

23400-23498 LYDEN DR ESTERO, FL 33928
THE EPIHOME OF VIBRANCY & LUXURY
RETAIL SET WITHIN A RENOWNED
LANDMARK DESTINATION
A GATEWAY TO GULF COAST LUXURY

20  25
COCONUT ROAD
ESTERO
- RETAIL -

RENDEZ VOUS

A GATEWAY
TO GULF COAST LUXURY

A DESTINATION OF DISTINCTION

An opportunity representing the epitome of vibrancy and luxury retail set within a renowned, landmark destination, *Coconut Road Estero* is nestled along the stunning Gulf Coast of Florida, surrounded by pristine beaches, lush landscapes and captivating sunsets, that draw countless residents and visitors to the region.

Retail at Coconut Road Estero aims to redefine the local experience by seamlessly integrating the Gulf region's unique food and beverage amenities and world-renowned luxury brands into the fabric of the community.

By embracing the spirit and splendor of the Gulf Coast, Coconut Road Estero aspires to create a new destination of distinction and a cornerstone for maximum brand exposure for the nation's top retail brands.

Total Available Retail Space: 65,000 SF

Part of Coconut Road Estero, a 45.6-acre mixed use development

Located at the northwest corner of US 41 and Coconut Road

Positioned across the street from the Coconut Point Mall

Surrounded by a growing, affluent population of retirees and families, including Ritz Carlton Residences

High traffic counts offer exceptional brand exposure



RESIDENTIAL UNITS

596

HOTEL KEYS

190

OFFICE SPACE

20,000 SF

RETAIL/COMMERCIAL SPACE

65,000 SF



SITE PLAN

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PHASE I PHASE II



PHASE I

RETAIL AREA 1

6,441 SF FULL BUILDING OR DEMISABLE

SPACE	AVAILABLE
A	1,281 SF
B	2,981 SF
C	2,179 SF

RETAIL AREA 2

10,827 SF FULL BUILDING OR DEMISABLE

SPACE	AVAILABLE
D	2,300 SF
E	2,625 SF
F	2,275 SF
G	2,125 SF
H	1,800 SF

RESTAURANT & HOTEL* AREAS

SPACE	AVAILABLE
I	5,086 SF
J	5,111 SF

PHASE II

RETAIL, OFFICE* & HOTEL** AREAS

SPACE	AVAILABLE
K**	12,690 SF
L**	3,105 SF
M	2,600 SF
N	2,600 SF
O	20,000 SF
O*	20,000 SF

*Office/**Hotel





JOIN A VIBRANT RETAIL COMMUNITY

Community engagement



Luxury Brands

Highlighted by an exceptional roster of retail shops, unique cuisines, forward-thinking chefs and luxury brands, Coconut Road Estero is creating the Gulf Coast's ultimate culture campus for area residents and visitors alike.



Coastal Culture



International Cuisine

Coconut Road Estero introduces an elegant oasis of engaging green spaces, connected walking and biking paths, stunning residential units and high-end retail amenities, in one dynamic destination that celebrates community and offers the Estero neighborhood an elevated quality of life.



High-End Retail Amenities



Regional Taste



The Estero community is known for having a significant, affluent population of retirees and a growing number of families and professionals, flocking to the region in search of suburban and natural amenities.

POPULATION BY GENERATION

GREATEST GEN	11.8%
BABY BOOMER	37.3%
GEN X	15.5%
MILLENNIAL	15.9%
GEN Z	14.9%
ALPHA	4.6%



A GROWING HUB OF POTENTIAL

Located in Lee County, Florida, between Fort Myers and Naples, along Florida's Gulf Coast, Estero represents a popular destination that has seen significant growth from residents and tourists seeking a blend of subtropical climate, natural beauty, Gulf beaches and high-end shopping.

