

FOR SALE | FOR LEASE

±2,167 SF FREESTANDING TACO BELL RESTAURANT WITH DRIVE THRU AVAILABLE

11290 Summerlin Square Drive, Fort Myers Beach, FL 33931

SHADOW ANCHORED BY
Walmart



ON ±1.02 ACRES WITH SIGNALIZED ACCESS

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

David Eggatz
VICE PRESIDENT
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(954) 579-2927

Property Overview

HIGHLIGHTS

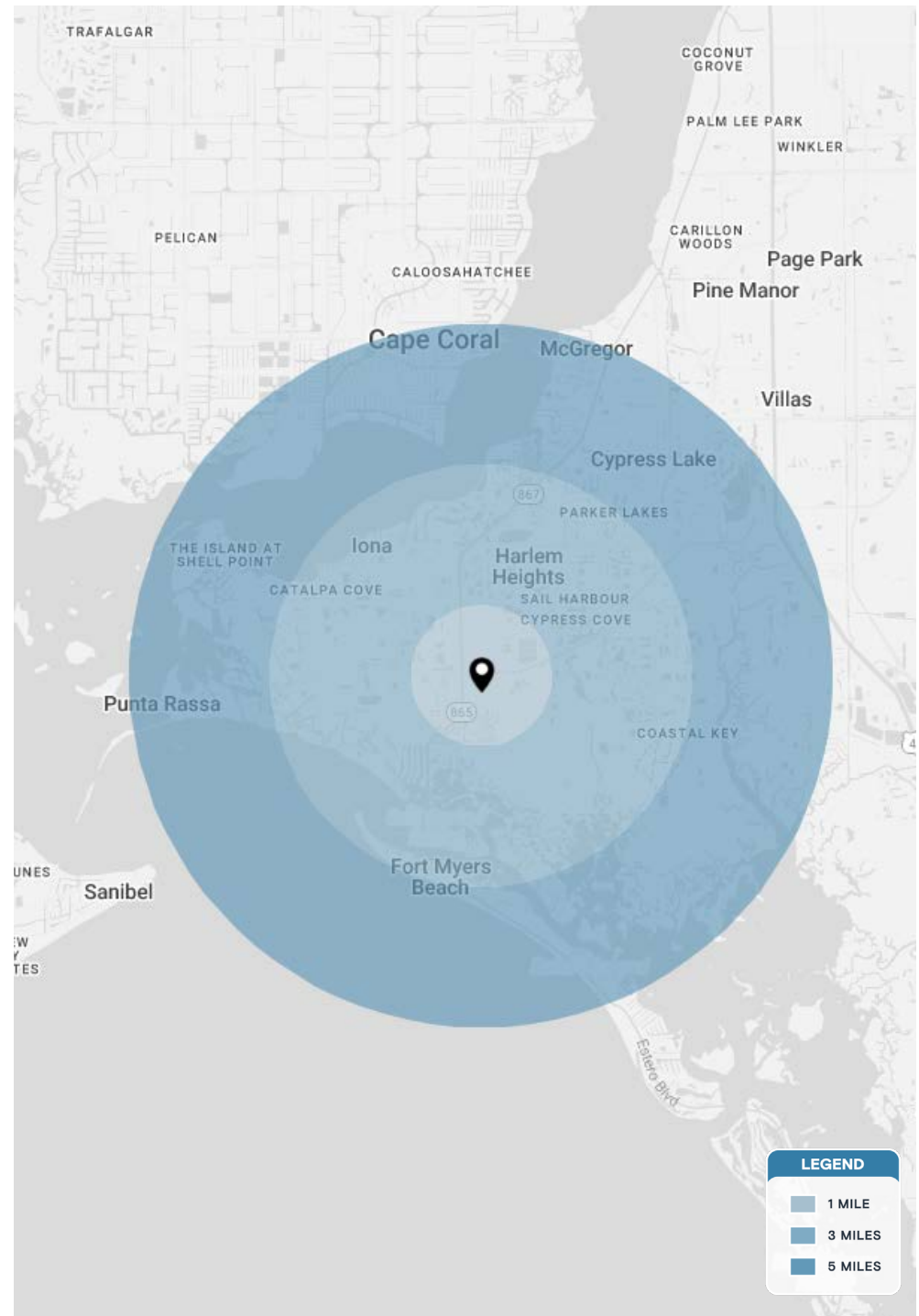
- ±2,167 SF Freestanding Taco Bell Restaurant with Drive-Thru Available
- On ±1.02 Acres with Signalized Access
- Shadow Anchored by **Walmart** ✨
- **Operating Business - Do not disturb**
- Surrounding nationals: **Walmart** ✨ **ALDI** **HEARTLAND** **CVS**

