

FOR LEASE | SUBLEASE

±3,219 SF FREESTANDING BUILDING ON 1.11 ACRES

9975 CORKSCREW ROAD, ESTERO, FL

OPERATING BUSINESS -
DO NOT DISTURB



LOCATED AT SIGNALIZED INTERSECTION

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES


RETAIL REAL ESTATE ADVISORS

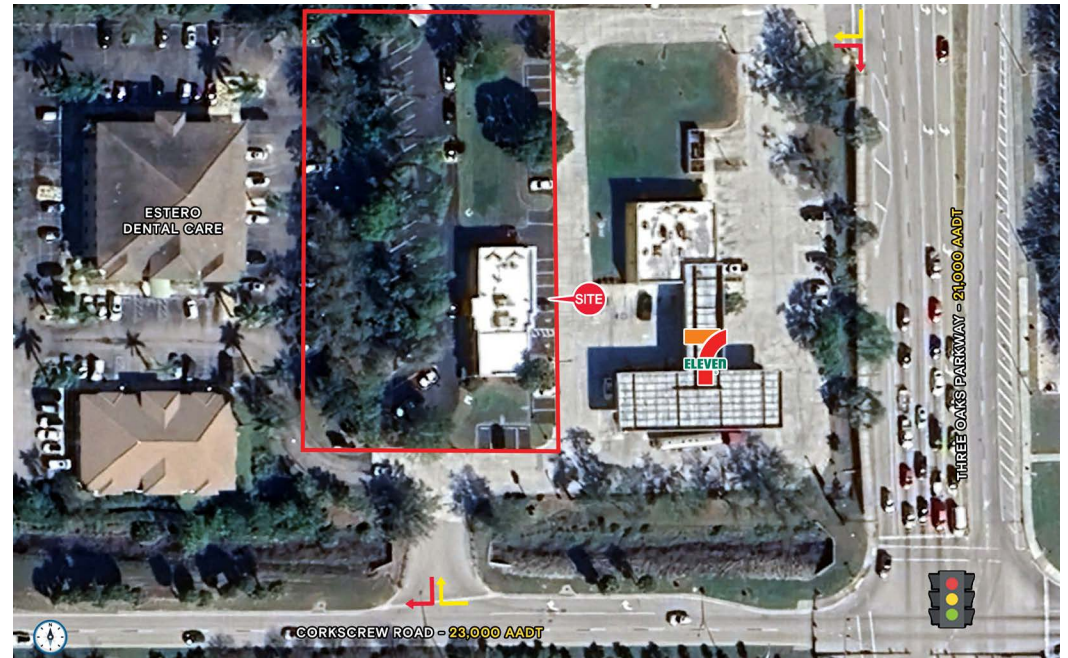
ERIC SPRITZ
VICE PRESIDENT
ericspritz@katzretail.com
(954) 296-5861

DAVID EGGNATZ
VICE PRESIDENT
davideggatz@katzretail.com
(954) 579-2927

PROPERTY OVERVIEW

HIGHLIGHTS

- ±3,219 SF freestanding building for lease/sublease
- Existing drive-thru and ample parking
- Signalized intersection
- Approximately 44,000 cars per day at the intersection
- Adjacent to 
- Join area retailers:



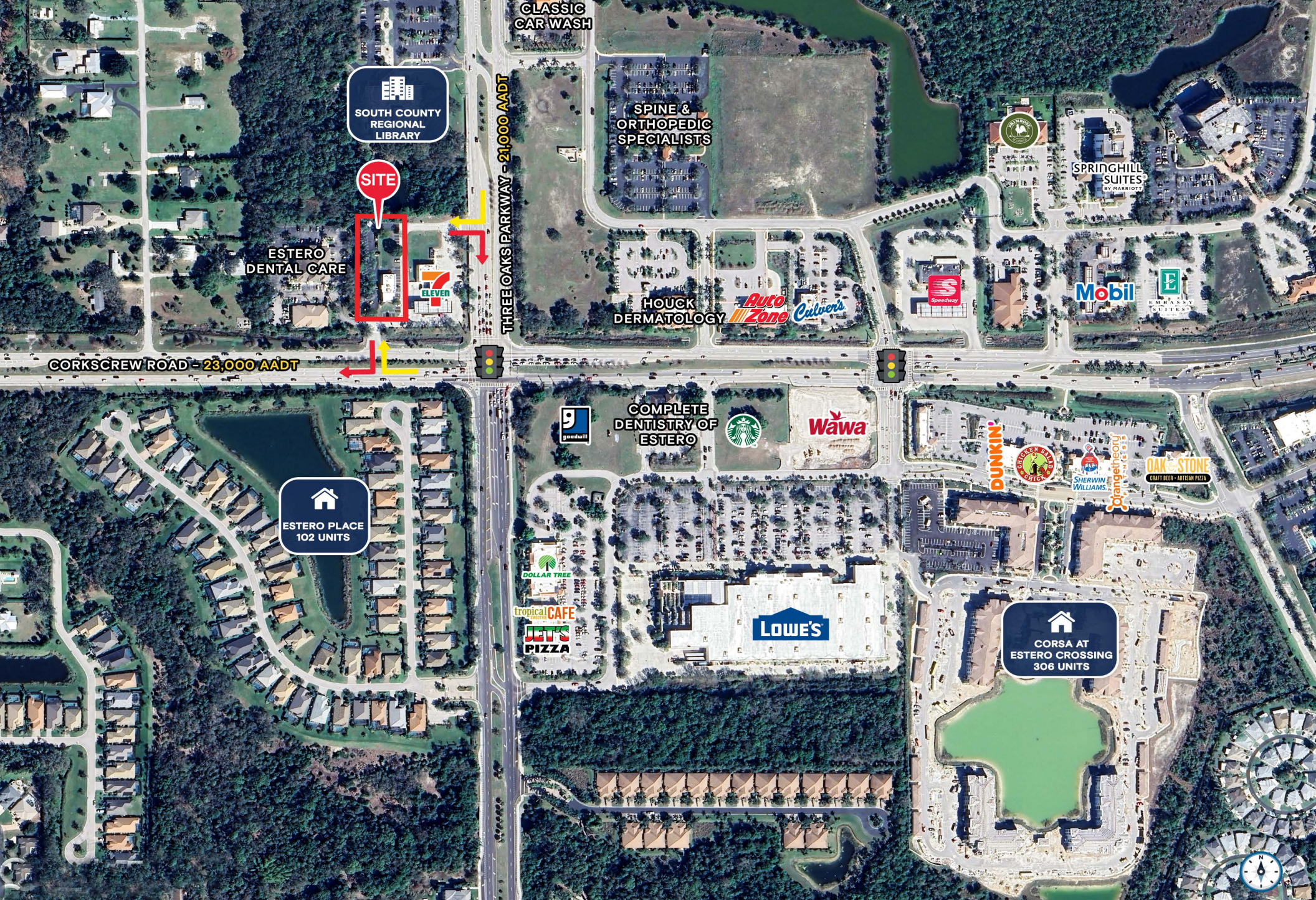
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	6,616	47,780	89,963
HOUSEHOLDS	3,267	20,476	38,225
DAYTIME EMPLOYEES	5,843	42,816	78,956
AVERAGE HH INCOME	\$93,227	\$122,857	\$127,822

	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	18,529	77,350	121,001
HOUSEHOLDS	8,697	32,226	51,322
DAYTIME EMPLOYEES	16,515	67,474	105,620
AVERAGE HH INCOME	\$111,128	\$119,439	\$123,016



9975 CORKSCREW ROAD | EXECUTIVE SUMMARY



**SOUTH COUNTY
REGIONAL
LIBRARY**

SITE

**ESTERO
DENTAL CARE**

**7
ELEVEN**

THREE OAKS PARKWAY - 21,000 AADT

**CLASSIC
CAR WASH**

**SPINE &
ORTHOPEDIC
SPECIALISTS**

**HOUCK
DERMATOLOGY**

**Auto
Zone**

Carlson's

Speedway

**SPRINGHILL
SUITES
BY HARRIOTT**

Mobil

**WALMART
CITY CENTER**

CORKSCREW ROAD - 23,000 AADT

**ESTERO PLACE
102 UNITS**

**9
goodwill**

**COMPLETE
DENTISTRY OF
ESTERO**

Starbucks

Wawa

DUNKIN'

**BUCKLE UP
RESTAURANT
& CATERING**

**SHERWIN
WILLIAMS**

**Solano
theology
ESTERO**

**OAK & STONE
CRAFT BEER - ARTISAN PIZZA**

DOLLAR TREE

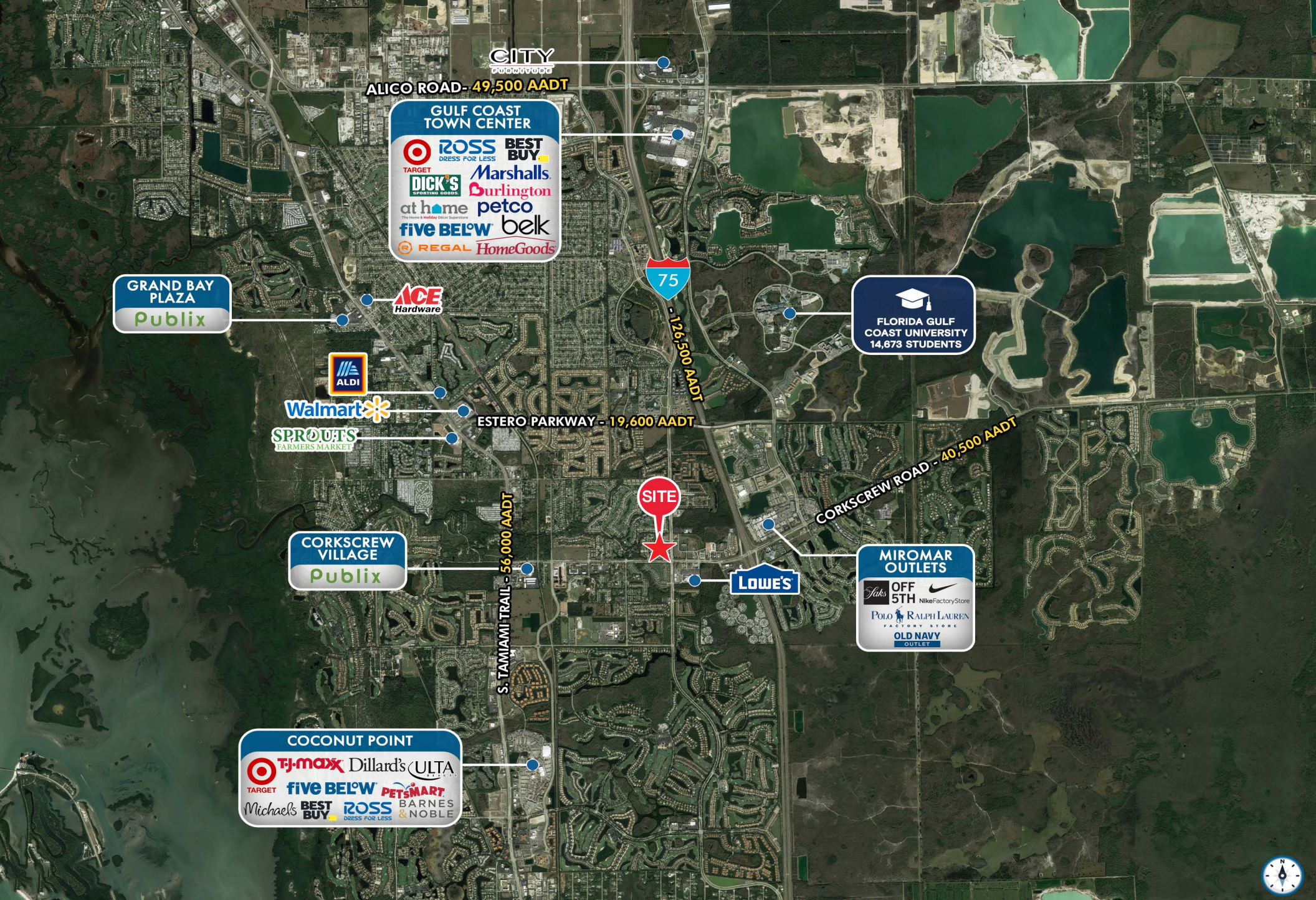
**tropical
CAFE**

**JET'S
PIZZA**

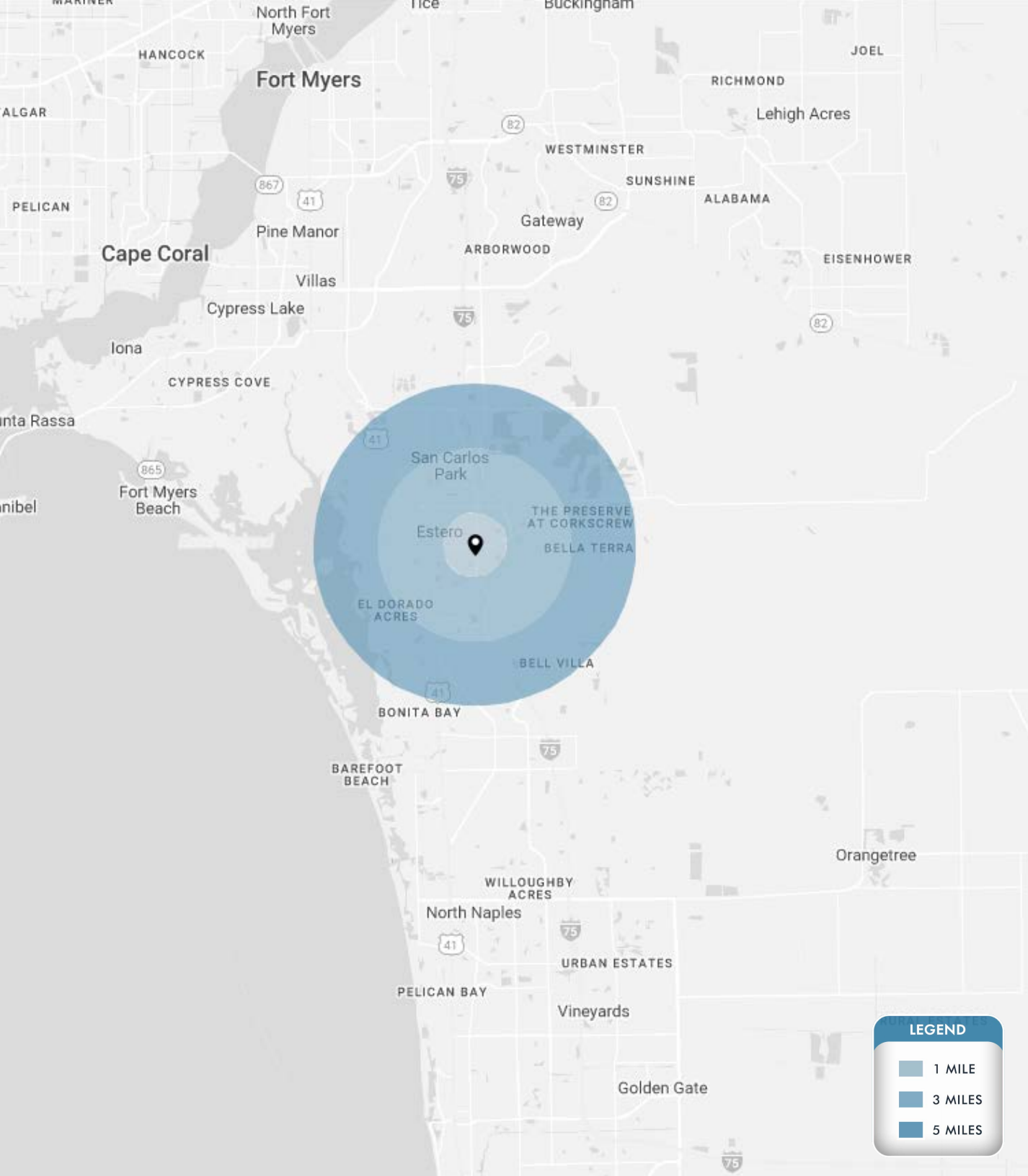
LOWE'S

**CORSA AT
ESTERO CROSSING
306 UNITS**

9975 CORKSCREW ROAD | CLOSE INTERSECTION AERIAL



9975 CORKSCREW ROAD | MARKET AERIAL



CONTACT AGENTS

ERIC SPRITZ
 VICE PRESIDENT
 ericspritz@katzretail.com
 (954) 296-5861

DAVID EGGNATZ
 VICE PRESIDENT
 davideggnatz@katzretail.com
 (954) 579-2927



KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

katzretail.com

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: 08.29.24