POPULATION GROWTH

1.97%

AVERAGE NET WORTH

\$97K

POPULATION

219,421

NUMBER OF HOUSEHOLDS

100,050

MEDIAN AGE

58.1

MEDIAN HOME VALUE

\$424,711

WEALTH INDEX (VS. NAT'L AVERAGE OF 100)

172

OF INCOME SPENT ON MORTGAGE

29.9%

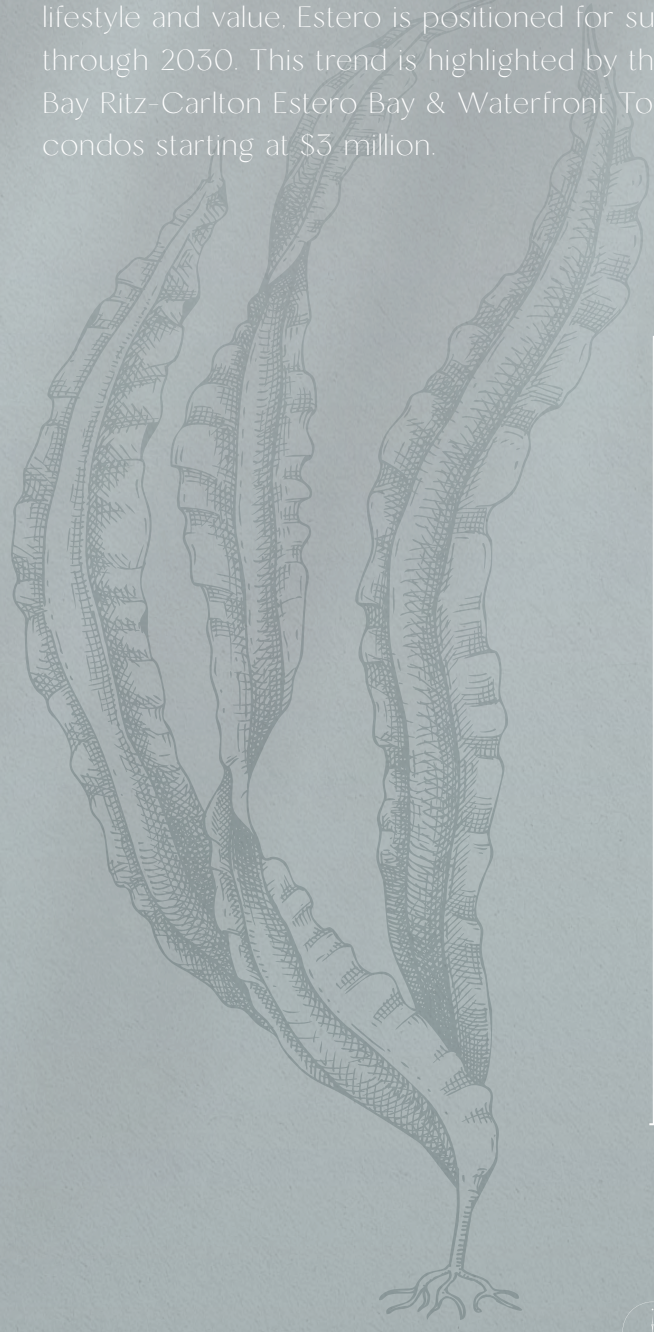
*Based on population within 10-miles of Woodfield Estero

Largely made up of mixed residential areas, gated communities and condo buildings, Estero is known for having a significant, affluent population of retirees and a growing number of families and professionals, flocking to the region in search of suburban and natural amenities.

Source: This infographic contains data provided by Esri (2023, 2028), Esri-U.S. BLS (2023), ACS (2017-2021). © 2024 Esri

BOOMING RESIDENTIAL GROWTH

Driven by an influx of new, affluent residents seeking Southwest Florida's desirable lifestyle and value, Estero is positioned for substantial residential and economic growth through 2030. This trend is highlighted by the influx of new developments like the Bay Ritz-Carlton Estero Bay & Waterfront Tower Residences which features luxury condos starting at \$5 million.