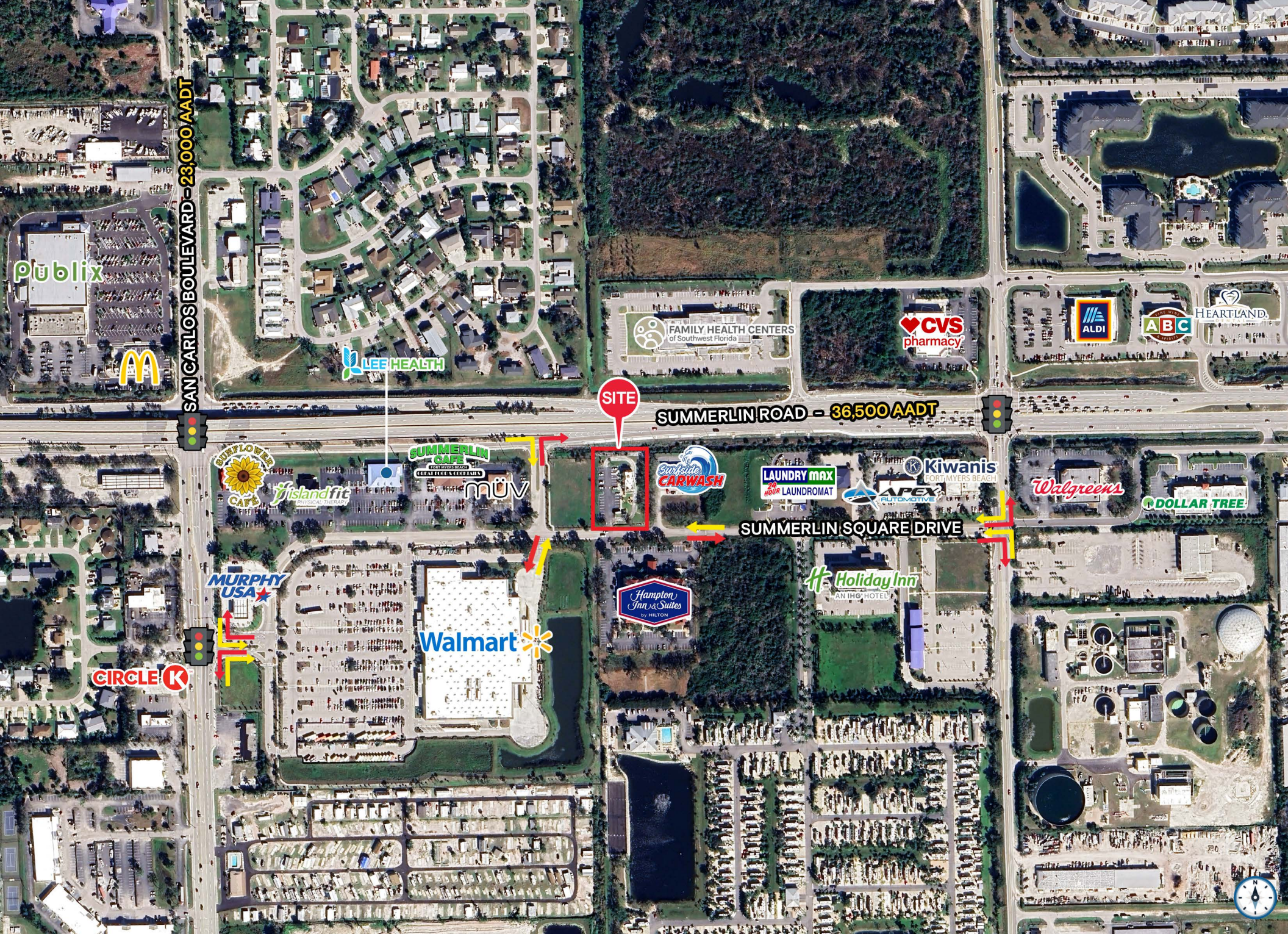


DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	4,597	33,217	71,491
HOUSEHOLDS	2,666	16,537	36,153
EMPLOYEES	4,381	30,313	65,361
AVERAGE HH INCOME	\$78,420	\$104,781	\$104,333

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	10,470	45,285	626,635
HOUSEHOLDS	5,683	22,670	269,173
EMPLOYEES	9,812	41,270	539,621
AVERAGE HH INCOME	\$83,312	\$100,443	\$103,417





