

FOR LEASE | GROUND LEASE

±1.87 ACRES

11057 Summer Ridge Lane, Fort Myers, FL 33908



PRIME PARCEL ON SIGNALIZED INTERSECTION

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

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Property Overview

HIGHLIGHTS

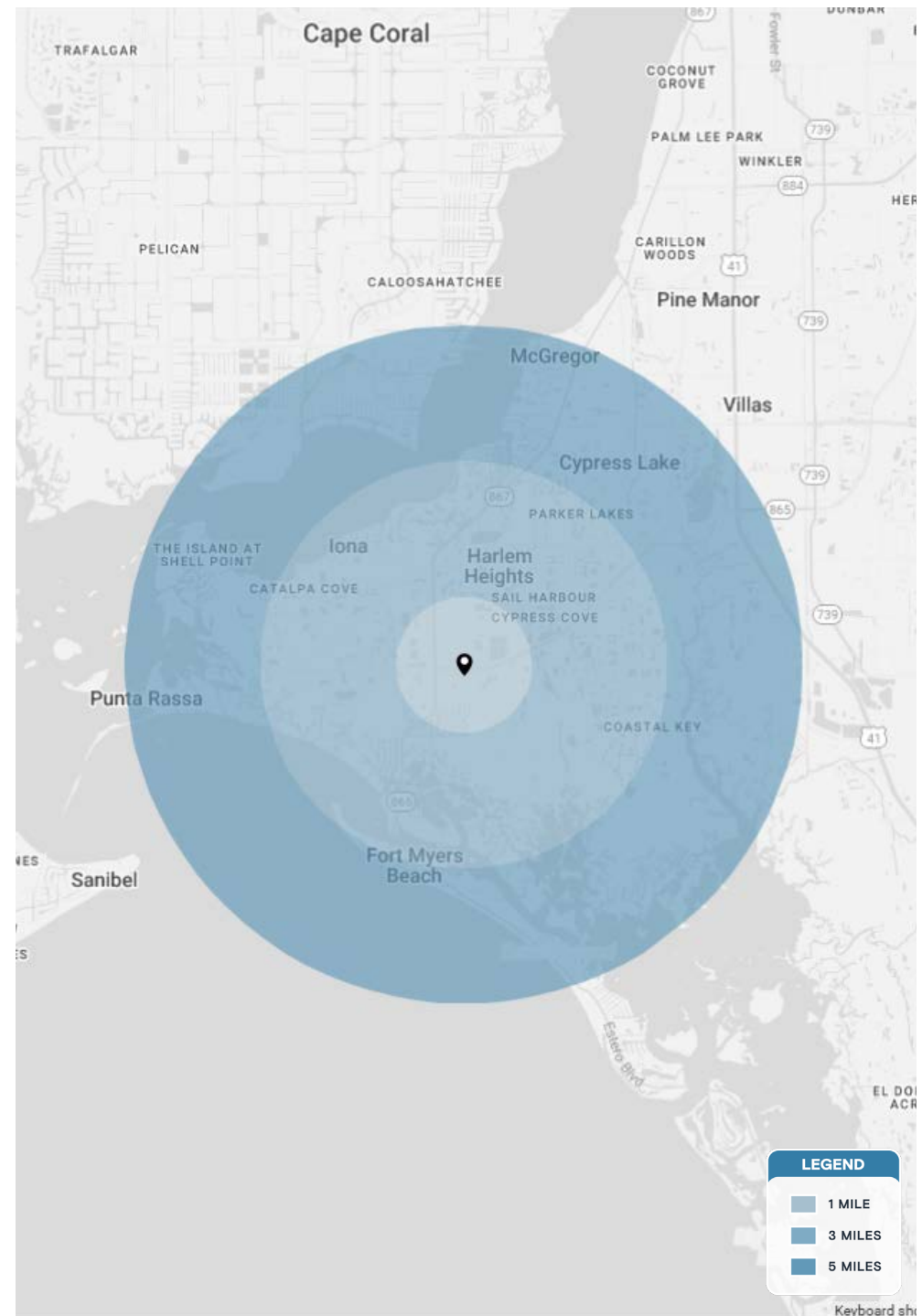
- ±1.87 acres for lease or ground lease
- Excellent visibility to Summerlin Road
- High growth residential and national commercial market
- Access to Summerlin Road and full access on Summer Ridge Lane & Pine Ridge Road
- Join several national tenants including: **Walmart** *Walgreens*



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	4,798	35,590	76,178
HOUSEHOLDS	2,767	17,769	38,640
EMPLOYEES	2,039	13,246	28,129
AVERAGE HH INCOME	\$81,517	\$112,549	\$110,454

