

The Colliers logo consists of the word "Colliers" in a white serif font, centered within a blue rectangular box. Below the text is a horizontal bar with three segments of color: yellow, red, and blue.

Accelerating success.

FOR LEASE —

Plymouth & Regal Plaza

15200, 15248, 15250 S. Tamiami Trail
Fort Myers, FL

- US 41 exposure
- At signalized intersection
- Retail, Office, medical, Service use
- Unit with outdoor playground

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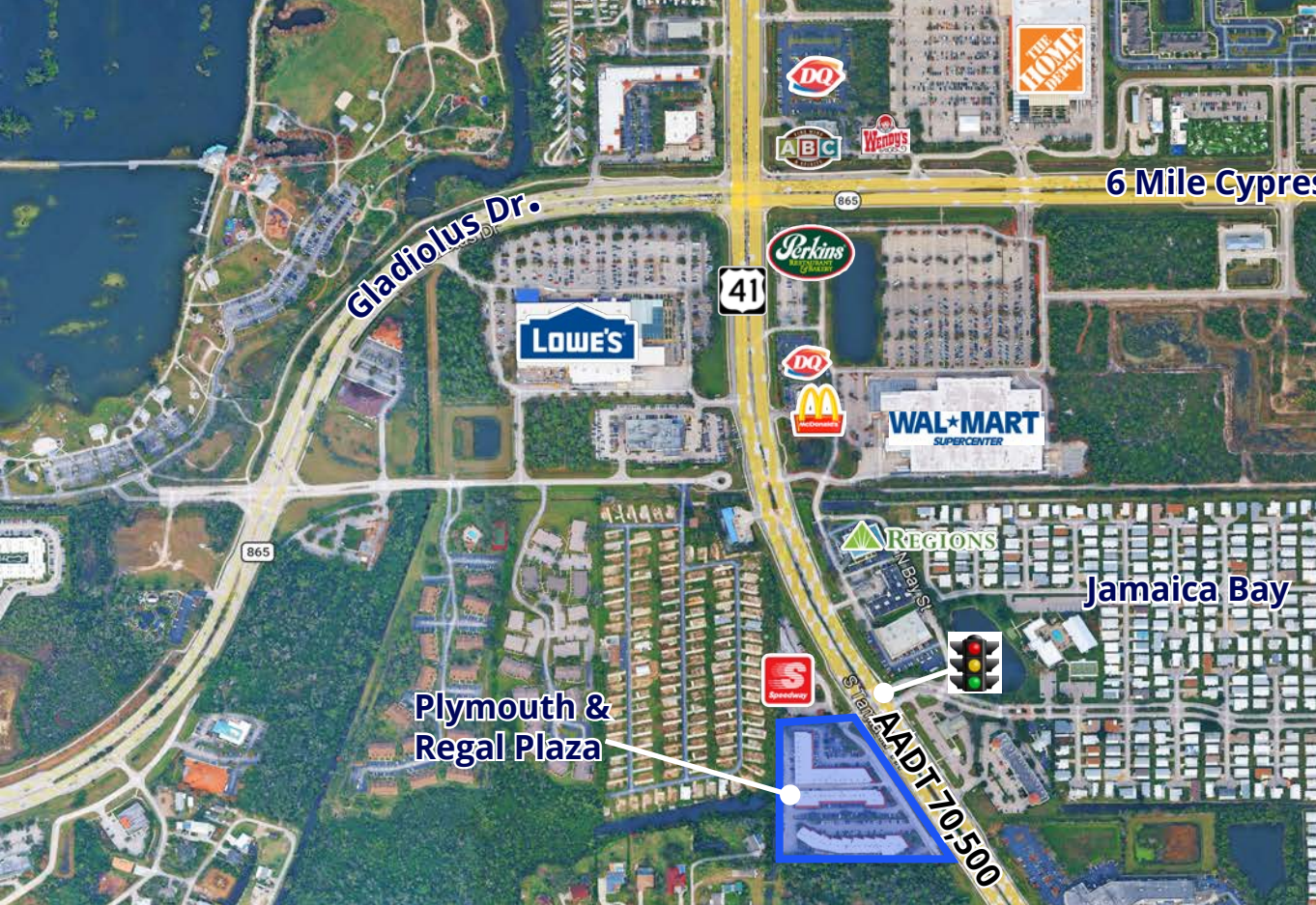
Property Overview

