

FOR GROUND LEASE

WALMART OUTPARCEL ON ±0.97 ACRES

17105 San Carlos Boulevard, Fort Myers, FL 33931



EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

Daniel Solomon, CCIM
PRINCIPAL
danielsolomon@katzretail.com
(954) 401-2181

David Emihovich
MANAGING PARTNER
demihovich@katzretail.com
(561) 869-4345

Property Overview

HIGHLIGHTS

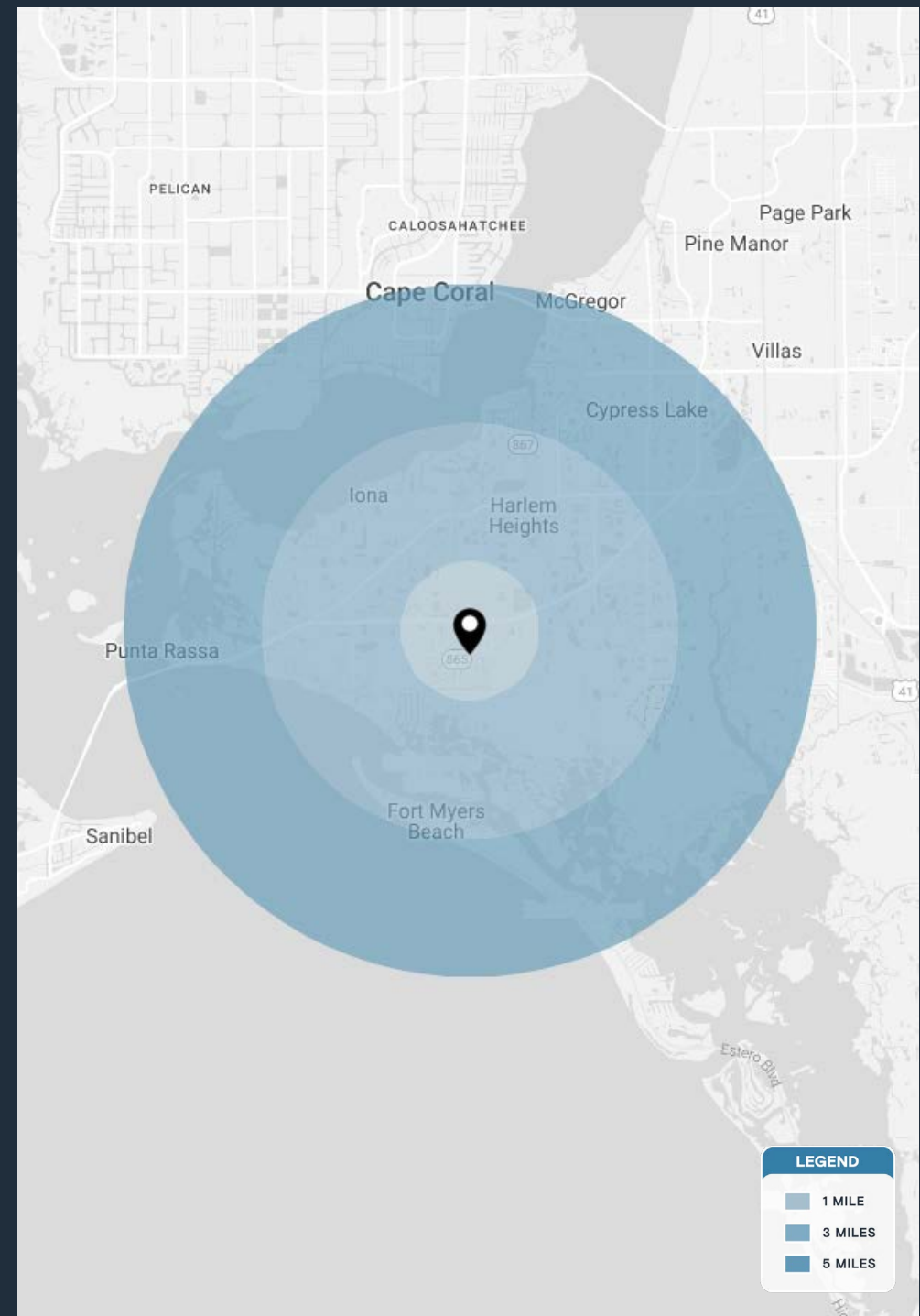
- ±0.97 acres for ground lease
- Outparcel to **Walmart***
- 36,500 AADT on Summerlin Road
- Surrounded by national tenants
- Nearly 69,000 people in 5 miles
- Over \$104,000 average household income in 5 miles

