

FOR LEASE | FOR SUBLEASE | FOR SALE

# ±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**


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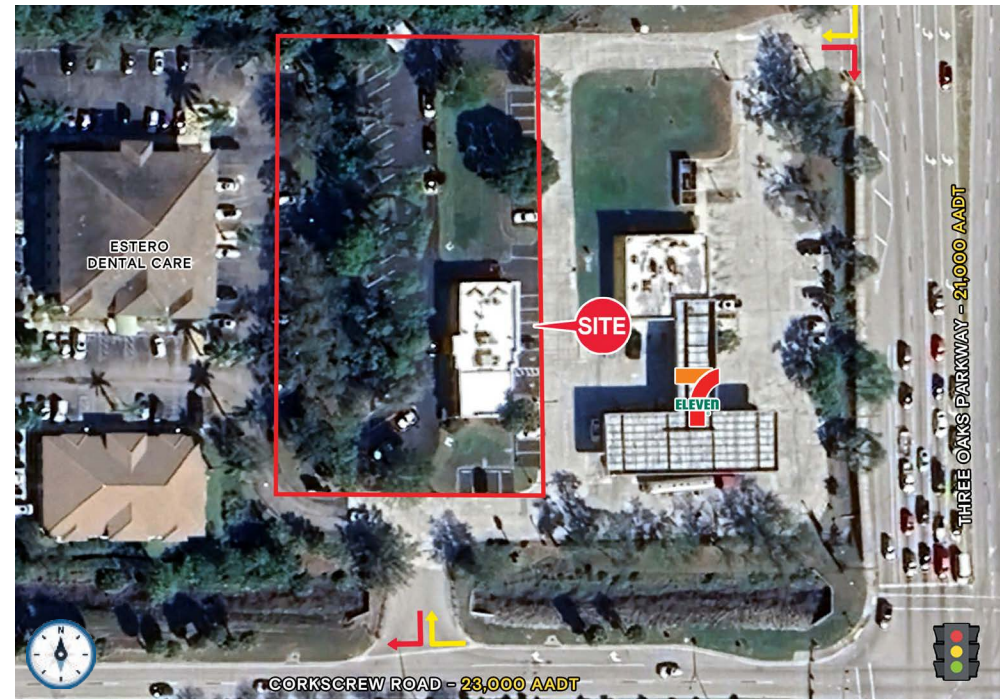
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# Property Overview

## HIGHLIGHTS

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



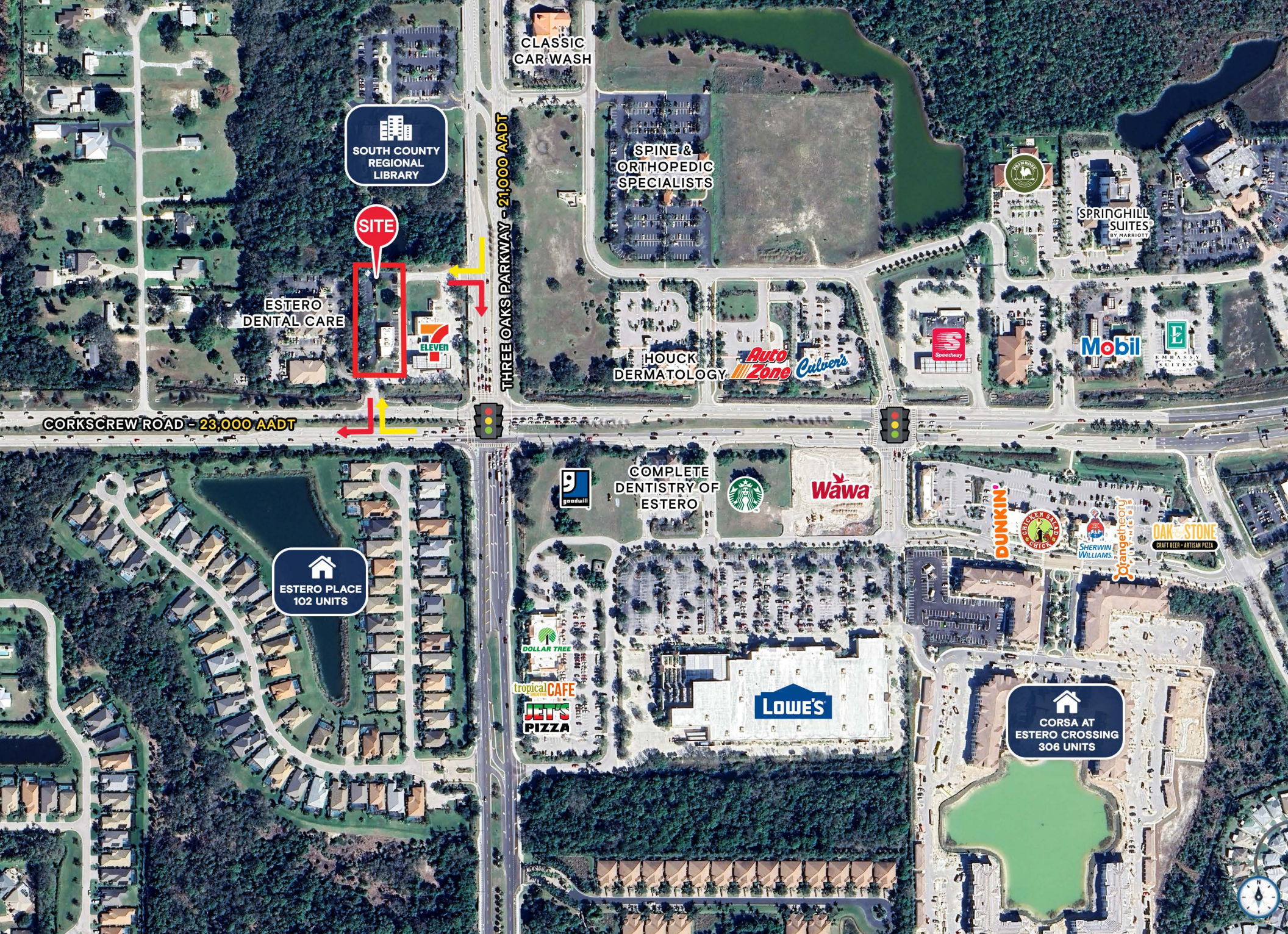
## DEMOGRAPHICS

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

## DEMOGRAPHICS

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





**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**

**Culver's**

**Speedway**

**SPRINGHILL  
SUITES  
BY HARRIOTT**

**Mobil**

**EMBASSY  
SUITES**

**CORKSCREW ROAD - 23,000 AADT**

**ESTERO PLACE  
102 UNITS**

**goodwill**

**COMPLETE  
DENTISTRY OF  
ESTERO**

**Starbucks**

**Wawa**

**DUNKIN'**

**CRACKER BARREL  
OLD FASHIONED  
STEAK HOUSE**

**SHERWIN  
WILLIAMS**

**Orange Theory  
Fitness**

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

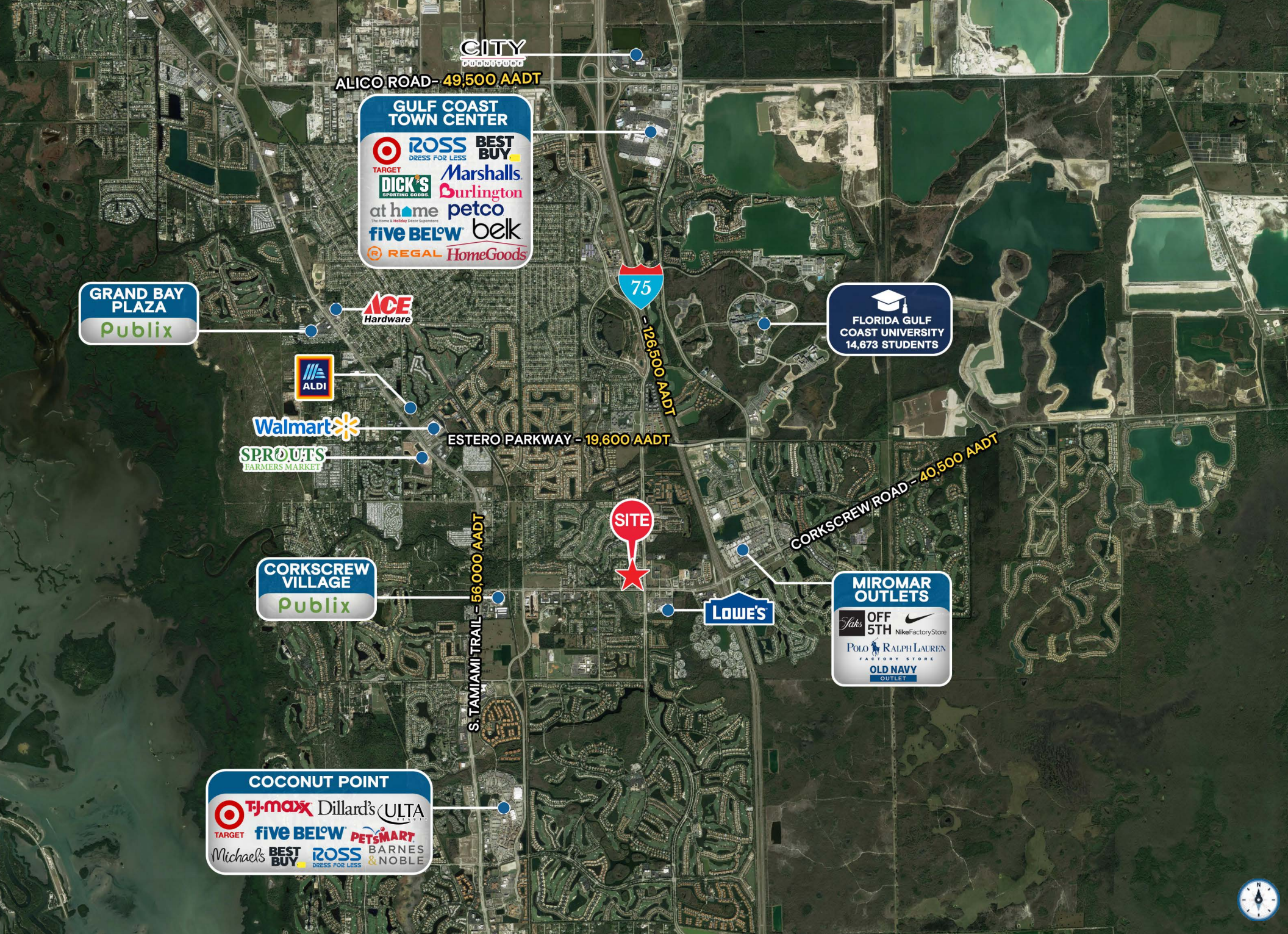
**DOLLAR TREE**

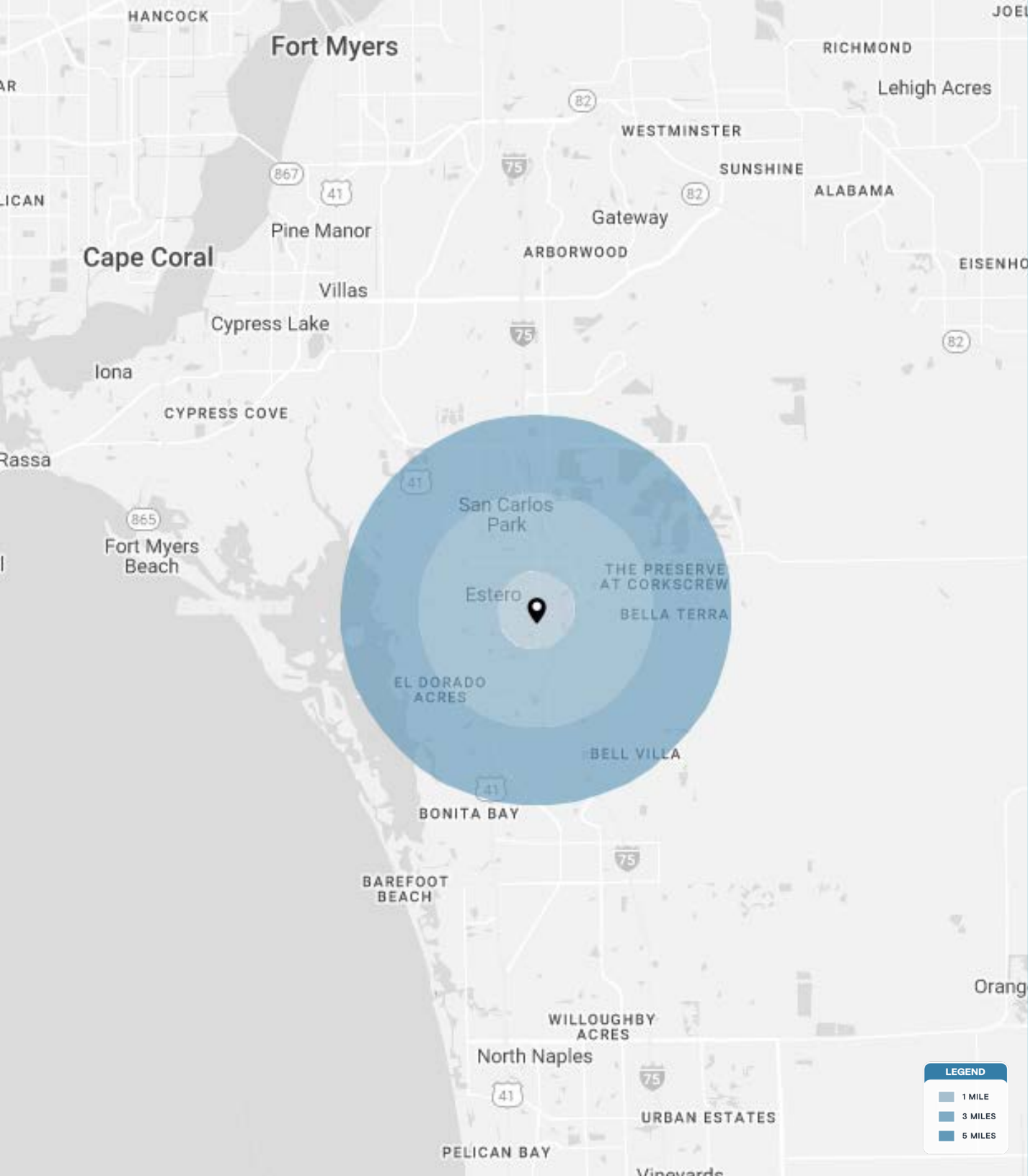
**tropical CAFE**

**LET'S  
PIZZA**

**LOWE'S**

**CORSA AT  
ESTERO CROSSING  
306 UNITS**





# Contact Brokers

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**LEGEND**

- 1 MILE
- 3 MILES
- 5 MILES

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: 11.08.24