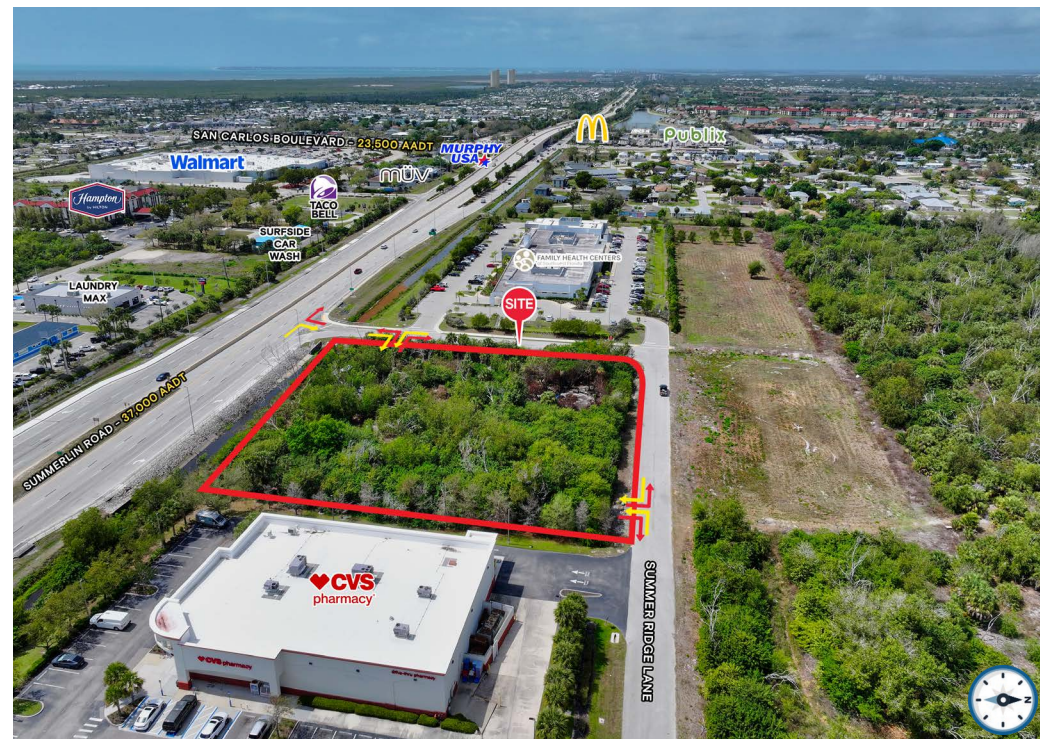
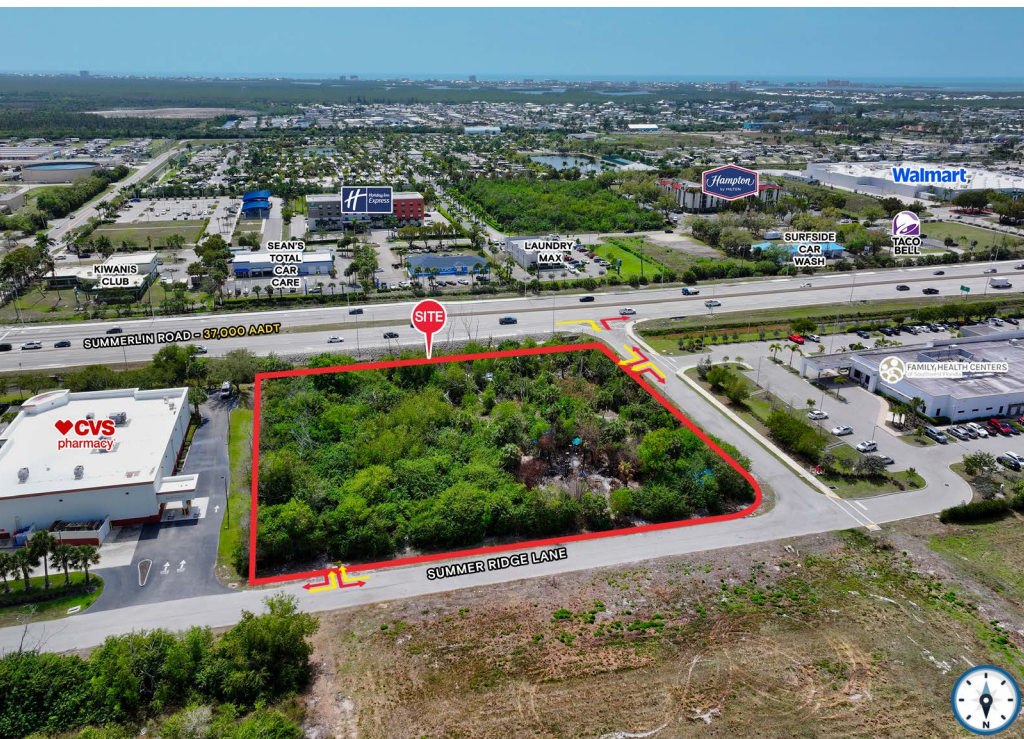
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	11,719	46,265	74,122
HOUSEHOLDS	6,215	23,163	37,993
EMPLOYEES	5,464	16,300	33,981
AVERAGE HH INCOME	\$89,240	\$107,793	\$104,753

