

# 8156 Alico Rd. Fort Myers, FL



**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

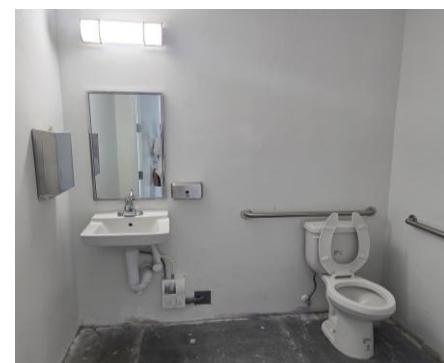
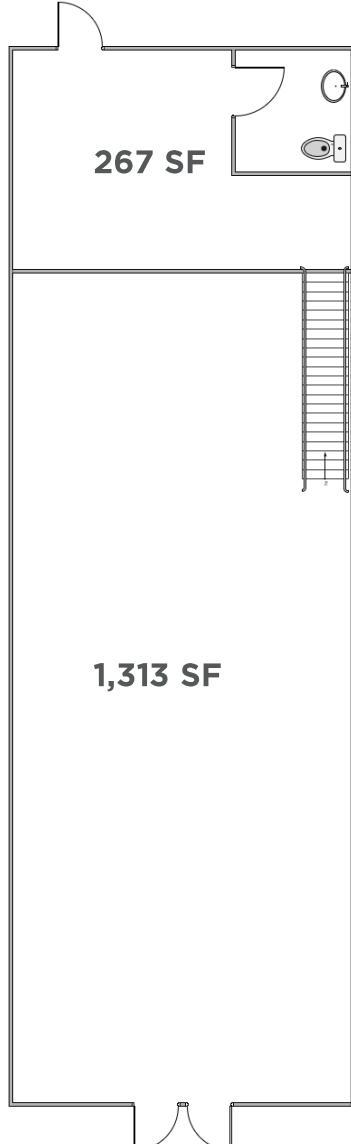
GLA	<u>±</u> 1,580 SF
PROPERTY TYPE	Retail
YEAR BUILT	2025
PARKING	75 Spaces
ZONING	C-1A
SUBMARKET	S. Ft. Myers / San Carlos

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PROPERTY  
SOUTHWEST FLORIDA



## 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

Better never settles

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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
<b>Total Population</b>	21,298	88,940	351,496
<b>Total Households</b>	7,911	39,240	159,032
<b>Avg. Household Income</b>	\$90,732	\$100,666	\$95,497
<b>Annual Population Growth 2024-2029</b>	3.4%	3.8%	3.9%

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