

For Lease



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Property Highlights

Shopping Center located at the signalized intersection of Pelican Landing Parkway and US-41, adjacent to CVS Pharmacy.

- 32,670 SF Shopping center
- **97% leased**
- Diverse tenant mix
- Built in 2001
- Pylon & building signage
- Ample parking
- US 41 frontage
- Next to CVS Pharmacy



Area Demographics (2024)



Total Population

1-Mile: 4,273
3-Mile: 34,642
5-Mile: 79,934



Daytime Population

1-Mile: 6,872
3-Mile: 45,067
5-Mile: 92,836



Median Age

1 Mile: 71.0
3-Mile: 68.2
5-Mile: 64.7



Average HH Income

1 Mile: \$142,341
3-Mile: \$155,183
5-Mile: \$136,708



Households

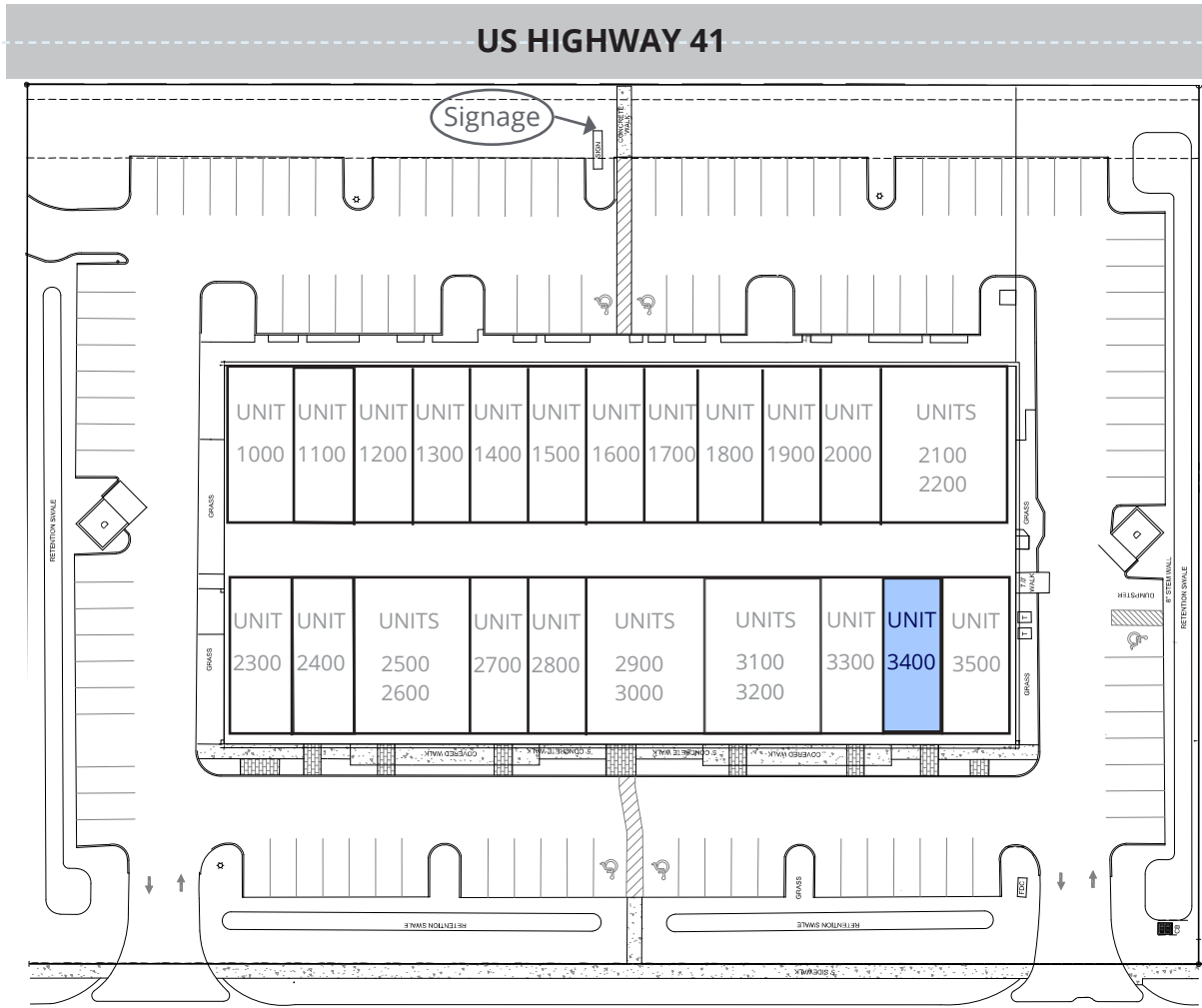
1-Mile: 2,401
3-Mile: 17,332
5-Mile: 38,768



