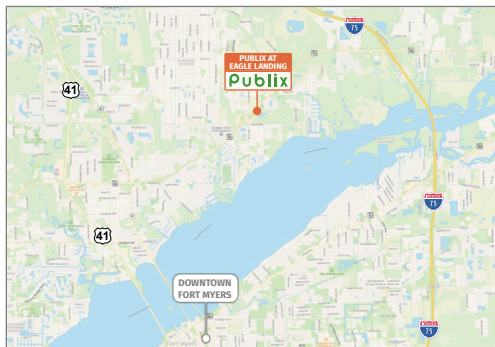


# PUBLIX AT EAGLE LANDING OUTPARCELS NORTH FORT MYERS, FL

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, and the 1,300-residence BrightWater development is underway three miles north
- Publix sales have increased each of the last six years

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DEMOGRAPHICS	TOTAL POPULATION	MEDIAN AGE	AVERAGE HH INCOME
1 MILE	3,493	54.2	\$59,919
3 MILES	33,815	45.1	\$56,256
5 MILES	84,535	45.5	\$64,447

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

