



COLLEGE PARKWAY PLAZA

7091 COLLEGE PARKWAY
FORT MYERS, FL 33907

RETAIL
FOR LEASE



1,595-6,000 SF



RETAIL FOR LEASE



CALL FOR RATES

PROPERTY SUMMARY

Lease Rate:	Call for Rates
Unit 8:	1,595 SF
Unit 14:	6,000 SF
Total GLA:	78,879 SF
Uses:	Retail, Office
College Parkway AADT:	37,000 CPD
Cleveland Avenue AADT:	63,000 CPD
Parking Spaces:	353

- Co-tenants: Office Depot, First Watch, Firehouse Subs, Mattress Firm, Petland, Ember and more.
- Pylon signage opportunities on both US-41 and College Parkway.
- Strategically located along the trade area's main commercial artery, US-41, and the area's south access point to Cape Coral, College Parkway – over 100,000 vehicles per day.
- Half mile north of the US 41/Daniels Pkwy intersection.

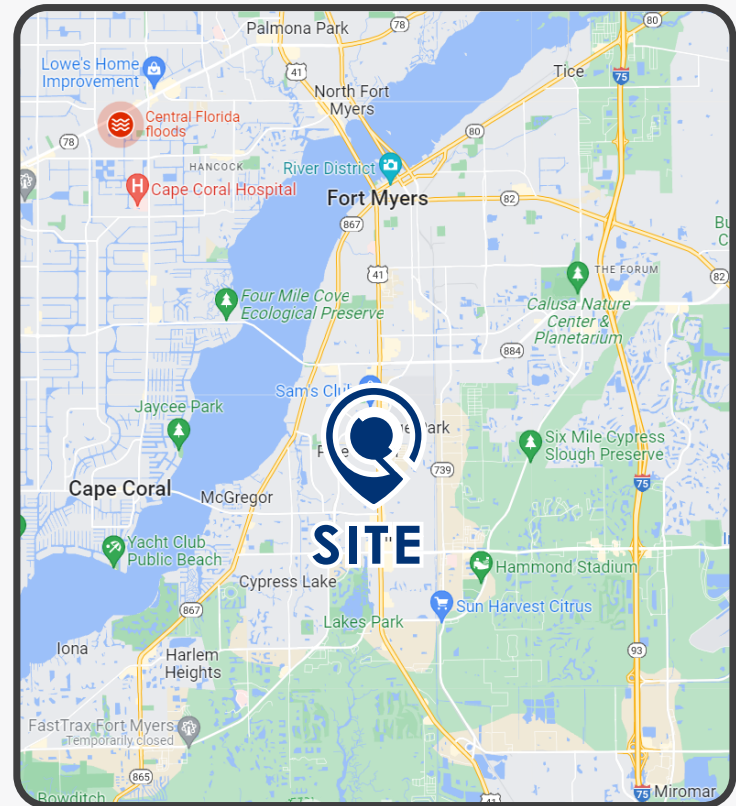
DEMOGRAPHICS

	1-MILE	3-MILES	5-MILES
Total Population	11,581	69,811	148,362
2025 Increase	0.5%	1.6%	2.0%
Avg HH Income	\$59,456	\$64,129	\$75,163
# Households	5,952	33,588	69,677
# Employees	13,517	57,888	104,679

(Applied Geographic Solutions 2022)

PROPERTIES.LQWEST.COM/COLLEGE-PLAZA

Information obtained from owner(s) or other sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. All properties subject to change or withdrawal without notice.



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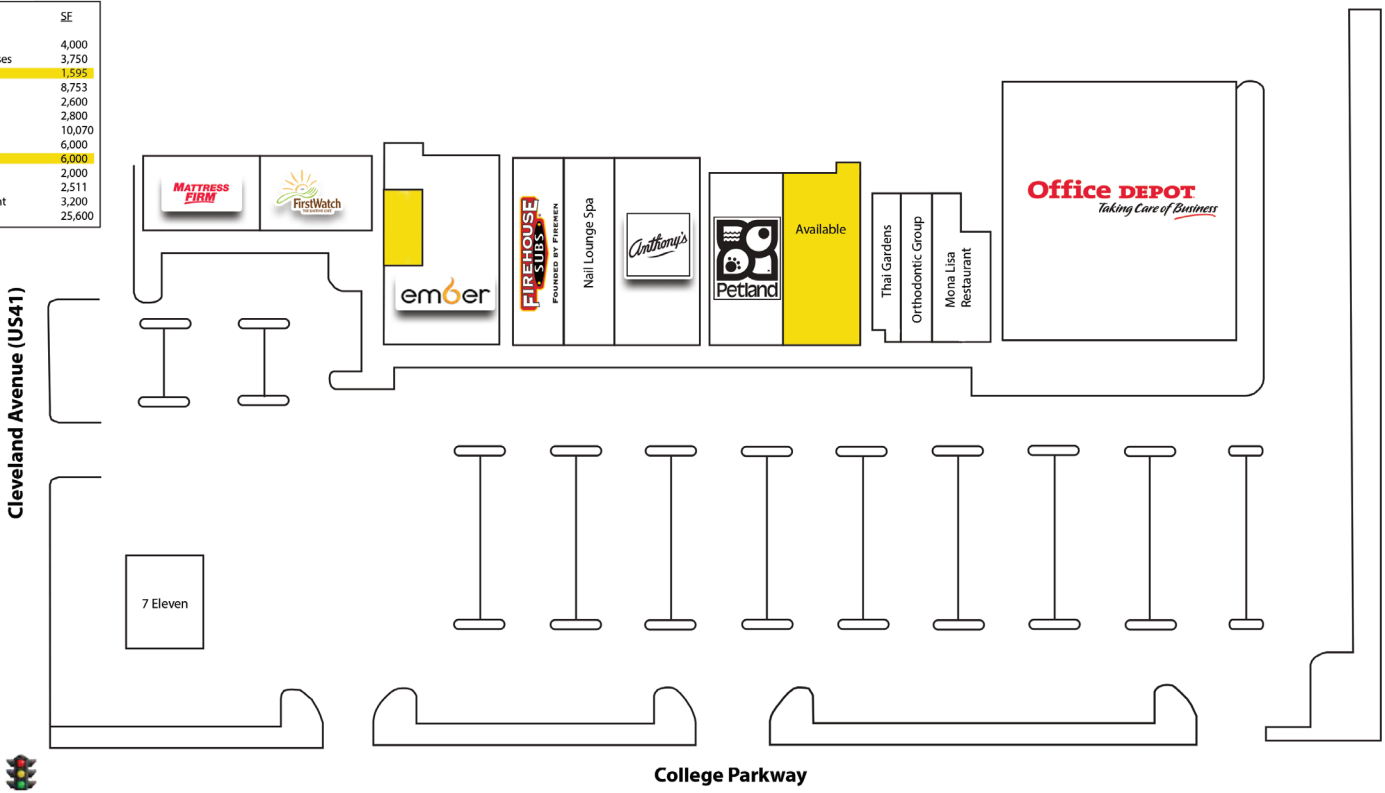


FORT MYERS



NAPLES

Suite	Tenant	SF
3	Mattress Giant	4,000
6	First Watch Enterprises	3,750
8	Available	1,595
9	Embers Steakhouse	8,753
10	Firehouse Subs	2,600
11	Nail Lounge Spa	2,800
12	Anthony's Fashions	10,070
13	Petland	6,000
14	Available	6,000
15	Thai Gardens	2,000
16	Orthodontic Group	2,511
17	Mona Lisa Restaurant	3,200
Maj A	Office Depot	25,600



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3.11.21

