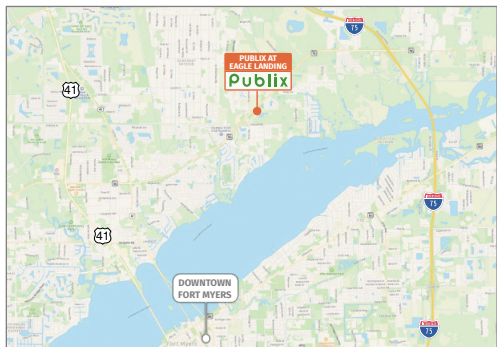


PUBLIX AT EAGLE LANDING OUTPARCELS NORTH FORT MYERS, FL

6700 Bayshore Road, North Fort Myers, FL 33917



MARKET: Cape Coral - Fort Myers MSA **COUNTY:** Lee **GLA:** 57,840 SF **TRAFFIC COUNT:** ±35,000



- 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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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

Best-in-class service and value creation through diligent, return-driven property management, leasing, development, and construction management.

