For Lease

16,000 SF Anchor Box

Merchants Crossing
15201 N. Cleveland Avenue
N. Fort Myers, FL

Dannielle Robinson
Senior Vice President | Retail Services
+1 239 895 1052
dannielle.robinson@colliers.com

Fabienne Porter
Senior Client Service Specialist
+1 727 450 6961
fabienne.porter@colliers.com

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Property Profile

- 194,427 SF Regional Shopping Center
- Located at the signalized intersection of N. Cleveland Avenue (US 41) and Pine Island Avenue, across from WalMart Supercenter and adjacent to Bealls Department Store and Home Depot
- Multiple accesses
- 4 Pylon signs
- Anchor tenants: Home Centric, AMC Theatres, Planet Fitness, Dollar General

New residential development adjacent to the center completed and open for lease (280 units in 4 buildings with private clubhouse, pool cabana, dog park and other recreation areas)

Leasing Rate:

$18.00/SF - Anchor Box

$5.80/SF NNN

$25.00/SF - Inline

Availability

New - 280 Residential Units Open For Lease

Available

Tenant Roster

Unit	Tenant	Size (SF)
105	Perceptions Salon	2,557
110	Heavenly Pizza	1,500
115	American Medical Hearing Centers	1,500
200	Home Centric	33,000
300	**Available**	**2,274**
400	**Available**	**16,000**
450	Institute for Medical Aesthetics & Laser Image	3,310
500	Dollar General	9,690
601	Lee County Tax	7,720
606	State Farm	1,215
607	Edible Arrangements	1,215
608	Edouard Pack & Ship	1,215
609/10	Quest Diagnostics	2,430
611	Kava Culture	1,215
612	Cold Stone Ice Cream	1,250
800	AMC Theaters	54,805
905	Rosie's Cafe	3,100
925	Lighthouse Wigs	833
930	Means Chiropractic	833
935	Wang's Asian Express	1,943
945	Naples Vapor	833
950	Subway	1,110
955	**Available**	**833**
960	Discount Appliance	1,943
970	Nail Salon	833
1010	Planet Fitness	20,475
1020	Millennium Physician Group	20,795

Demographics & Location

Total Population
1-Mile: 4,124
3-Mile: 50,489
5-Mile: 136,863

Daytime Population
1-Mile: 4,637
3-Mile: 46,171
5-Mile: 133,440

Median Age
1 Mile: 53.5
3-Mile: 56.0
5-Mile: 48.8

Households
1-Mile: 1,916
3-Mile: 23,347
5-Mile: 58,285

Average HH Income
1 Mile: $58,024
3-Mile: $76,826
5-Mile: $82,770

Population Proj.(24-29)
1-Mile: 8.4%
3-Mile: 6.2%
5-Mile: 8.0%

The Alary at Merchants Crossing, 280-unit residential development now open for lease

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12800 University Drive | Suite 400
Fort Myers, FL 33907
P: +1 239 418 0300
colliers.com

Dannielle Robinson
Senior Vice President | Retail Services
+1 239 895 1052
dannielle.robinson@colliers.com[1]
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