



Accelerating success.



Premium Retail for lease

9481 Bayshore Road
N. Fort Myers, FL

High Visibility Along Bayshore Road,
major access to I-75, minutes from
Babcock Ranch



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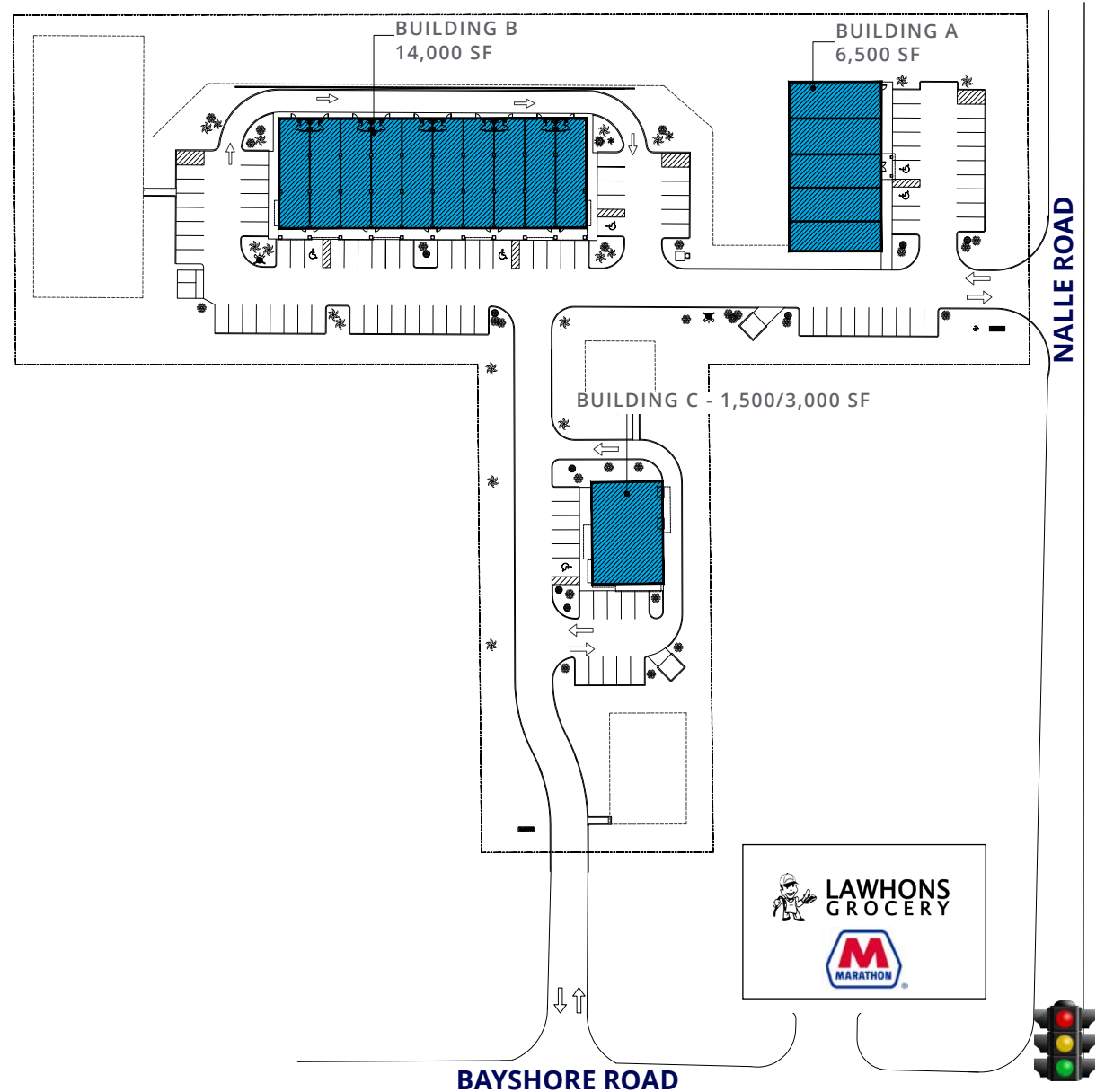
New Retail Center

9481 BAYSHORE RD., N. FORT MYERS, FL

Located in the rapidly growing North Fort Myers corridor, the property features excellent exposure along Bayshore Road with direct access to I-75. Supported by both local and neighborhood traffic, the area is emerging as major residential hub with multiple developments underway, while limited existing retail options make this site an ideal opportunity.

