



# GLADIOLUS GATEWAY

11600 Gladiolus Drive, Fort Myers, FL 33908

# FORT MYERS, FL

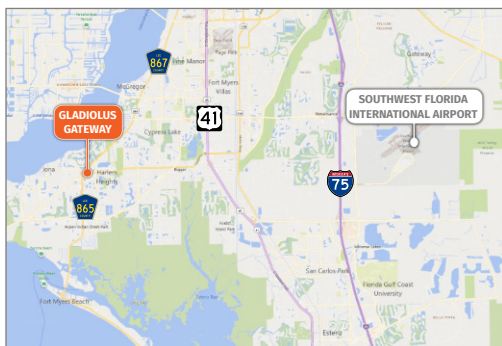


**MARKET:** Cape Coral-Fort Myers MSA

**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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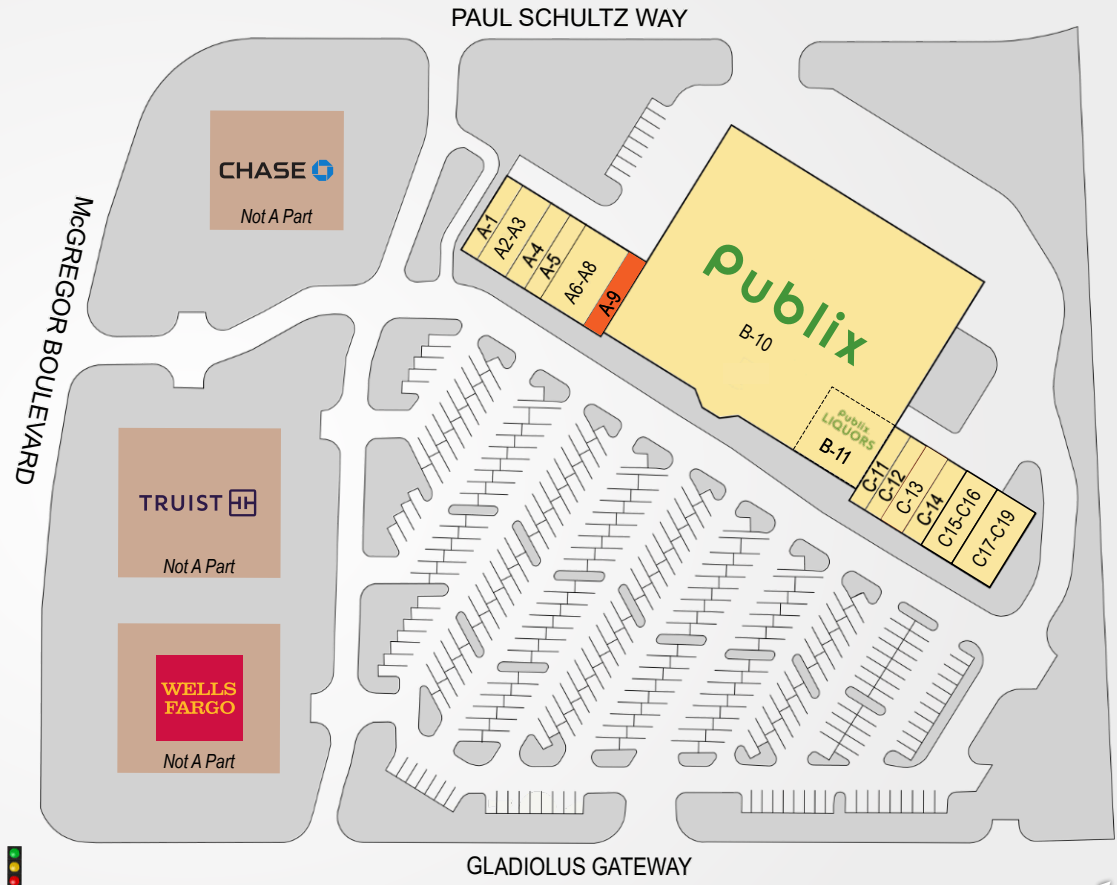
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**SOUTHEAST**  
CENTERS



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TENANTS	UNIT	SIZE
Planet Smoothie	A-1	1,080 SF
Coast Dental	A2-A3	2,160 SF
Edward Jones	A-4	1,260 SF
PetWell Clinic	A-5	1,080 SF
Kays Hallmark	A6-A8	3,780 SF
<b>Available</b>	<b>A-9</b>	<b>1,080 SF</b>
Publix	B-10	56,146 SF
Publix Liquors	B-11	N/A
China Wok	C-11	1,080 SF
Pretty Nails	C-12	1,080 SF
American Medical Hearing Centers	C-13	1,440 SF
T-Mobile	C-14	1,285 SF
Bada Bing Pizza	C15-C16	2,495 SF
IntuneHealth	C17-C19	3,420 SF



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## DEMOGRAPHICS

## TOTAL POPULATION

## MEDIAN AGE

## AVERAGE HH INCOME

<b>1 MILE</b>	7,661	52.6	\$59,687
<b>3 MILES</b>	48,910	58.6	\$70,523
<b>5 MILES</b>	116,200	56.8	\$72,280

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.