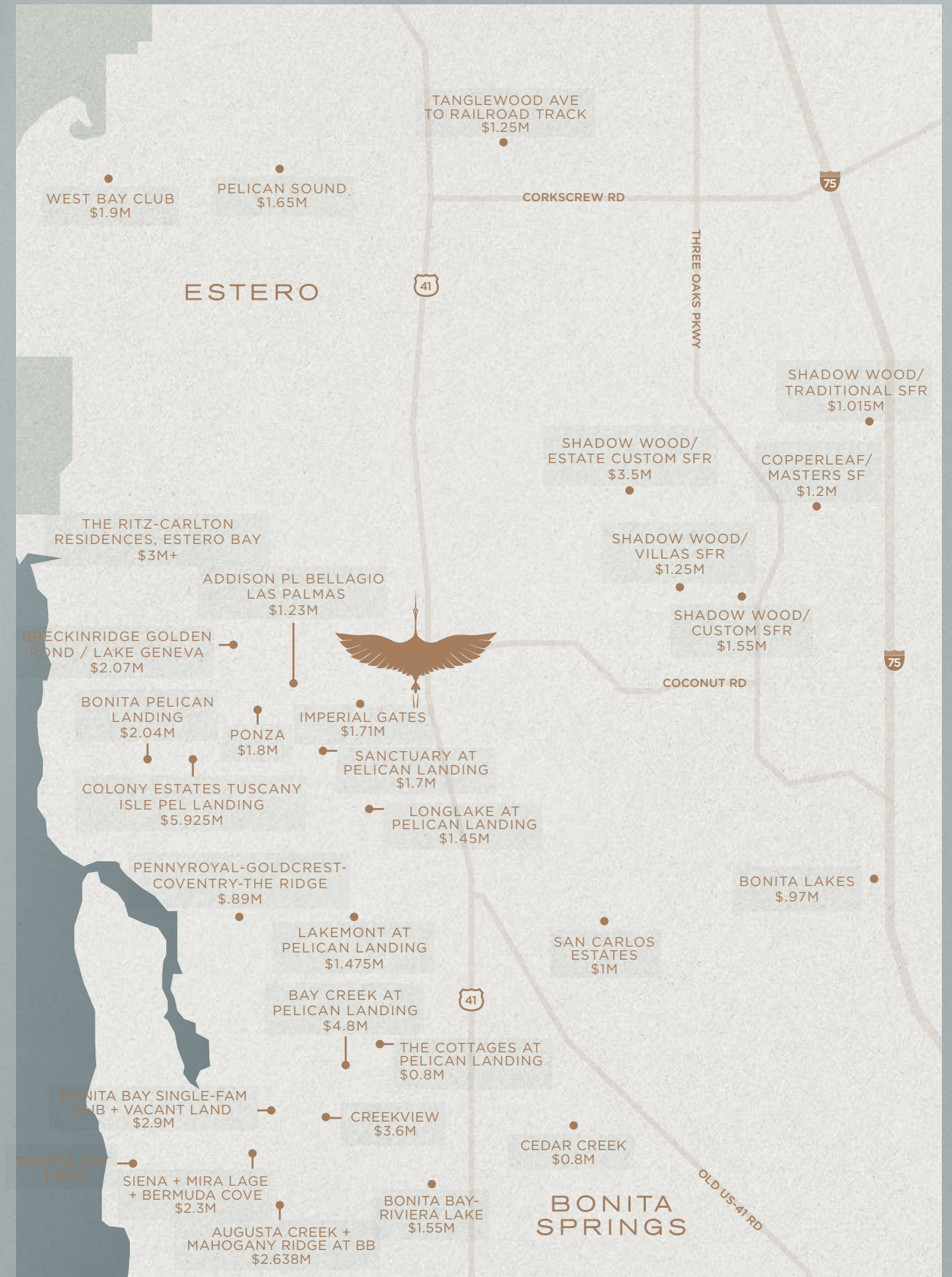
OVER
1,600 MORE HOUSING UNITS

\$70K INCREASE IN MEDIAN HOME VALUES

11% INCREASE IN MEDIAN HHI

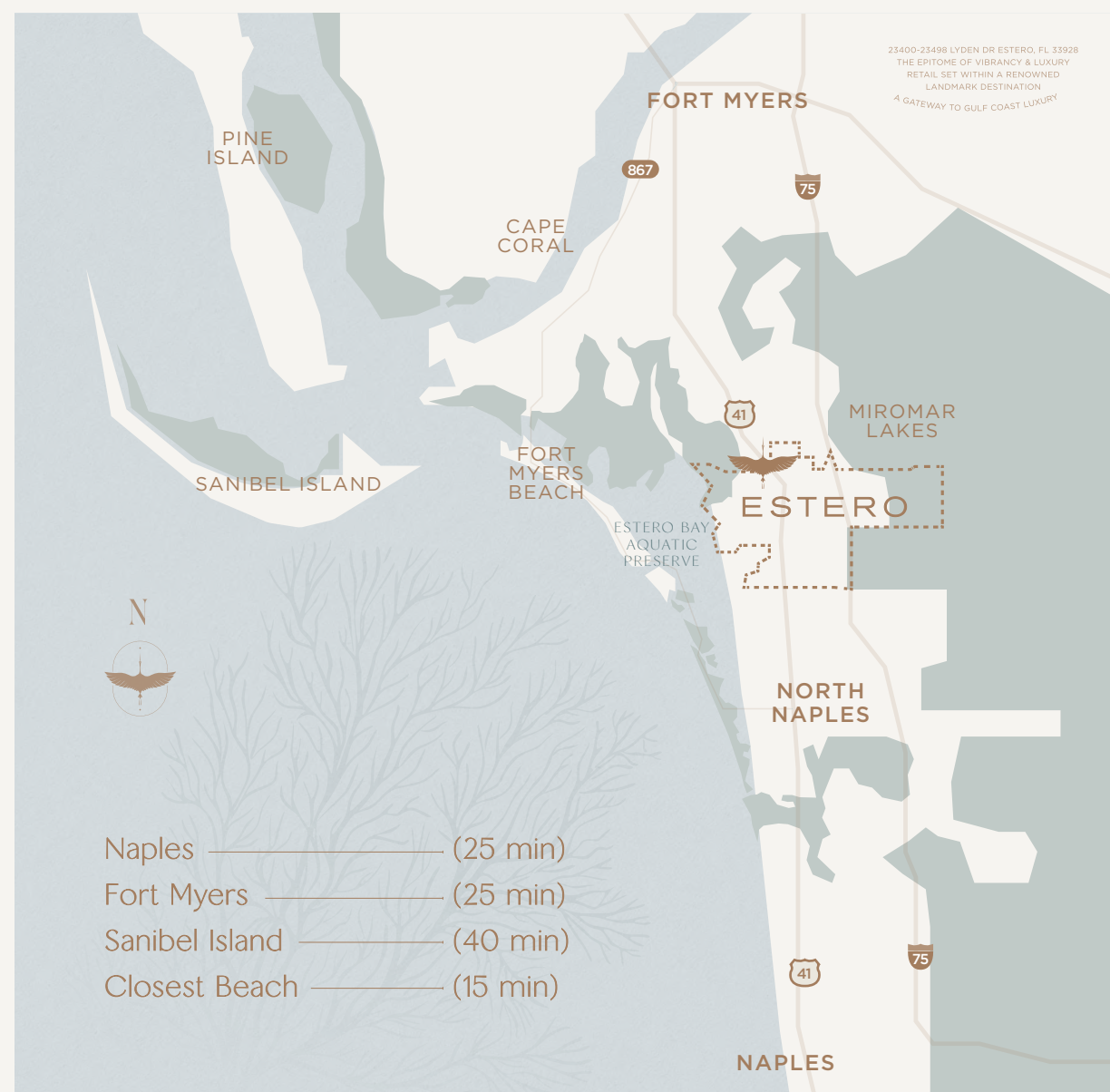
1.7% ANNUAL POPULATION GROWTH IN FORT MYERS/ NAPLES METRO AREAS

