



PUBLIX AT EAGLE LANDING

6700 Bayshore Road, North Fort Myers, FL 33917

NORTH FORT MYERS, FL



ENCLAVES AT EAGLE LANDING

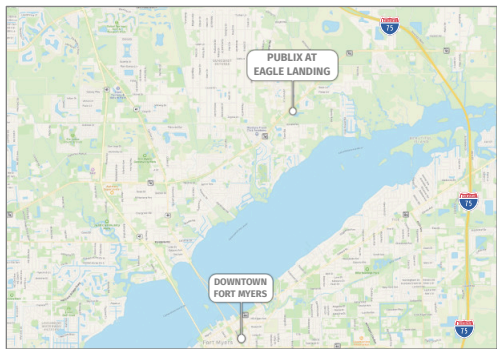
- Under Construction
- 188 Homes
- ±57 Acres

SUITE C7
AVAILABLE
1,440 SF

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 well underway 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

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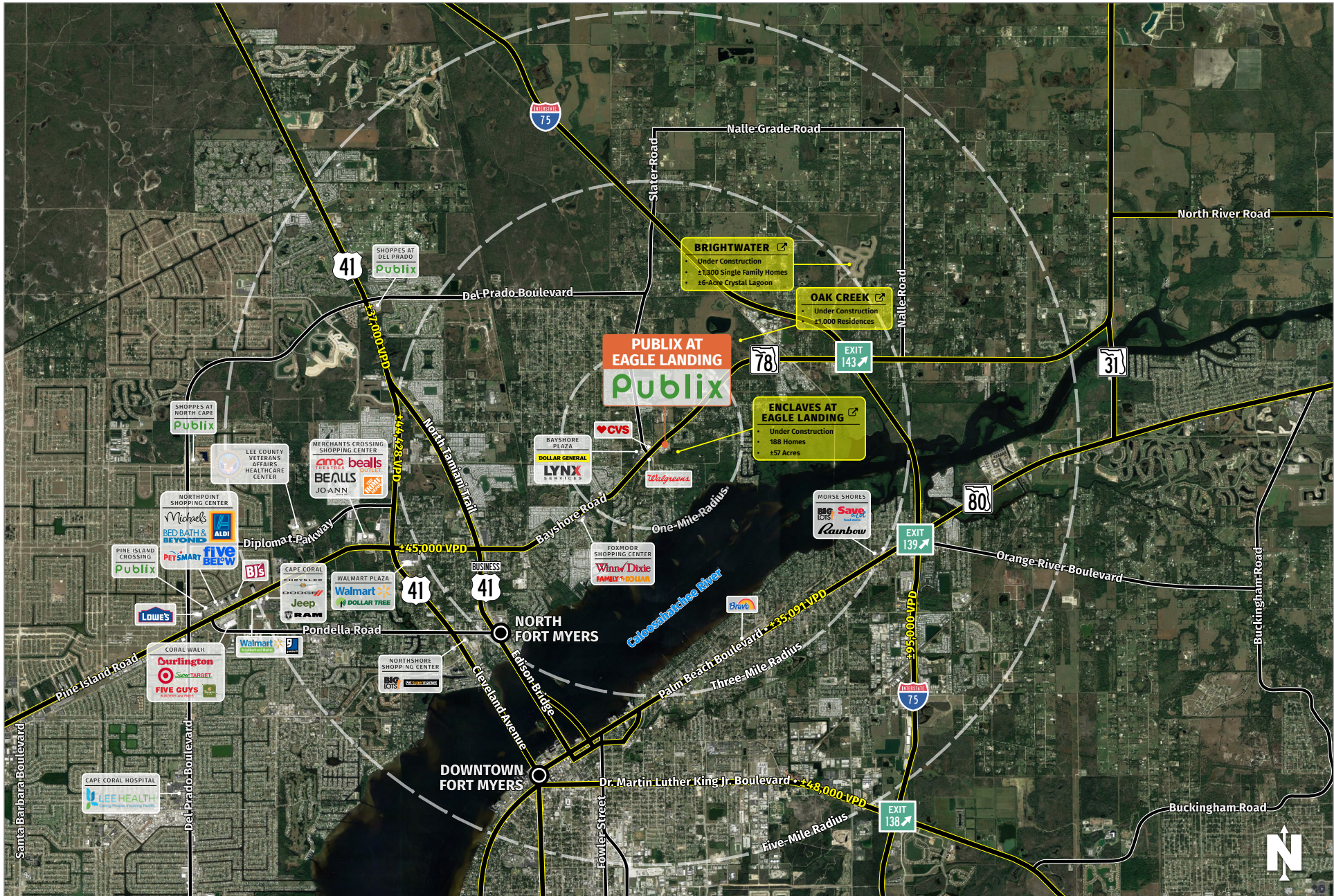
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TENANTS	UNIT	SIZE
The Fat Apple	A1	1,440 SF
China King	A2	1,260 SF
Publix Liquor	A3	1,260 SF
Publix	B1	45,600 SF
Beltone Hearing	C5	1,260 SF
Boutique Nails & Spa	C6	1,260 SF
Available	C7	1,440 SF
Fantastic Sams	C8	1,440 SF
Available	C9	1,440 SF
Available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