Address	9481 Bayshore Road N. Fort Myers, FL 33917
Location	At the intersection of Bayshore Road and Nalle Road
Zoning	CPD - Commercial Planned Development
Year Built	New construction - Q2 2027
3 Buildings	A: 6,500 SF - MTB
	B: 14,000 SF - MTB
	C: From 1,500 to 3,000 ± SF Drive thru
2 Access Points	Nalle Road Bayshore Road
Use	Retail, restaurant, QSR, services, medical, office
Delivery Conditions	Cold dark shell

Inquire for Rate
Estimated Delivery: Q2 2027



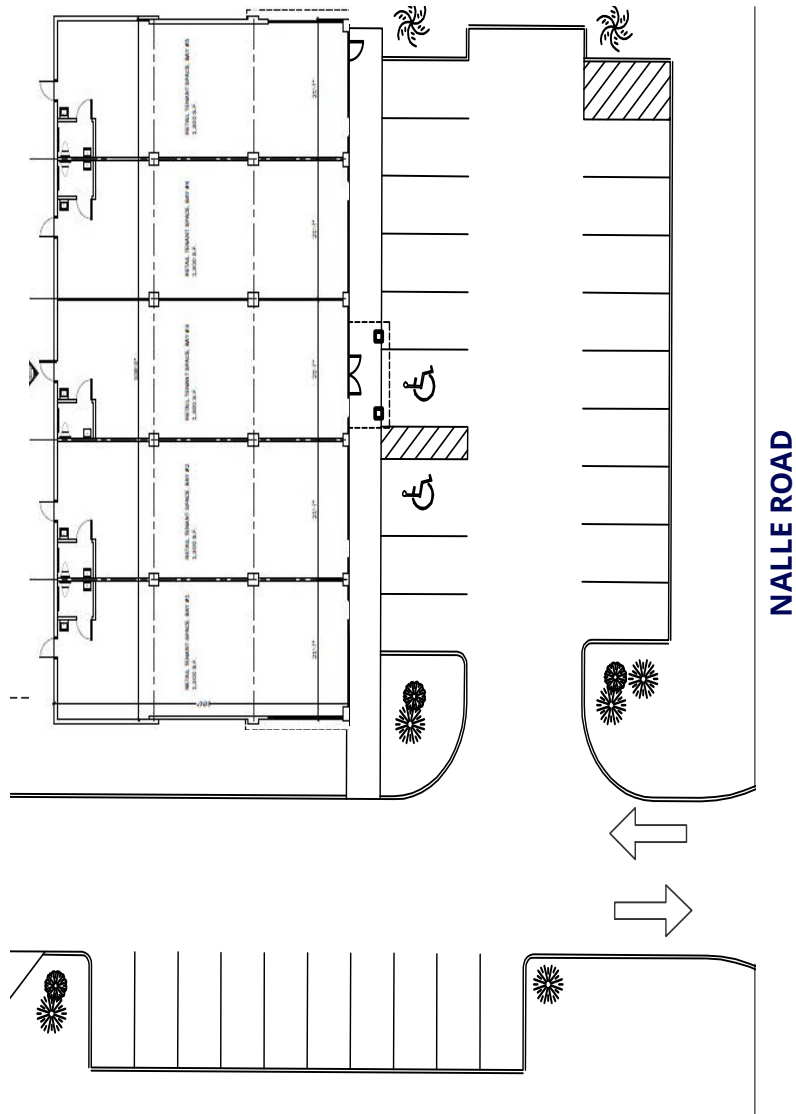
Building Renderings



BUILDING A

6,500 SF

Site Plan



