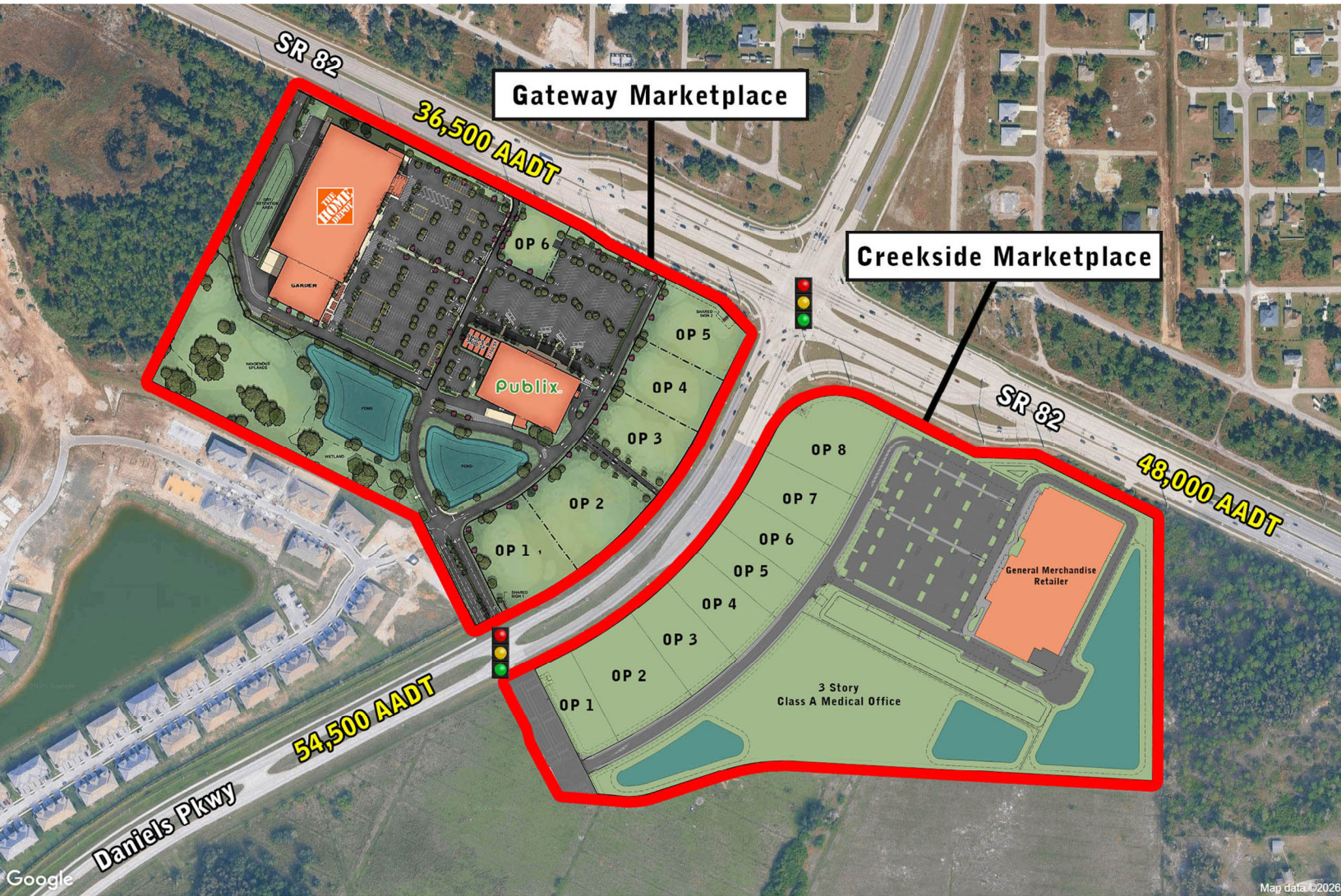
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SITE PLAN & AVAILABILITY

201	Home Depot	135,632 SF
200	Publix	54,964 SF
100	Publix Liquor	2,100 SF
101	AVAILABLE IN MID 2026	1,400 SF
102	AVAILABLE IN MID 2026	1,400 SF
103	AVAILABLE IN MID 2026	1,400 SF
104	AVAILABLE IN MID 2026	1,400 SF

OP 1	AVAILABLE	1.86 ACRES
OP 2	LEASE SIGNED	2.19 ACRES
OP 3	LEASE SIGNED	1.51 ACRES
OP 4	LEASE PENDING	1.21 ACRES
OP 5	AVAILABLE	1.46 ACRES
OP 6	LEASE PENDING	0.71 ACRES

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