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	4,513	32,766	68,781
HOUSEHOLDS	2,626	16,262	34,842
EMPLOYEES	4,309	30,023	62,917
AVERAGE HH INCOME	\$79,710	\$102,145	\$104,602

DEMOGRAPHICS

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	7,987	41,822	75,199
HOUSEHOLDS	4,588	20,879	38,378
EMPLOYEES	30,144	57,739	68,834
AVERAGE HH INCOME	\$85,534	\$102,970	\$99,912



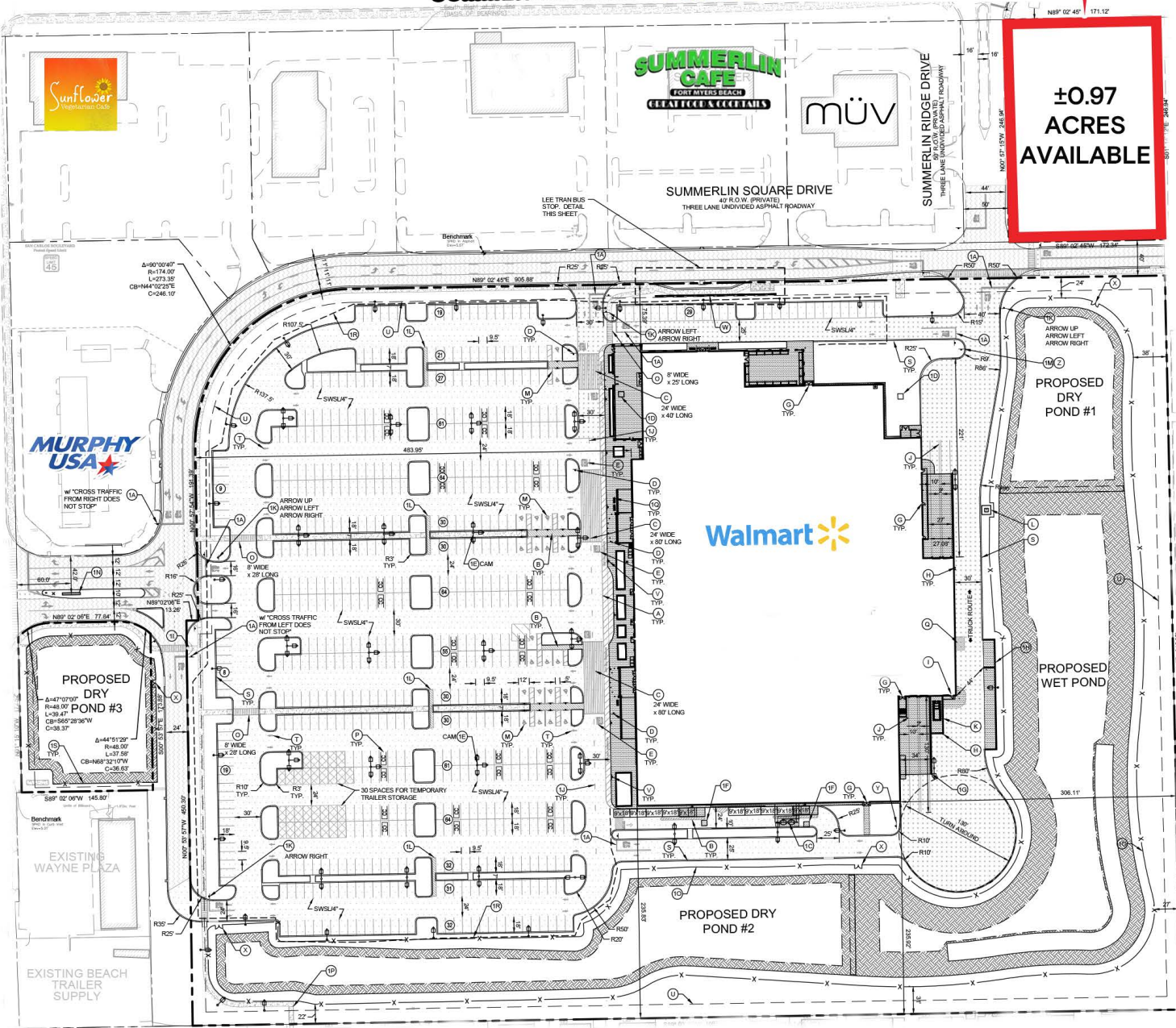


SUMMERLIN ROAD - 36,500 AADT



**±0.97
ACRES
AVAILABLE**

SAN CARLOS BOULEVARD - 23,000 AADT





planet fitness

GLADIOLUS GATEWAY
Publix

SUMMERLIN CROSSINGS
Publix

BIG LOTS!
CVS

Advanced Auto Parts

Walgreens

bealls
Pet Super market

PLAZA AT ISLAND PASS
TARGET
PET SUPPLIES PLUS
DOLLAR TREE

ACE
The helpful place.