Property Features

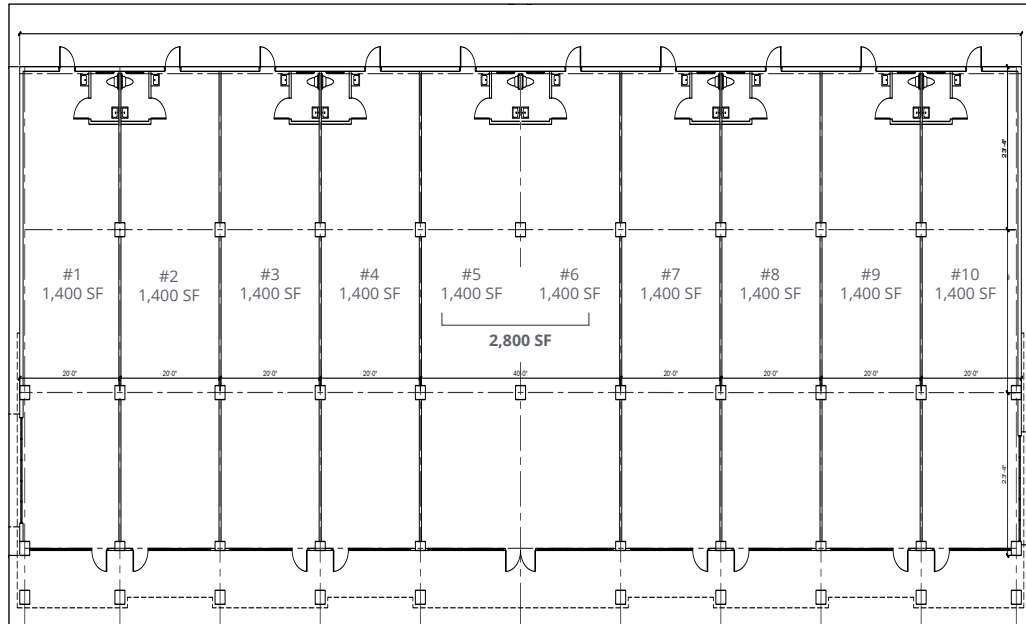
- 6,500 SF
- Multi-tenant building
- 1,300 SF units, contiguous
- Unit size: 21'-7" wide x 60' deep
- Frontage on Nalle Road
- Easy access
- Premium exposure
- Building and monument signage



BUILDING B

14,000 SF

Site Plan



Property Features

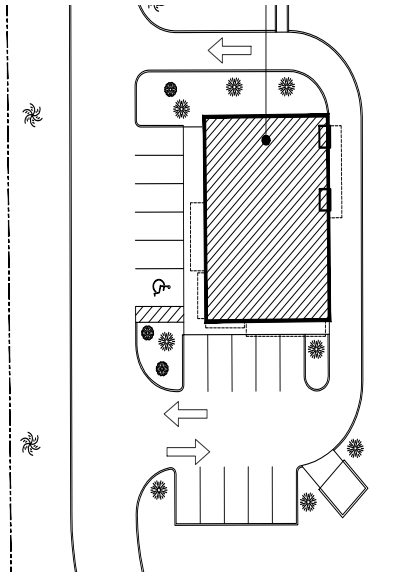
- 14,000 SF
- Multi-tenant building
- 1,400 SF units, contiguous
- Unit size: 20' wide x 70' deep
- Parking ratio: 5/1,000 SF
- Building and monument signage
- Delivery/loading access in the building rear