Highlights

Plymouth & Regal Plaza is a multi-building neighborhood retail center comprised of three single-story buildings strategically positioned along South Tamiami Trail (US-41), one of Southwest Florida's most heavily traveled commercial corridors. The plaza is ideal for retail, restaurant, and personal service users seeking direct highway presence and is designed to serve the surrounding residential communities.

Address	15200, 15248 and 15250 S. Tamiami Trail, Fort Myers, FL 33908	
Plaza GLA	70,000± SF	
Building Area	Plymouth: 15200 & 15248 S. Tamiami Tr.	44,462 SF
	Regal: 15250 S. Tamiami Tr.	25,108 SF
Availability	From 850 SF to 7,651 SF. Unit with playground.	
Tenant Mix	Harold's, Black Tie Tuxedos, Kelly Nail Supplies, Pet Grooming, At Home Blinds & Decor, Bikram Yoga	
Signage	3 pylon signs & building signage	
Parking	Ample parking	
Access	At signalized intersection with 2 points of access and use of US 41 Service Road	





Location

Prime Location

Situated on South Tamiami Trail, US 41 prime north-south corridor in Fort Myers, at the signalized intersection with Jamaica Bay Boulevard.

Visibility

Direct frontage on US 41 with maximum visibility to passing traffic, dedicated turn lanes and access road -- US 41 Service Road. Pylon and building signage

Demographics

Strong demographics with steady population growth. Built-in customer base from surrounding residential neighborhoods and nearby retail anchors.

