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**FOR LEASE**

# Premium retail space available

**9995 Estero Oaks Drive**
**Fort Myers, FL**

**Dannielle Robinson**
Senior Vice President, Retail Services
+1 239 895 1052
dannielle.robinson@colliers.com
***Colliers Top 15 West & Central FL Brokers (2025)***

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




# New *Retail Center*

## 9995 ESTERO OAKS DRIVE, FORT MYERS, FL

| | |
|---|---|
| **Address** | 9995 Estero Oaks Drive<br>Fort Myers, FL 33967 |
| **Location** | Frontage on Three Oaks Parkway At the intersection of Three Oaks Parkway and Estero Oaks Drive |
| **Zoning** | C-2 - Commercial |
| **Land Area** | 1.53± AC |
| **Building Area** | 14,000 SF |
| **2 Access Points** | Estero Oaks Drive<br>Three Oaks Parkway |
| **Use** | Retail, restaurant, QSR, services, medical, office |
| **Signage** | Monument and building |
| **Year Built** | New construction - Q2 2027 |
| **Delivery Conditions** | Cold dark shell |

Located in the Fort Myers-Estero corridor, one of Southwest Florida's fastest growing commercial zones. With direct exposure on Three Oaks Parkway, surrounded by large established apartment communities and close proximity to FGCU student housing, the new retail shopping center is an ideal location for food, retail, fitness, medical, and personal services needs.

Leasing Rate:

- Inquire for base rent
- Est. $9.50 NNN

Estimated Delivery: Q2 2027

# Property *Availability*

## Property Features

- 14,000 SF building
- Multi-tenant building
- Contiguous units

## Availability

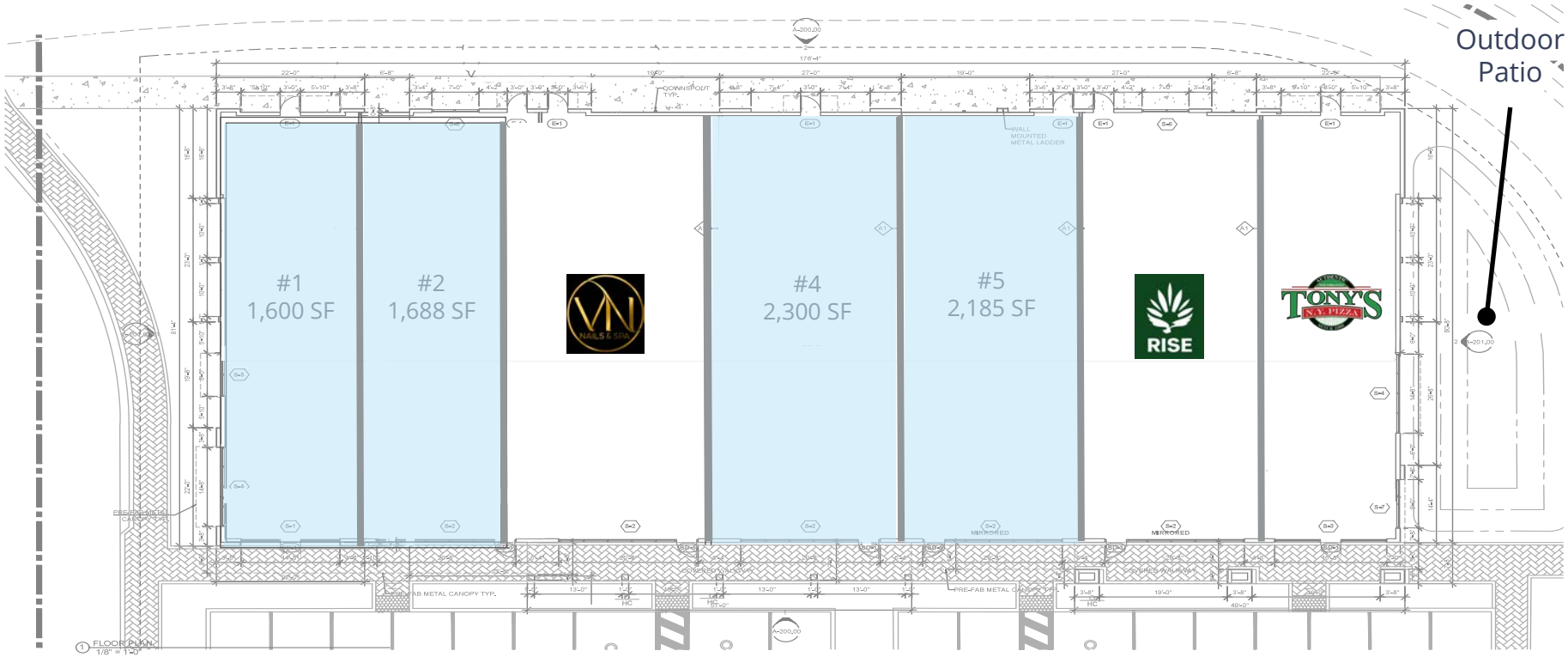
- 1 end cap unit from 1,600 SF
- In-line units from 1,688 SF
- Unit size: from 20’.0” x 80’.0” deep

