



GLADIOLUS GATEWAY

11600 Gladiolus Drive, Fort Myers, FL 33908

FORT MYERS, FL

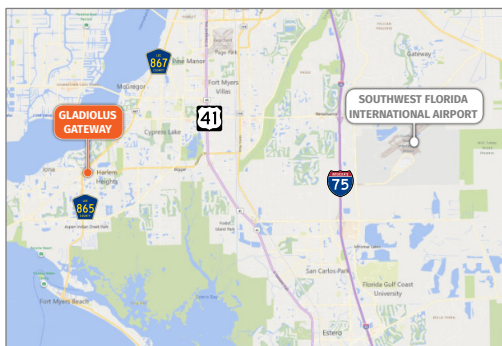


MARKET: Cape Coral-Fort Myers MSA

COUNTY: Lee

GLA: ±77,386 SF

TRAFFIC COUNT: ±38,826



- This vibrant center is located at the intersection of Gladiolus Drive and McGregor Boulevard in west Fort Myers.
- Tenants at the center benefit from an affluent trade area and a multitude of nearby homes and the new Channelside luxury apartments located just to the east of the center.
- The center was recently painted in its attractive colors, enhancing its curb appeal and improving the shopping experience for both customers and tenants

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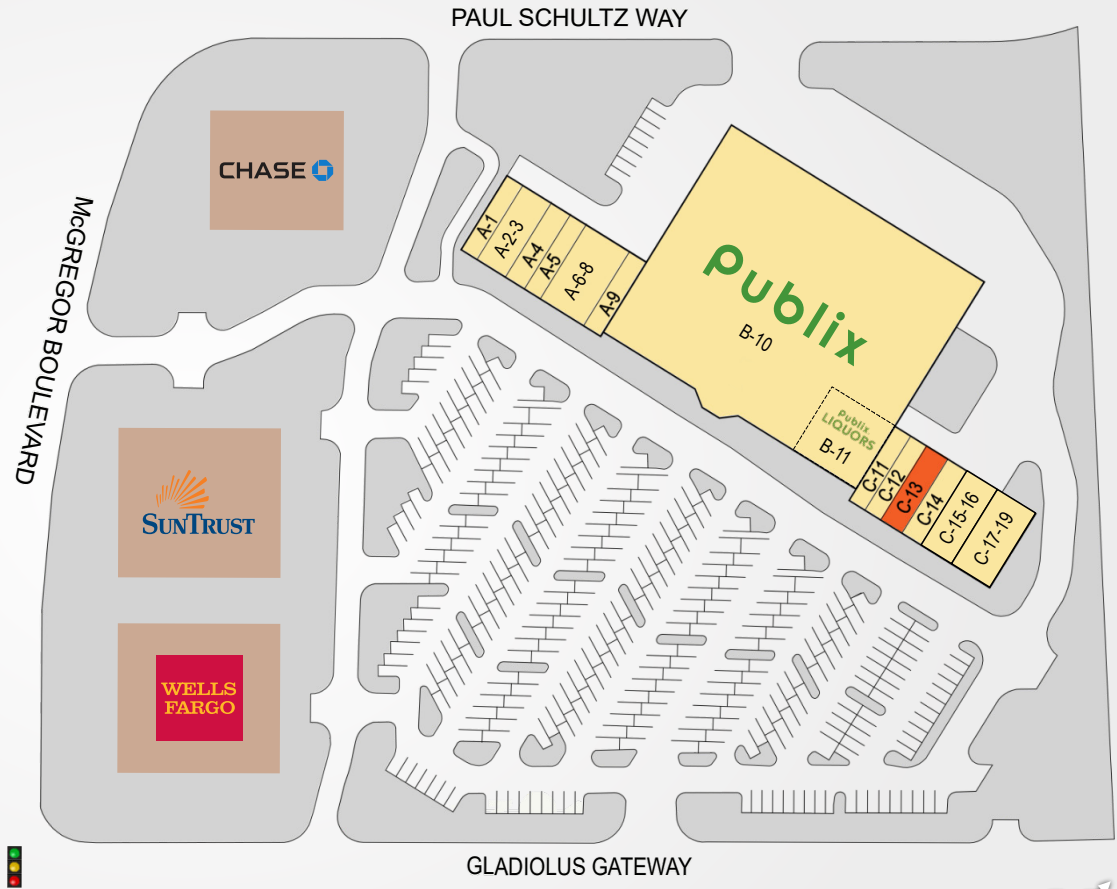
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SOUTHEAST
CENTERS

GLADIOLUS GATEWAY

| TENANTS | UNIT | SIZE |
|------------------------|-------------|-----------------|
| Planet Smoothie | A-1 | 1,080 SF |
| Coast Dental | A2-A3 | 2,160 SF |
| Edward Jones | A-4 | 1,260 SF |
| Home Care Assistance | A-5 | 1,080 SF |
| Kays Hallmark | A6-A8 | 3,780 SF |
| All Saints Eye Center | A9 | 1,080 SF |
| Publix | B-10 | 56,146 SF |
| Publix Liquors | B-11 | N/A |
| China Wok | C-11 | 1,080 SF |
| Petty Nails | C-13 | 1,080 SF |
| Available | C-13 | 1,440 SF |
| T-Mobile | C-14 | 1,285 SF |
| Bada Bing Pizza | C15-C16 | 2,495 SF |
| Chen Med (Coming Soon) | C17-C19 | 3,420 SF |



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DEMOGRAPHICS

TOTAL POPULATION

MEDIAN AGE

AVERAGE HH INCOME

| | | | |
|----------------|---------|------|----------|
| 1 MILE | 9,237 | 54.6 | \$80,276 |
| 3 MILES | 50,761 | 58.3 | \$73,068 |
| 5 MILES | 118,934 | 57.0 | \$73,281 |

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.