



PUBLIX AT EAGLE LANDING

6700 Bayshore Road, North Fort Myers, FL 33917

NORTH FORT MYERS, FL



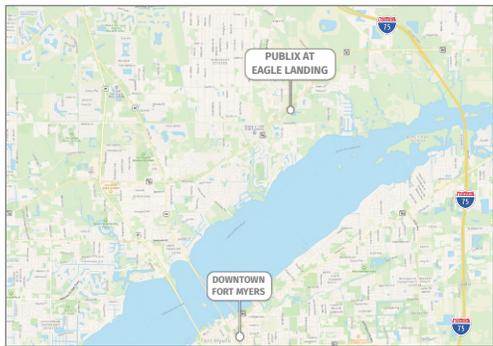
ENCLAVES AT EAGLE LANDING

- Near Completion
- 188 Homes
- ±57 Acres

SUITE C9 AVAILABLE
1,440 SF

SUITE C10 AVAILABLE
1,440 SF

MARKET: Cape Coral - Fort Myers MSA **COUNTY:** Lee **GLA:** ±57,840 SF **TRAFFIC COUNT:** ±27,000



- Located in North Fort Myers along heavily traveled Bayshore Rd. between Interstate 75 and US Highway 41
- Four out-parcels with Bayshore Road frontage ranging in size from ±1.15 to ±1.64 acres available as well as Phase II land.
- **The Enclaves**, a 188-home, single-family gated community is near completion and selling fast directly behind the center. The ±1,000 residence **Del Webb Oak Creek** community (just over one mile east) and ±1,300-residence **Brightwater** development (three miles east) are also under construction.
- Publix sales have increased each of the last six years

DAVID FASANO | LEASING AGENT

davidf@secenters.com

(800) 572-5971 | Mobile (941) 915-3392



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OAK CREEK ↗
• Under Construction
• ±1,000 Residences

CAMEL
CAR-WASH

PUBLIX AT EAGLE LANDING
Publix

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PHASE II BUILDING PAD

OUTPARCEL 3
±1.15 ACRES

OUTPARCEL 2
DEAL PENDING
±1.13 ACRES

OUTPARCEL 1
DEAL PENDING
±1.29 ACRES

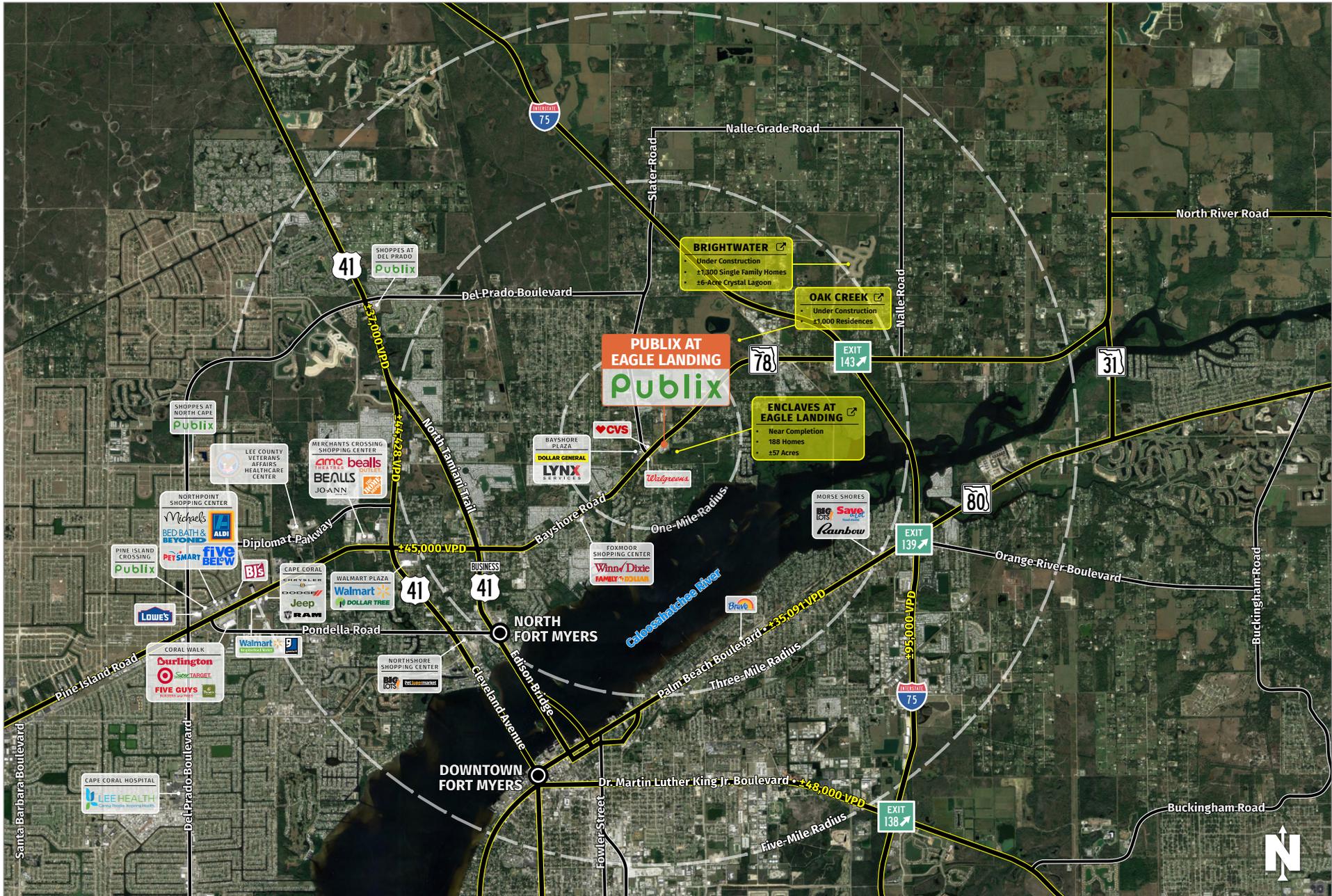
CVS

Walgreens

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SOUTHEAST CENTERS



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SOUTHEAST CENTERS

PUBLIX AT EAGLE LANDING

| TENANTS | UNIT | SIZE |
|----------------------|------|-----------|
| The Fat Apple | A1 | 1,440 SF |
| China King | A2 | 1,260 SF |
| Publix Liquor | A3 | 1,260 SF |
| Publix | B1 | 45,600 SF |
| Beltone Hearing | C5 | 1,260 SF |
| Boutique Nails & Spa | C6 | 1,260 SF |
| MasTech America | C7 | 1,440 SF |
| Fantastic Sams | C8 | 1,440 SF |
| Available | C9 | 1,440 SF |
| Available | C10 | 1,440 SF |

Under New Ownership



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| DEMOGRAPHICS | TOTAL POPULATION | MEDIAN AGE | AVERAGE HH INCOME |
|--------------|------------------|------------|-------------------|
| 1 MILE | 3,311 | 53.9 | \$77,209 |
| 3 MILES | 31,476 | 46.9 | \$53,212 |
| 5 MILES | 83,822 | 47.1 | \$52,924 |

Southeast Centers offers best-in-class service and value creation through diligent, return-driven property management, leasing, development, and construction management.



This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy.