



# PUBLIX AT EAGLE LANDING

6700 Bayshore Road, North Fort Myers, FL 33917

# NORTH FORT MYERS, FL

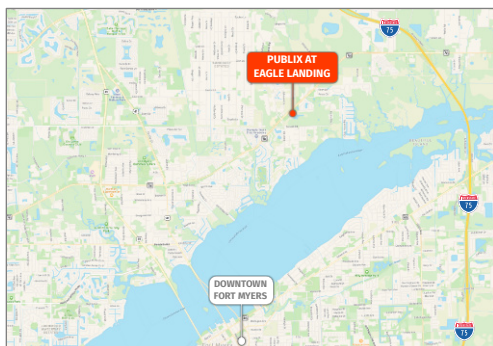


**MARKET:** Cape Coral - Fort Myers MSA

**COUNTY:** Lee

**GLA:** 57,840 SF

**TRAFFIC COUNT:** ±41,248



- Located in North Fort Myers along heavily traveled Bayshore Road between Interstate 75 and US Highway 41
- One ±1.15-acre outparcel remaining with Bayshore Road frontage
- Since 2020, the Eagle Landing trade area has experienced an impressive average annual population growth rate of ±2.6%, exceeding both state and national averages.
- Publix sales have increased each of the last six years

**MATTHEW SCOTT** | LEASING AGENT

[mscott@secenters.com](mailto:mscott@secenters.com)

(813) 765-2720



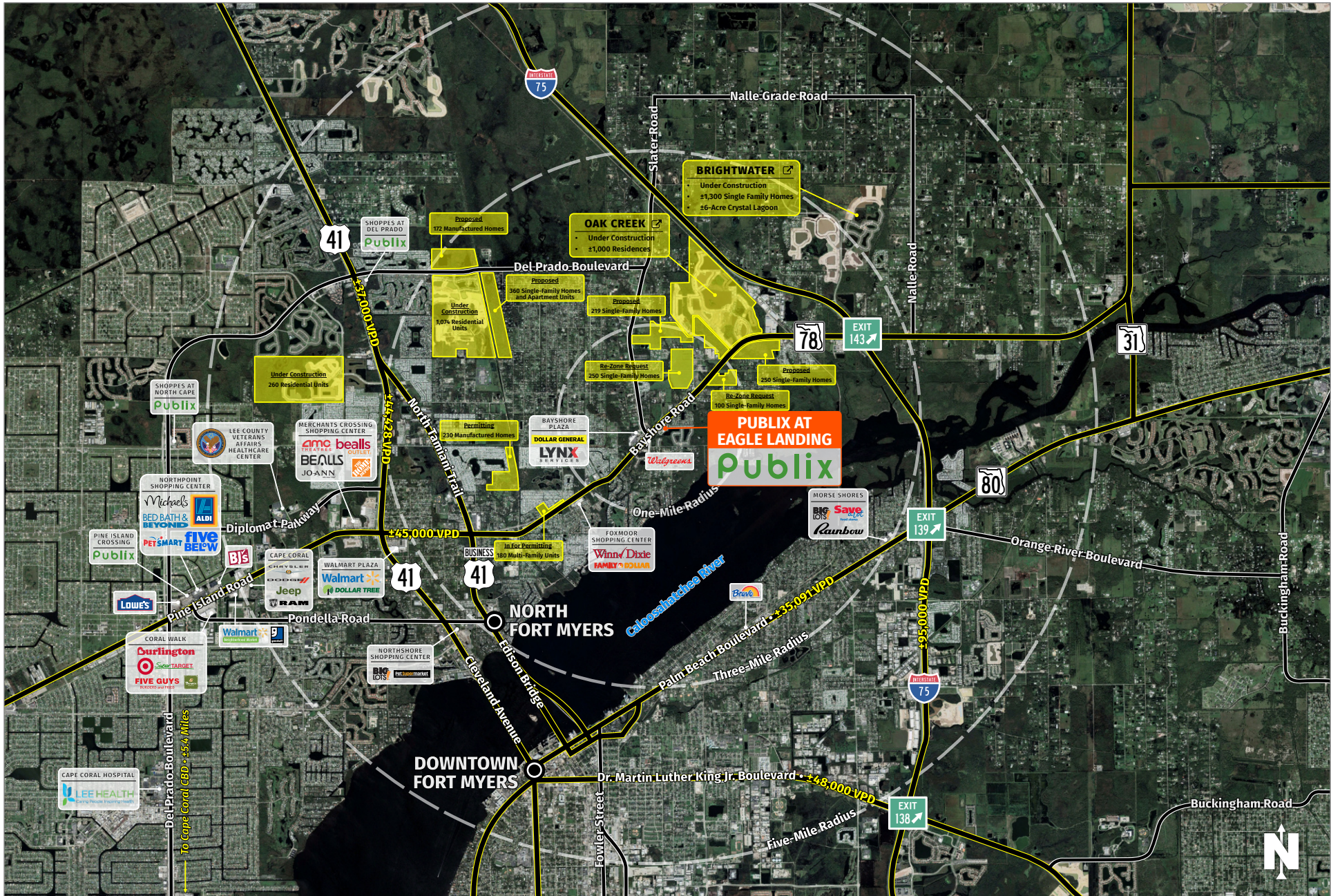
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msscott@secenters.com  
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 mscott@secenters.com  
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TENANTS	UNIT	SIZE
<b>Available</b>	<b>A1</b>	<b>1,440 SF</b>
China King	A2	1,260 SF
Publix Liquor	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
Shelby Ness Chiropractic	C9	1,440 SF
Mizu Japanese Sushi & Hibachi	C10	1,440 SF



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DEMOGRAPHICS	TOTAL POPULATION	MEDIAN AGE	AVERAGE HH INCOME
<b>1 MILE</b>	4,367	56.2	\$92,342
<b>3 MILES</b>	32,233	48.1	\$71,626
<b>5 MILES</b>	86,574	47.8	\$79,199

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.