HEALTHPARK MEDICAL CENTER
460 BEDS

Walgreens

MCGREGOR BOULEVARD - 17,000 AADT

SAN CARLOS BOULEVARD - 23,000 AADT

SUMMERLIN ROAD - 36,500 AADT

VILLAGE SHOPPES AT HEALTHPARK
CRUNCH

DOLLAR GENERAL

publix

SITE

CVS

ABC

ALDI

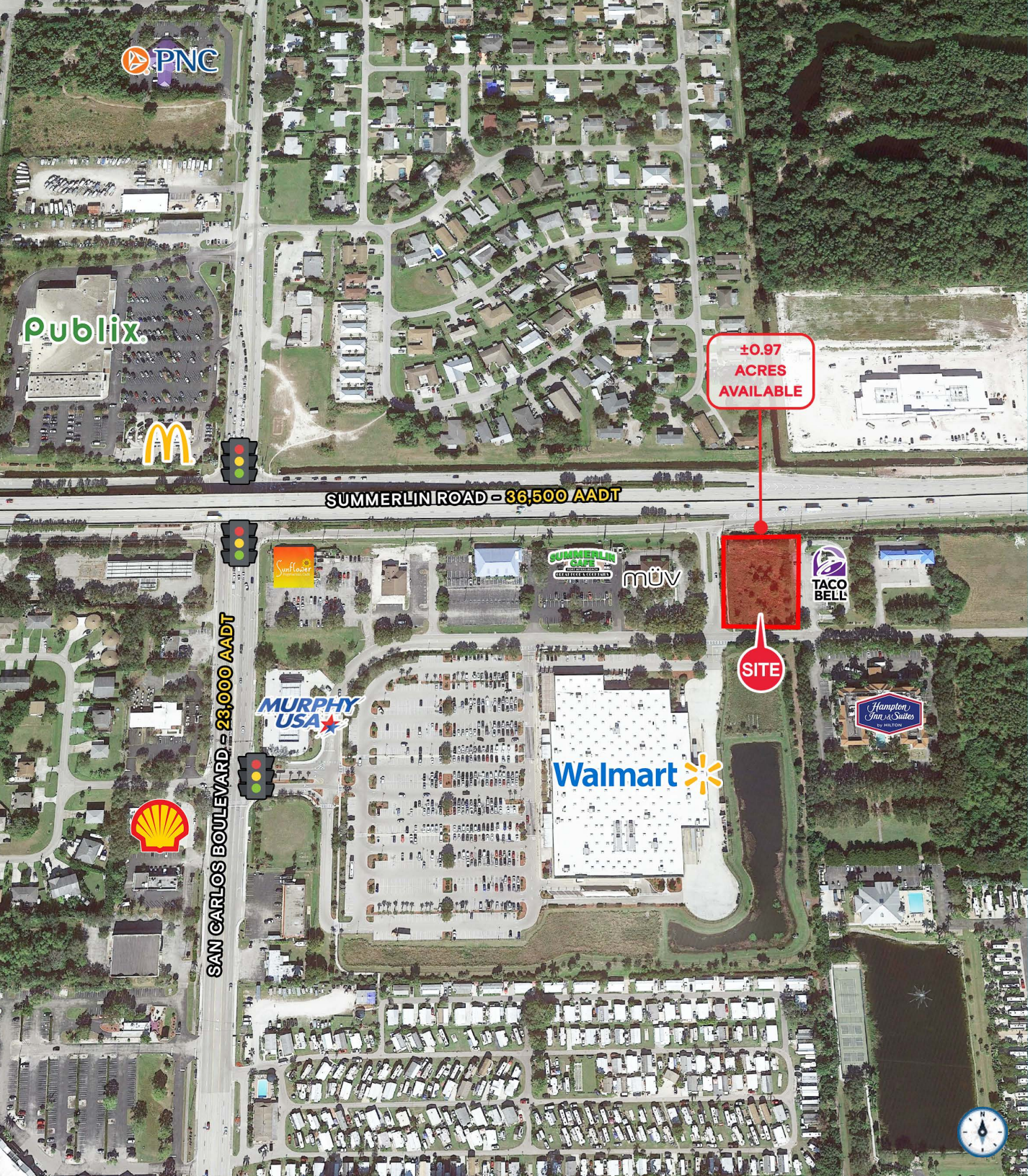
DOLLAR TREE

LEXINGTON MIDDLE SCHOOL
1,118 STUDENTS

Walgreens

Walmart





Contact Brokers

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