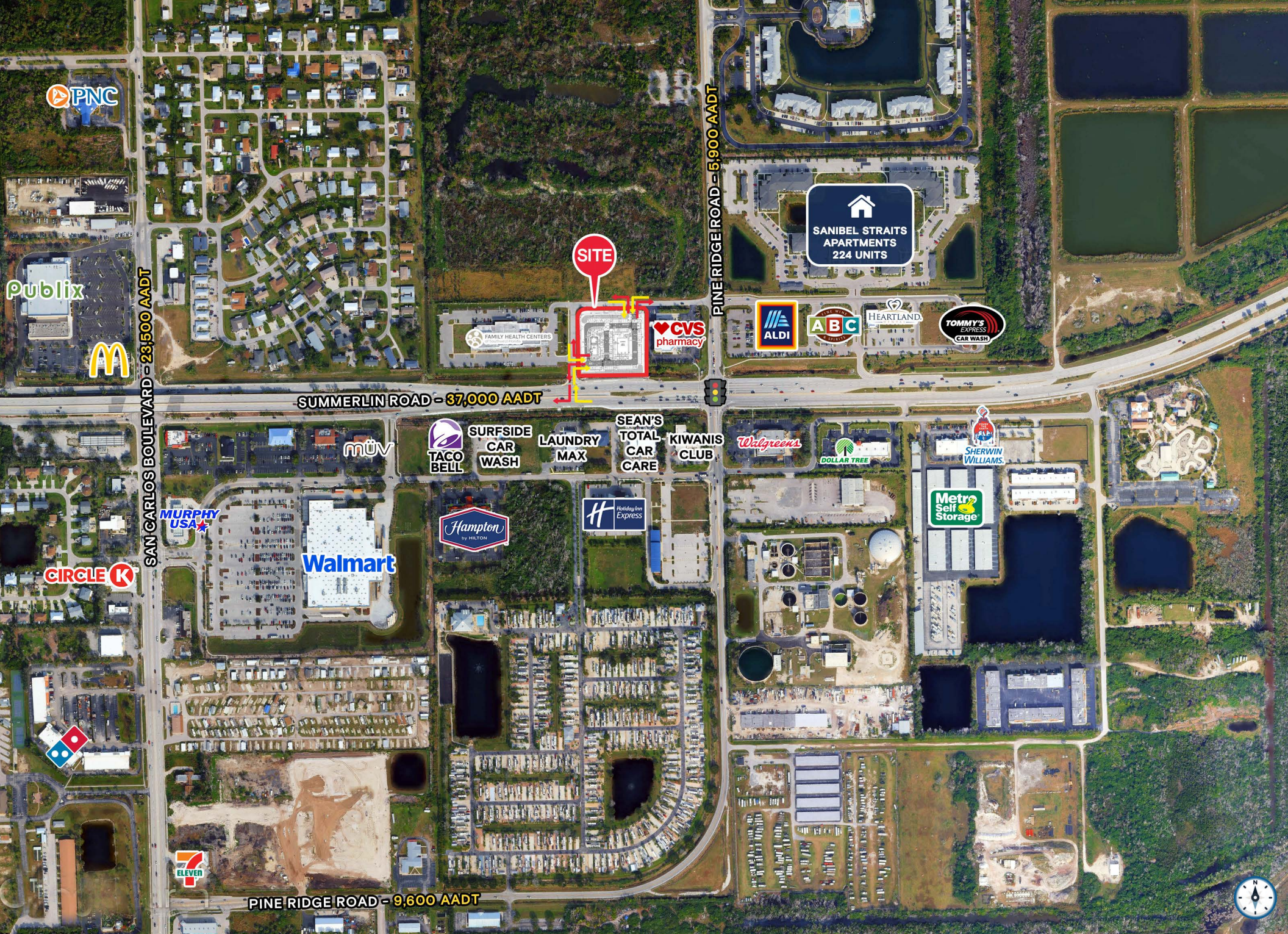


LEGEND

- 1 MILE
- 3 MILES
- 5 MILES

Keyboard sh





SANIBEL STRAITS APARTMENTS
224 UNITS

SITE

SUMMERLIN ROAD - 37,000 AADT

PINE RIDGE ROAD - 9,600 AADT

SAN CARLOS BOULEVARD - 23,500 AADT

PINE RIDGE ROAD - 9,600 AADT



CALOOSAHATCHEE RIVER

MCGREGOR - 29,000 AADT

GLADIOLUS DRIVE - 28,500 AADT

CVS pharmacy

BIG LOTS!
Publix
Walgreens

SUMMERLIN CROSSING
Publix Walgreens

VILLAGE SHOPPES
CRUNCH

bealls Pet Super market

CVS pharmacy

Planet fitness

PLAZA AT ISLAND PASS
DOLLAR TREE PET SUPPLIES PLUS
TARGET GREAT PRICES. NO REGIONS.

ACE Hardware

ALDI ABC HEARTLAND

SAN CARLOS BOULEVARD - 14,300 AADT

TACO BELL

SITE

SUMMERLIN ROAD - 37,000 AADT

DOLLAR GENERAL

Publix
McDonald's

MURPHY USA

CVS pharmacy

Walmart

DOLLAR TREE
Walgreens

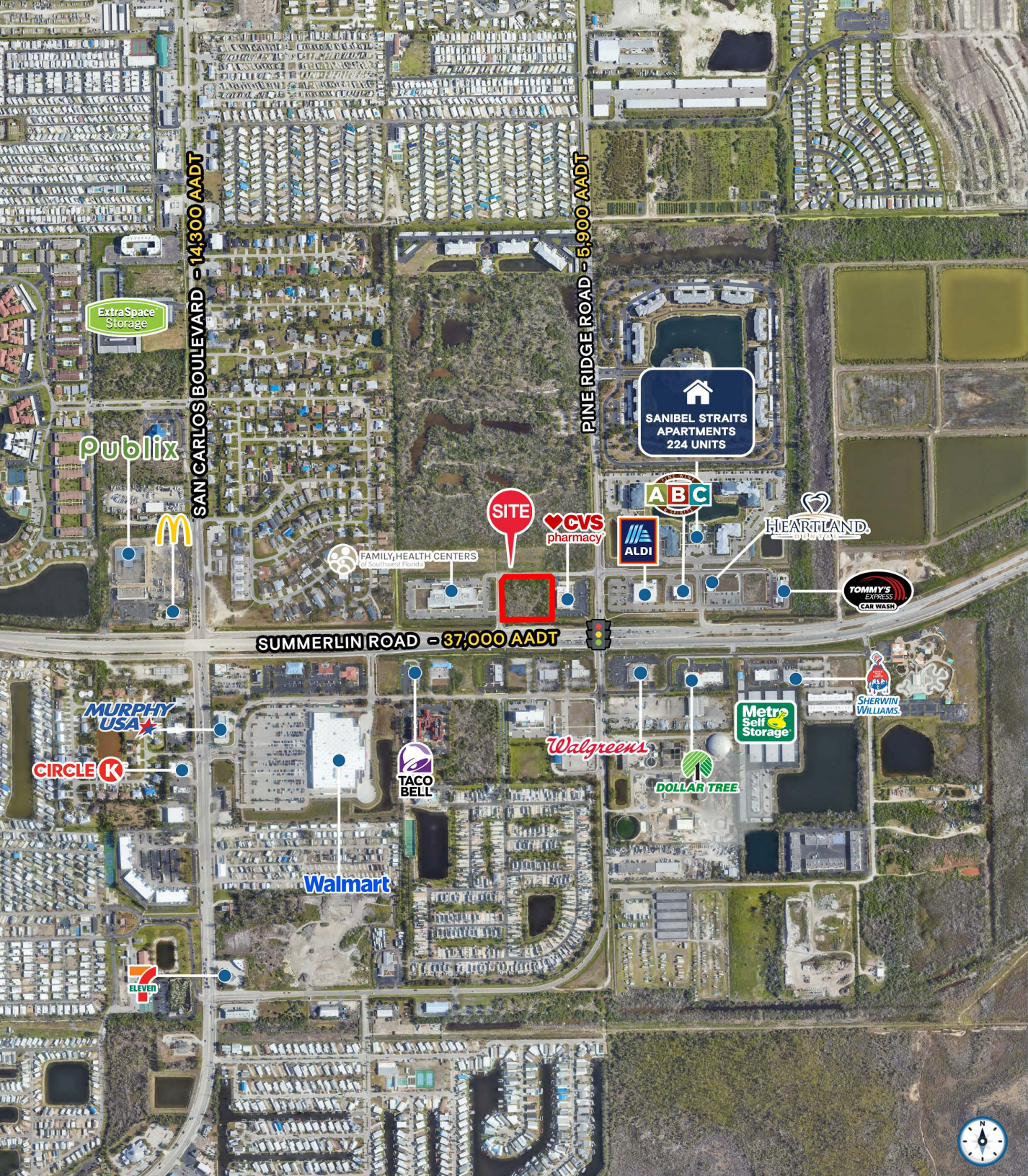
7 ELEVEN

SANIBEL & CAPTIVA ISLAND

Publix

FORT MYERS BEACH





Contact Broker

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