Demographics



Total Population

1-Mile: 5,855
3-Mile: 52,067
5-Mile: 124,923



Daytime Population

1-Mile: 10,052
3-Mile: 69,502
5-Mile: 153,960



Median Age

1 Mile: 66.4
3-Mile: 58.7
5-Mile: 54.6



Average HH Income

1 Mile: \$115,752
3-Mile: \$107,438
5-Mile: \$114,078



Households

1-Mile: 3,181
3-Mile: 26,754
5-Mile: 59,419



Traffic - AADT

US 41: 70,500

Availability

Tenant Roster

15200 S. Tamiami Trail

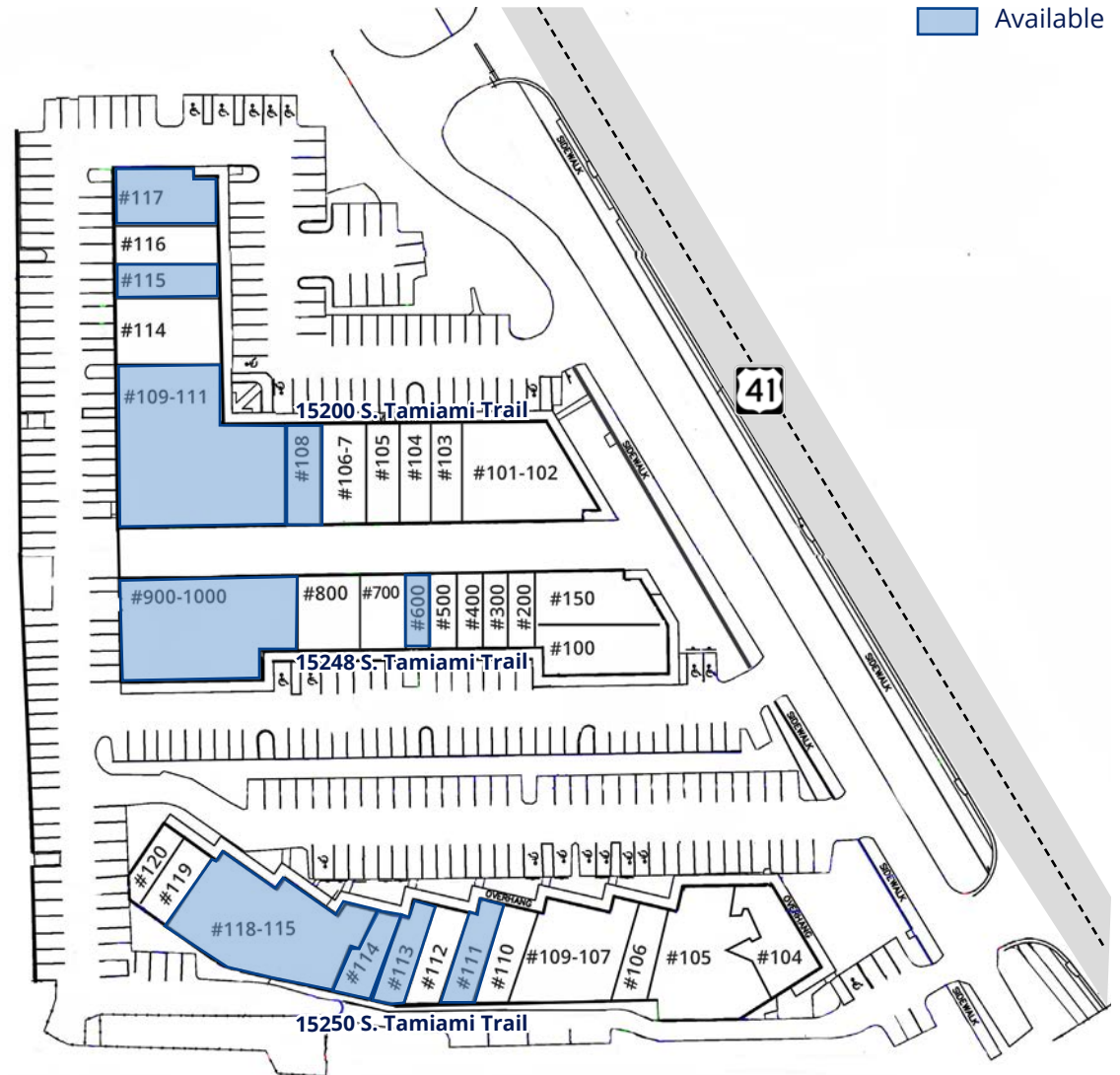
Unit #	Tenants	RSF
101-102	Kelly Nail Supply	4,700
103	2K Nail & Spa	1,200
104	Vindicated Wine	1,200
105	Hong Kong Therapy & Spa	1,600
106-7	For the Bride	2,000
108	Available	1,200
109-111	Available	7,651
114	Final Bar and Grill	2,600
115	Available	1,300
116	Moya-Prida MD	1,361
117	Available	2,000

15248 S. Tamiami Trail

Unit #	Tenants	RSF
150	Hertz Rental Car	1,950
100,200,300	Black Tie Tuxedos	3,350
400	All Pet Grooming	900
500	Y & D Insurance	900
600	Available	850
700	Bikram Yoga	1,800
800	At Home Blinds & Decor	2,300
900-1000	Available	5,600

15250 S. Tamiami Trail

Unit #	Tenants	RSF
104	Merlins Dream	2,010
105	At Home Blinds & Decor	4,100
106	Aux Delices	1,150
107-109	Harold's	3,650
110	Vino's Picasso	1,250
111	Available	1,250
112	Happy Life Movement	1,150
113	Available	1,250
114	Available	1,433
115-118	Available	5,915
	--outdoor playground	
119-120	Curtain Call Studios	1,950



Leasing Rates:

\$20.00/SF + \$6.78/SF NNN

Unit 117:

2,000 SF - End Cap

Features:

- Reception / waiting room
- Restrooms
- 6 offices
- Breakroom









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