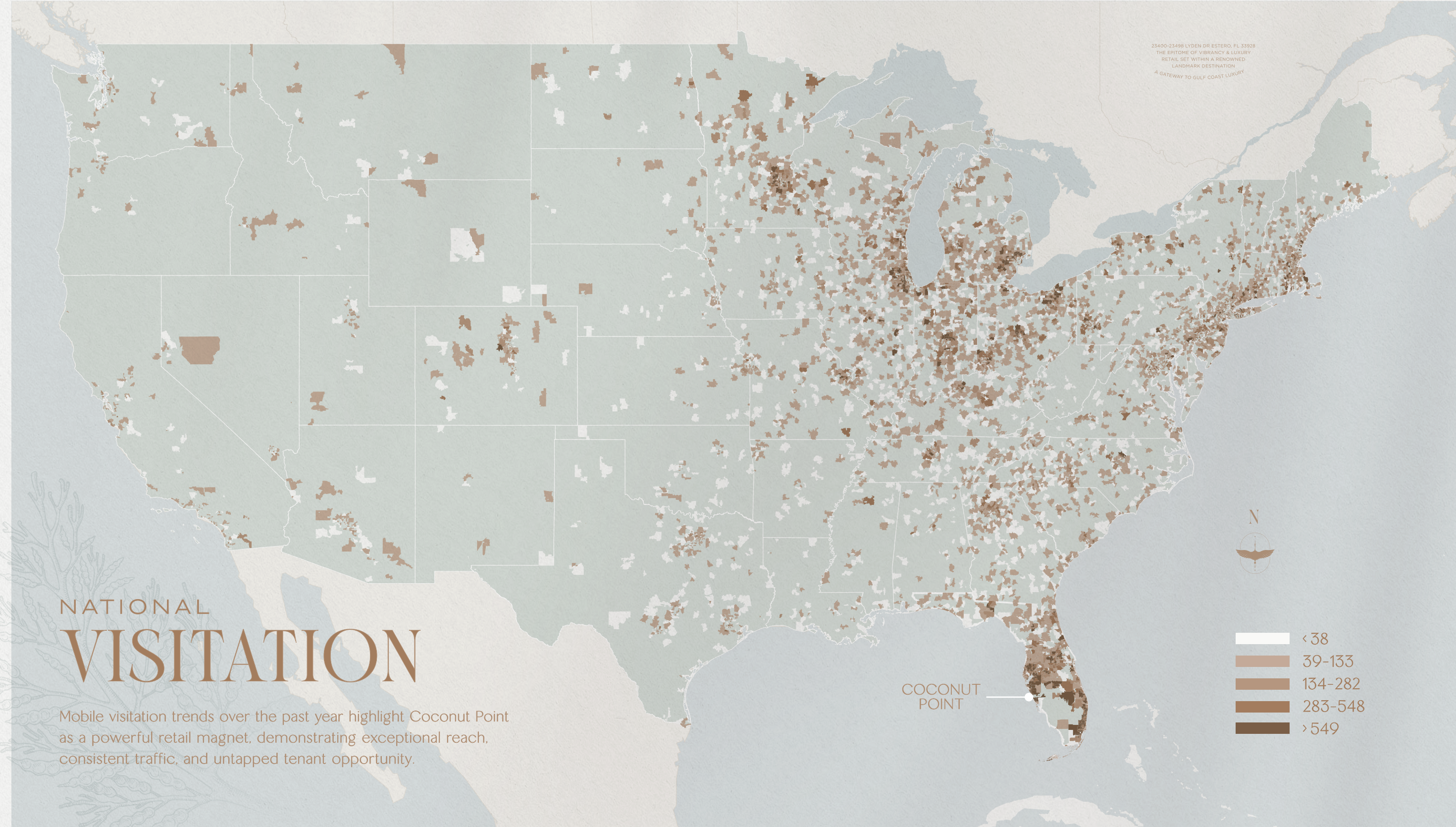
**DATA BASED ON 5-YEAR PROJECTION WITHIN A 3-MI RADIUS OF ADDRESS*



THE CENTER OF THE ACTION

Conveniently situated between Fort Myers and Naples, Coconut Road Estero sits within 30 minutes of the region's most popular retail, golf, beach and entertainment destinations. The property's location at the intersection of Coconut Road and Tamiami Trail, along Florida's Highway 41 corridor, also provides great access to a dense concentration of daily travelers, venturing up and down the Gulf Coast.





NATIONAL VISITATION

Mobile visitation trends over the past year highlight Coconut Point as a powerful retail magnet, demonstrating exceptional reach, consistent traffic, and untapped tenant opportunity.



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ABOUT
WOODFIELD
DEVELOPMENT

Instead of bringing construction and property management in-house, Woodfield Development uses a time-tested model of leveraging local knowledge and relationships to source the best contractors for each project. By engaging like-minded investors, contractors, and creative partners, they have developed more than 60 communities across various markets, all of superior quality.


WOODFIELD
DEVELOPMENT

 **CUSHMAN &
WAKEFIELD**

**COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA**