

# 8156 Alico Rd. Fort Myers, FL



**CUSHMAN &  
WAKEFIELD**

COMMERCIAL  
PROPERTY  
SOUTHWEST FLORIDA



## FOR LEASE

### Property Highlights

- New construction with 2025 delivery
- Corner lot location with signage and ample parking
- Delivered in vanilla shell condition with ADA-compliant bathrooms, impact glass, mezzanine options, and tenant-controlled HVAC
- Strong population and commercial growth within the S Ft Myers / San Carlos submarket
- Ability to accommodate a diverse tenant mix

#### GLA

± 1,580 SF

#### PROPERTY TYPE

Retail

#### YEAR BUILT

2025

#### PARKING

75 Spaces

#### ZONING

C-1A

#### SUBMARKET

S. Ft. Myers / San Carlos

Better never settles

**GARY TASMAN**  
CEO / Principal Broker  
(239) 489-3600  
[gtasman@cpswfl.com](mailto:gtasman@cpswfl.com)

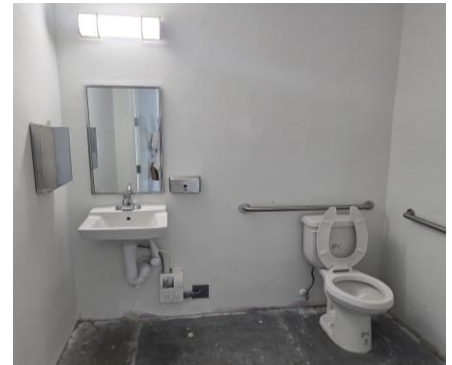
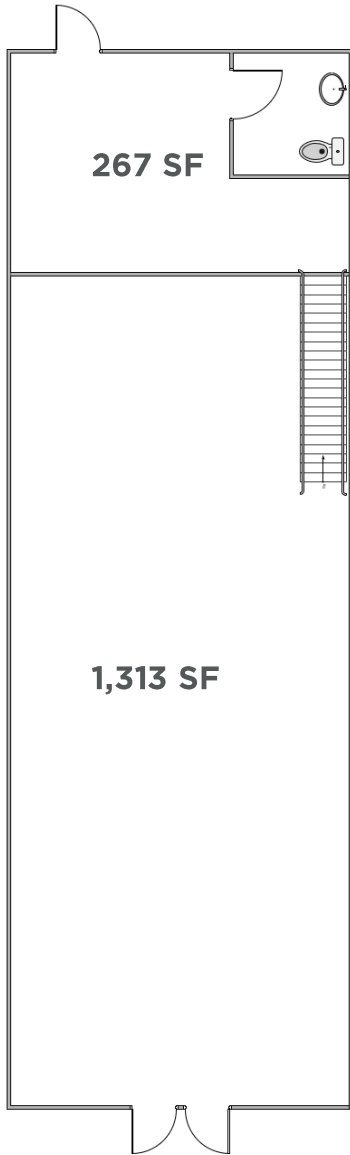
**VANESSA TYLER**  
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## Unit Highlights

- 267 SF mezzanine
- 1,313 SF open floor plan
- ADA-compliant restroom
- Unit delivered as vanilla shell

| Unit | Unit SF  | Lease Rate | CAM    | Monthly Rent |
|------|----------|------------|--------|--------------|
| 6    | 1,580 SF | \$35.00    | \$6.50 | \$5,464.17   |

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## CENTRAL LOCATION:

LOCATED ALONG A HIGH-TRAFFIC COMMERCIAL CORRIDOR WITH EXCELLENT VISIBILITY AND EASY ACCESS TO I-75 AND SOUTHWEST FLORIDA INTERNATIONAL AIRPORT. ITS PROXIMITY TO MAJOR EMPLOYMENT CENTERS AND NEARBY RESIDENTIAL COMMUNITIES MAKES IT A STRONG LOCATION FOR RETAIL AND SERVICE USERS.

| 2024 Demographics                  | 2-Miles  | 5-Miles   | 10-Miles |
|------------------------------------|----------|-----------|----------|
| Total Population                   | 21,298   | 88,940    | 351,496  |
| Total Households                   | 7,911    | 39,240    | 159,032  |
| Avg. Household Income              | \$90,732 | \$100,666 | \$95,497 |
| Annual Population Growth 2024-2029 | 3.4%     | 3.8%      | 3.9%     |

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