SAN CARLOS BOULEVARD - 23,000 AADT

SUMMERLIN ROAD - 36,500 AADT

SUMMERLIN SQUARE DRIVE

SITE

Publix

McDonald's

LEE HEALTH

FAMILY HEALTH CENTERS of Southwest Florida

CVS pharmacy

ALDI

ABC

HEARTLAND

SUNFLOWER CAFE

island fit

SUMMERLIN CAFE

MUV

Car Wash

LAUNDRY max

APEX AUTOMOTIVE

Kiwanis

Walgreens

DOLLAR TREE

MURPHY USA

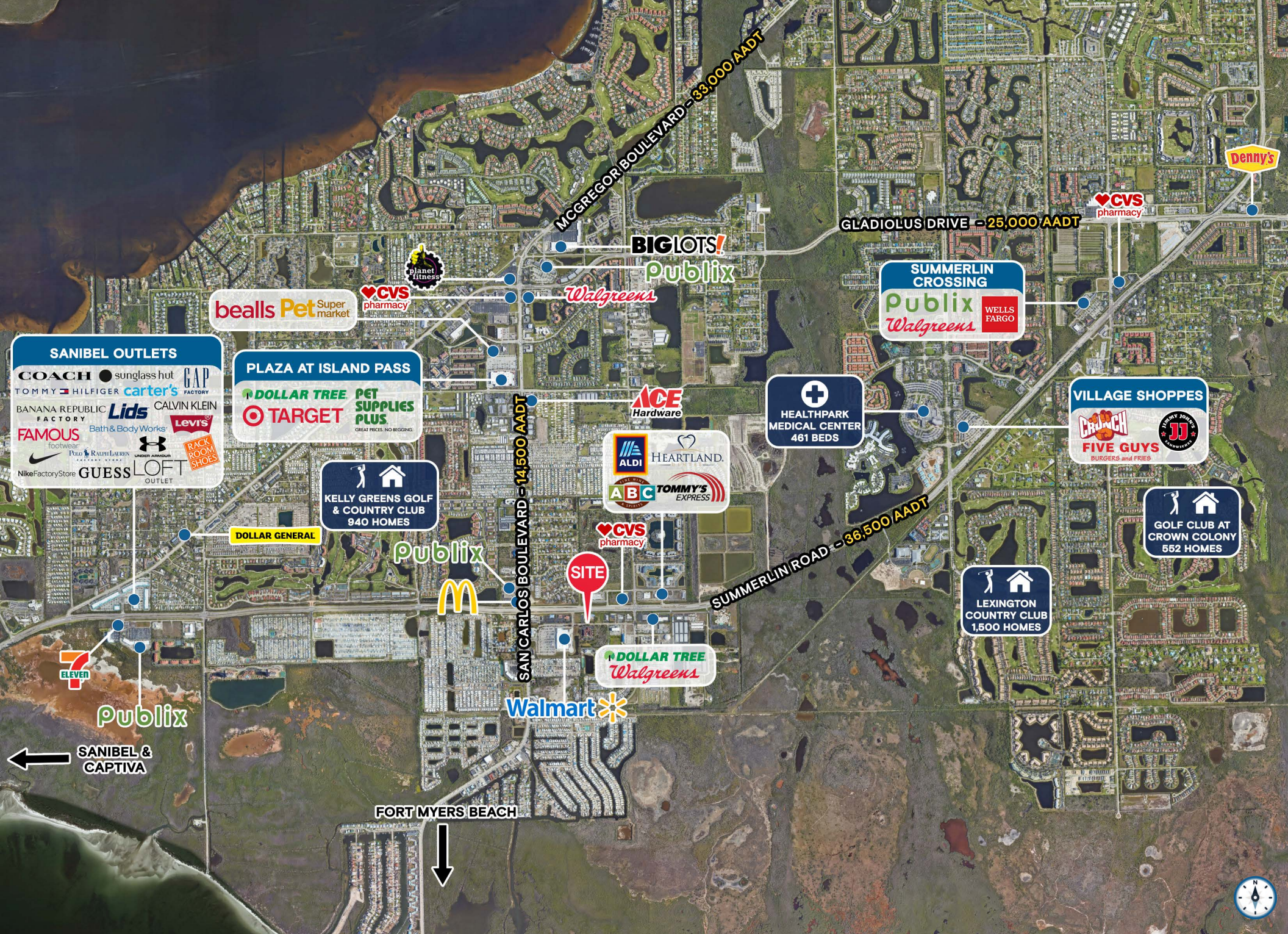
Walmart

Hampton Inn & Suites

Holiday Inn

CIRCLE K





bealls Pet Super market



BIGLOTS!

Publix

Walgreens

GLADIOLUS DRIVE - 25,000 AADT



SUMMERLIN CROSSING

Publix

Walgreens

WELLS FARGO

SANIBEL OUTLETS

COACH sunglass hut GAP
TOMMY HILFIGER carter's FACTORY
BANANA REPUBLIC Lids CALVIN KLEIN
FACTORY Bath & Body Works Levi's
FAMOUS footwear Under Armour RACK ROOM SHOES
NikeFactoryStore GUESS LOFT OUTLET

PLAZA AT ISLAND PASS

DOLLAR TREE PET SUPPLIES PLUS
TARGET GREAT PRICES. NO REGrets.