Traffic - AADT

US 41: 48,500

Availability



Tenant Roster

Unit #	Tenant	SF
1000	Emergency Dental Care	1,750
1100	Goldflower	1,400
1200	AMHC Hearing	1,400
1300	Instant Imprints	1,400
1400	Pelican Nail Salon	1,400
1500	Platinum Coast Technology	1,400
1600	Jersey MikeTech	1,400
1700	Blind & Drapery Gallery	1,400
1800	Pelican Village Pharmacy	1,400
1900	Cutting Garage	1,400
2000	Batteries Plus	1,400
2100	Straight from New York Bagels	3,150
2300	Pool City	1,250
2400	Barbiana Beauty	1,000
2500	A Flower Boutique	2,000
2700	Pelican Clothing Alterations	1,000
2800	Tropical Insurance of Bonita Springs	1,000
3000	Telemundo of Florida	2,200
3100	Custom Floors Design	2,000
3300	The Cabinet Collection	1,000
3400	Available	1,000
3500	H&R Block	1,250

Leasing Rate:

\$23.00/SF + \$ 8.46 PSF Approx. CAM
(includes water)

Unit 3400

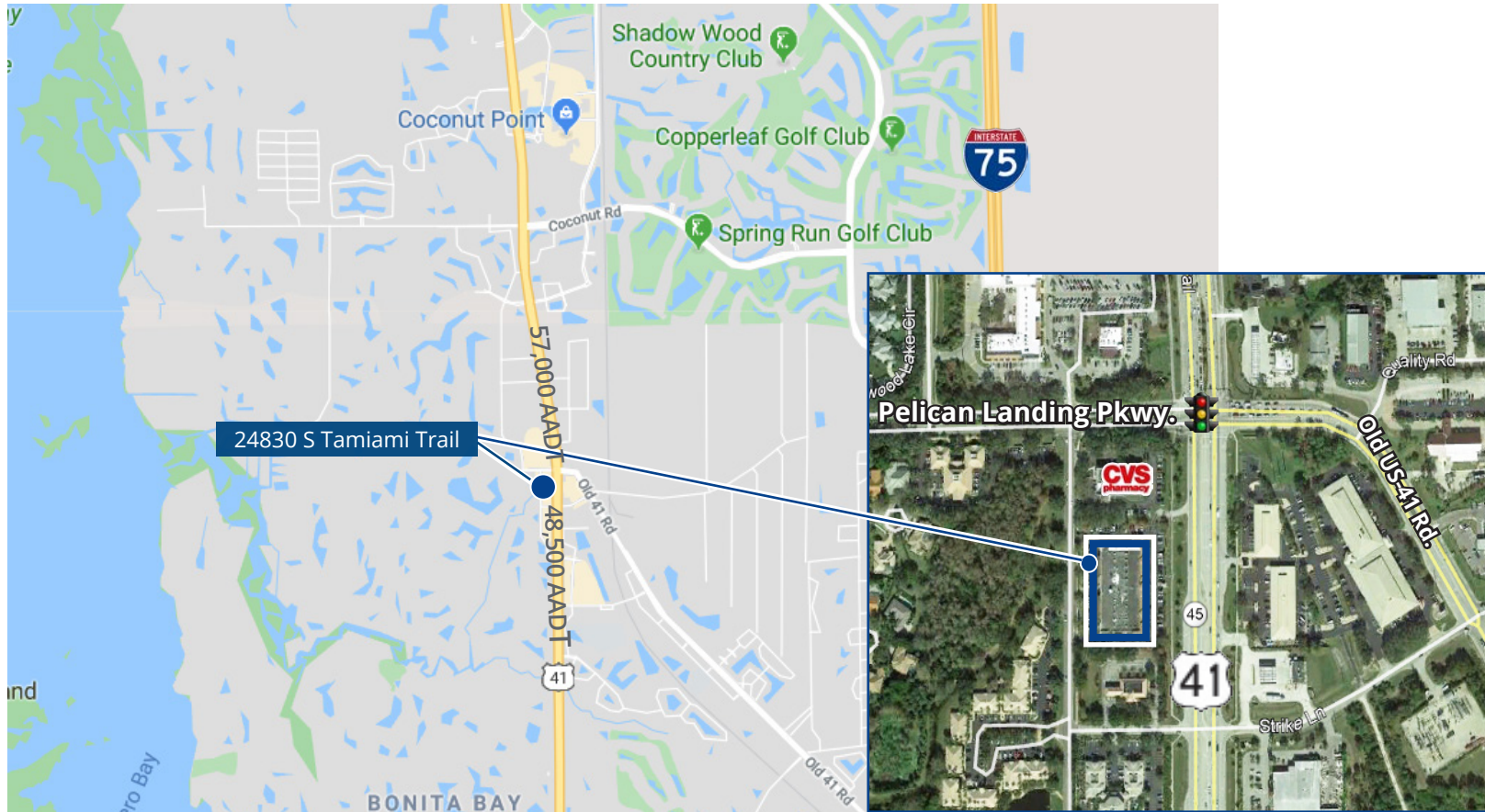
- Newly demised unit
- 1,000 SF
- Offices
- Storage room
- Restrooms
- Pylon signage available on US 41

Interior work negotiable



Location & Access

Prominent location at the signalized intersection of Pelican Landing Parkway and US-41, adjacent to CVS Pharmacy.



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Colliers Top 25 West & Central FL Broker (2024)