## Signage

- Monument
- Building

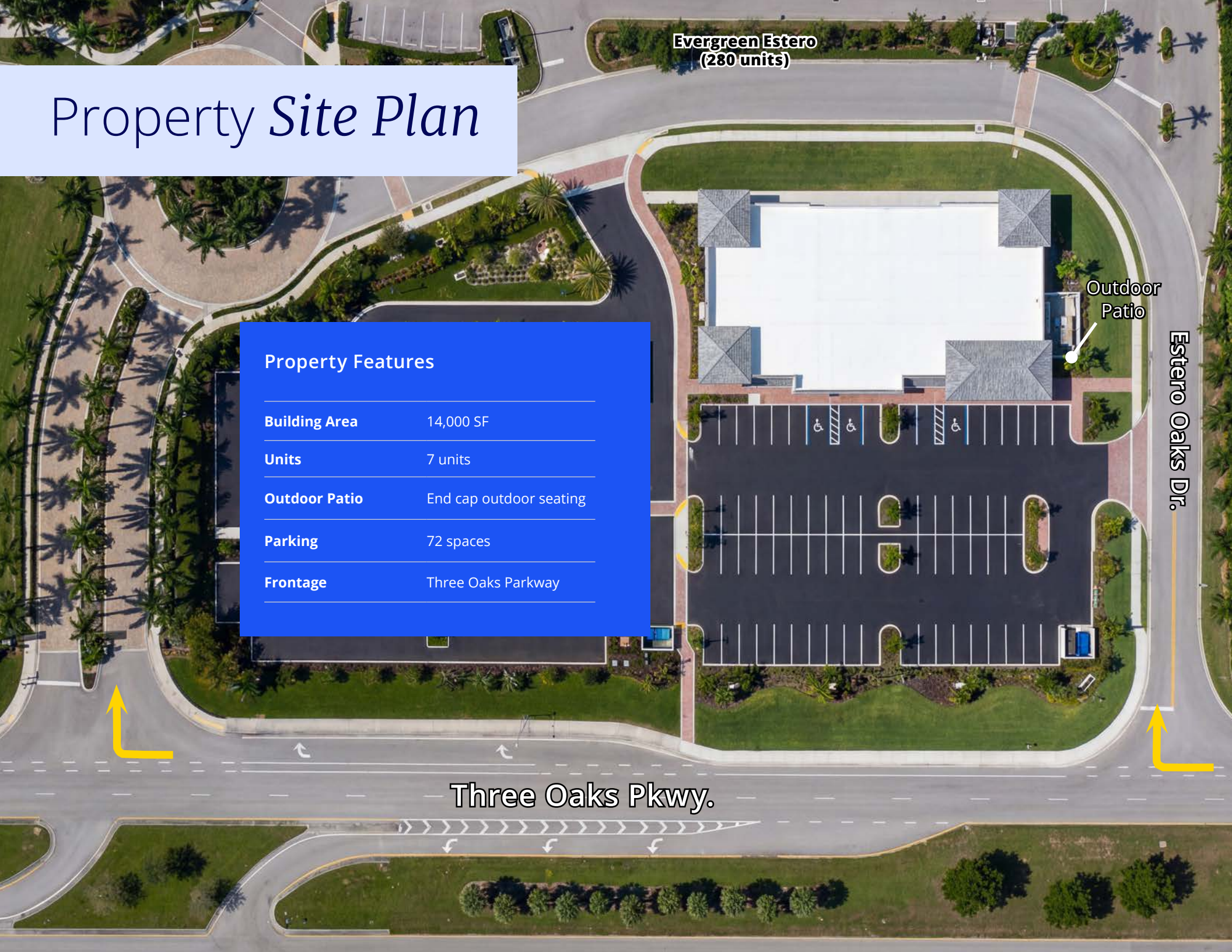
## Co-Tenant

- Tony’s New York Pizza
- VN Nails & Spa
- Rise




Available

# Property *Site Plan*

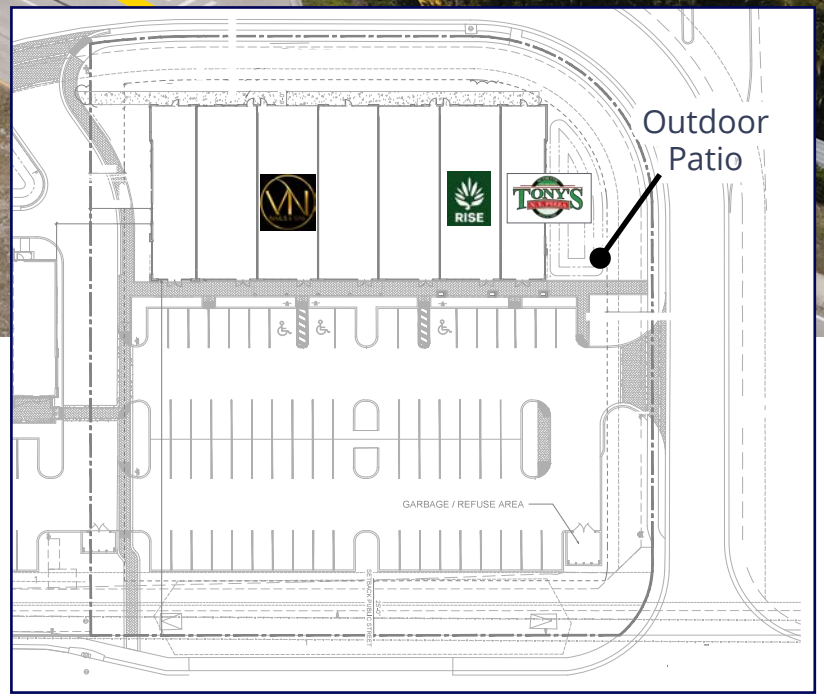



## Property Features

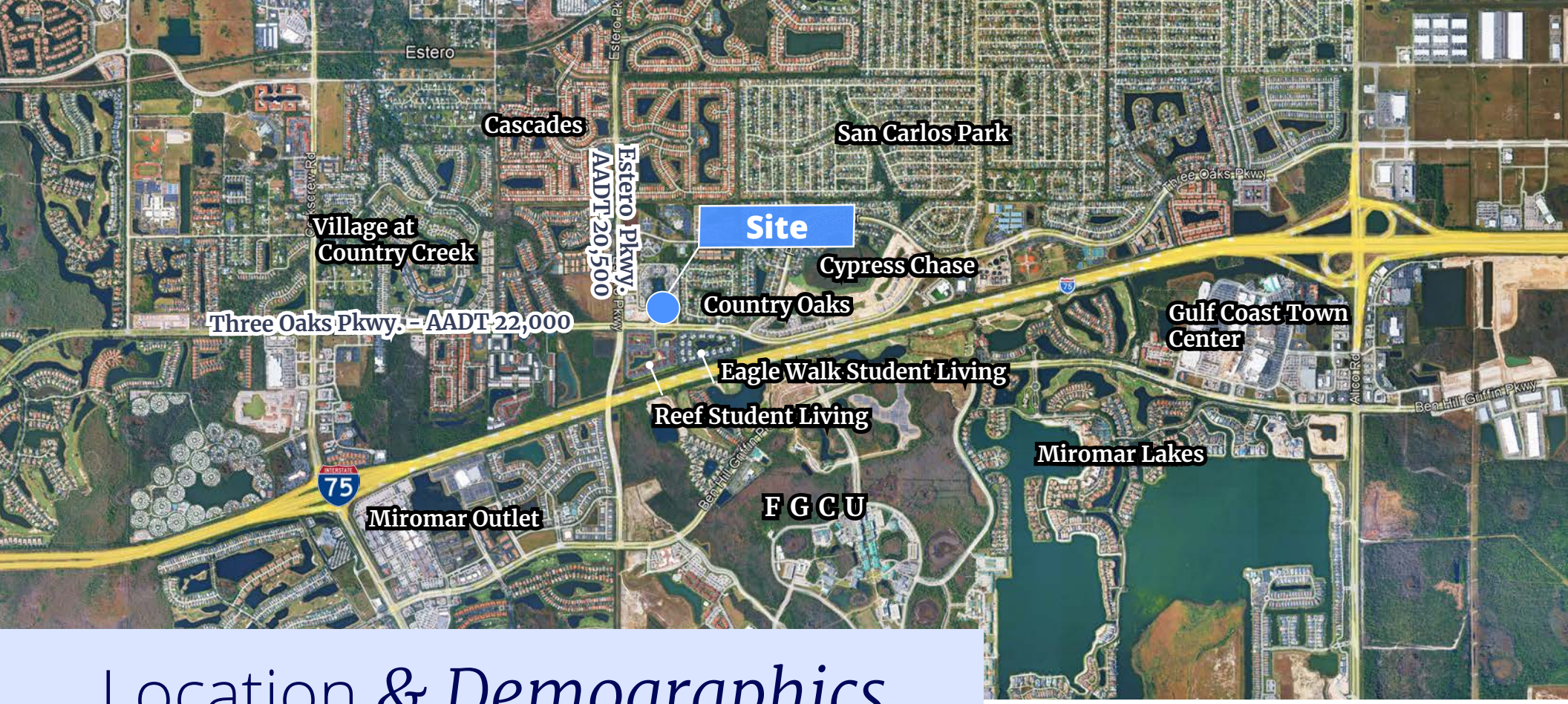
| | |
|---|---|
| **Building Area** | 14,000 SF |
| **Units** | 7 units |
| **Outdoor Patio** | End cap outdoor seating |
| **Parking** | 72 spaces |
| **Frontage** | Three Oaks Parkway |

# Property *Site Plan*




| | |
|---|---|
| **Building Area** | 14,000 SF |
| **Units** | 7 units |
| **Outdoor Patio** | At end cap |
| **Parking** | 72 spaces |
| **Frontage** | Three Oaks Parkway |




# Location *& Demographics*

- Strategically located on Three Oaks Parkway, at the intersection with Estero Oaks Drive for prominent exposure to residential and commuter traffic
- Surrounded by established apartment communities and student housing, the location provides a strong built-in customer base
- Limited retail options and immediate retailers
- Area characterized by middle-to-upper income household supporting discretionary spending and long-term retail sustainability

**Total Population**
1-Mile: 9,676
3-Mile: 59,338
5-Mile: 87,120

**Daytime Population**
1-Mile: 5,496
3-Mile: 58,760
5-Mile: 93,158

**Average HH Income**
1-Mile: $115,757
3-Mile: $127,534
5-Mile: $139,924

**Households**
1-Mile: 4,077
3-Mile: 24,178
5-Mile: 37,506

**Median Age**
1-Mile: 39.8
3-Mile: 44.3
5-Mile: 50.8

**Traffic on PKWYs.**
AADT
3 Oaks: 22,000
Estero: 20,500

# Contact *us*


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Senior Client Service Specialist
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**Colliers**
12800 University Drive | Suite 400
Fort Myers, FL 33907
+1 239 418 0300
colliers.com/southwestflorida


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