KELLY GREENS GOLF & COUNTRY CLUB
940 HOMES

DOLLAR GENERAL

Publix



SAN CARLOS BOULEVARD - 14,500 AADT



ACE Hardware

ALDI HEARTLAND

ABC TOMMY'S EXPRESS

HEALTHPARK MEDICAL CENTER
461 BEDS

VILLAGE SHOPPES

CRUNCH FIVE GUYS JJ

GOLF CLUB AT CROWN COLONY
552 HOMES

SUMMERLIN ROAD - 36,500 AADT

LEXINGTON COUNTRY CLUB
1,500 HOMES

DOLLAR TREE Walgreens

Walmart

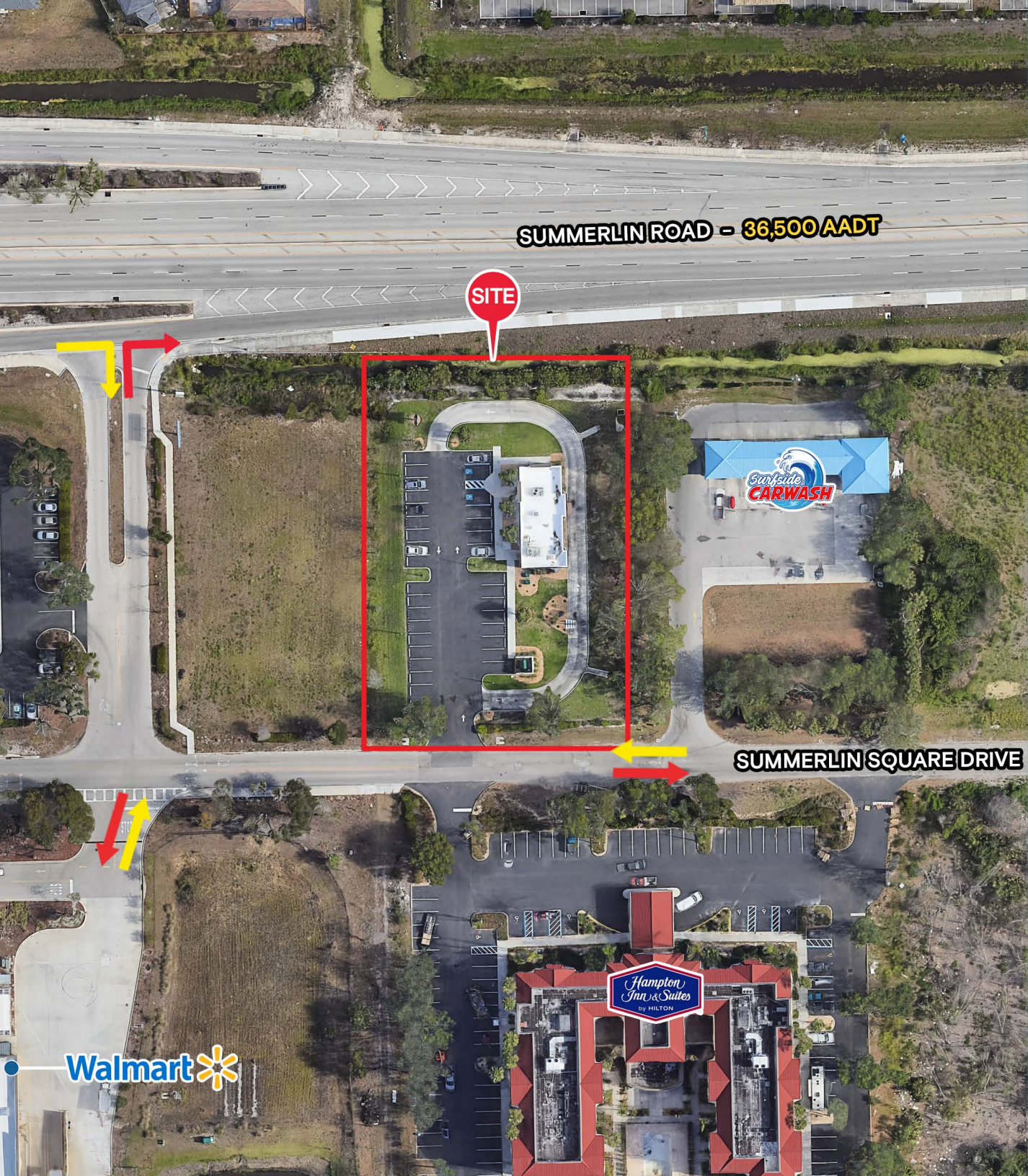


Publix

SANIBEL & CAPTIVA

FORT MYERS BEACH





SUMMERLIN ROAD - 36,500 AADT

SITE

SUMMERLIN SQUARE DRIVE

Walmart

Hampton Inn & Suites by HILTON

Contact Broker

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The information herein was obtained from third parties and has not been independently verified by Katz & Associates. Any and all interested parties should have their choice of experts inspect the property and verify all information. Katz & Associates makes no warranties or guarantees as to the information given to any prospective buyer or tenant. REV: 01.09.25