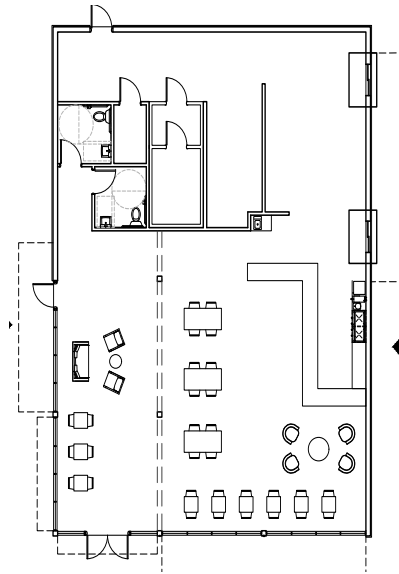
BUILDING C

3,000± SF

Drive-Thru Site Plan



Proposed Floor Plan



Property Features

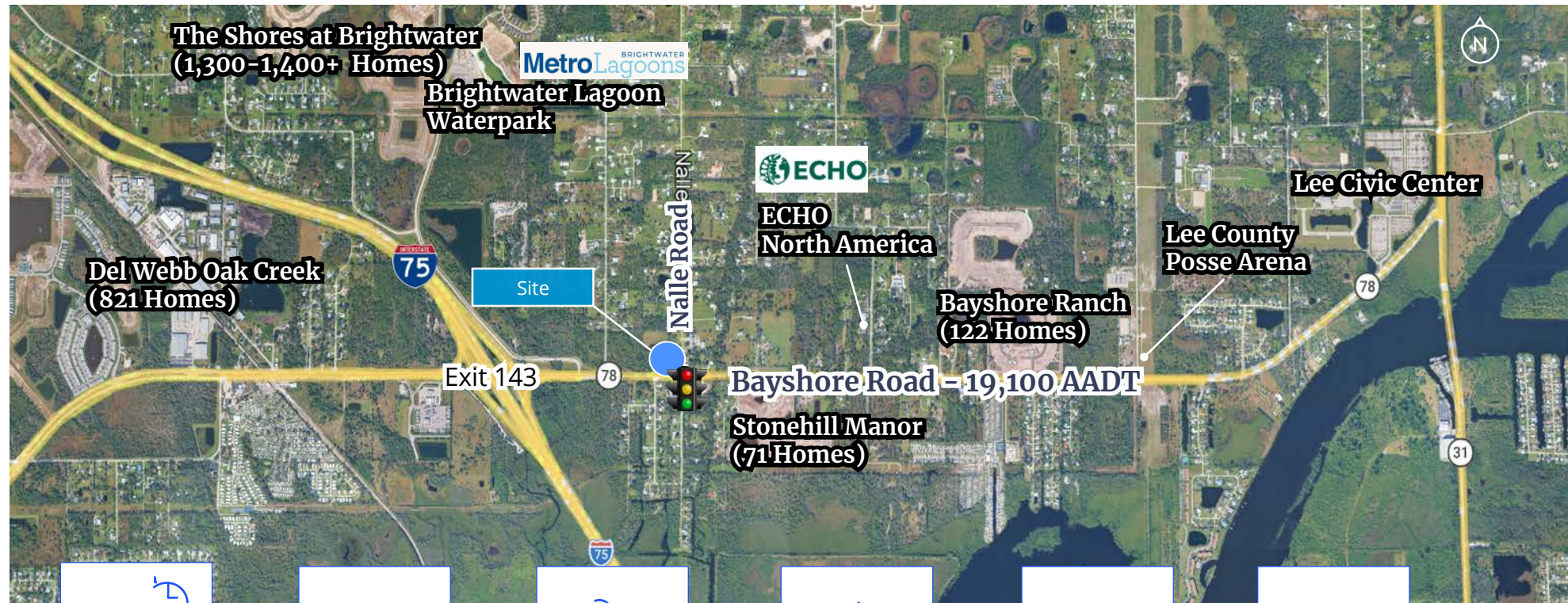
- From 1,500 SF to 3,000± SF
- **Freestanding drive-thru**
- Easy access
- Ample parking
- Building and monument signage
- Use: QSR, coffee shop



Rendering

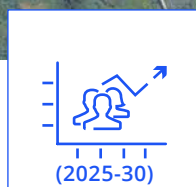
Location & Demographics

- Strategically located at the intersection of Nalle Road and Bayshore Road, with 2 accesses to the property.
- Major planned upgrades to Bayshore Road with road expansion and intersection improvements to support the on-going residential development.
- Strong mix of family-oriented communities, active-adult 55+ neighborhoods and master-planned lifestyle developments, ideal for retail, dining, and service based businesses.



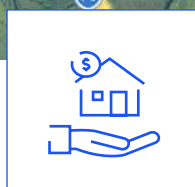
Daytime Population

1-Mile: 813
3-Mile: 13,618
5-Mile: 45,532



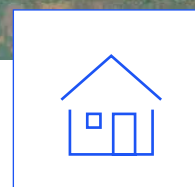
Population Gross Rate

1-Mile: 4.16%
3-Mile: 3.23%
5-Mile: 1.78%



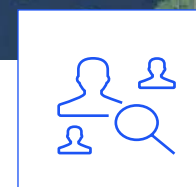
Average HH Income

1-Mile: \$112,671
3-Mile: \$100,888
5-Mile: \$88,424



Households

1-Mile: 447
3-Mile: 6,233
5-Mile: 21,040



Median Age

1-Mile: 55.1
3-Mile: 50.2
5-Mile: 46.7

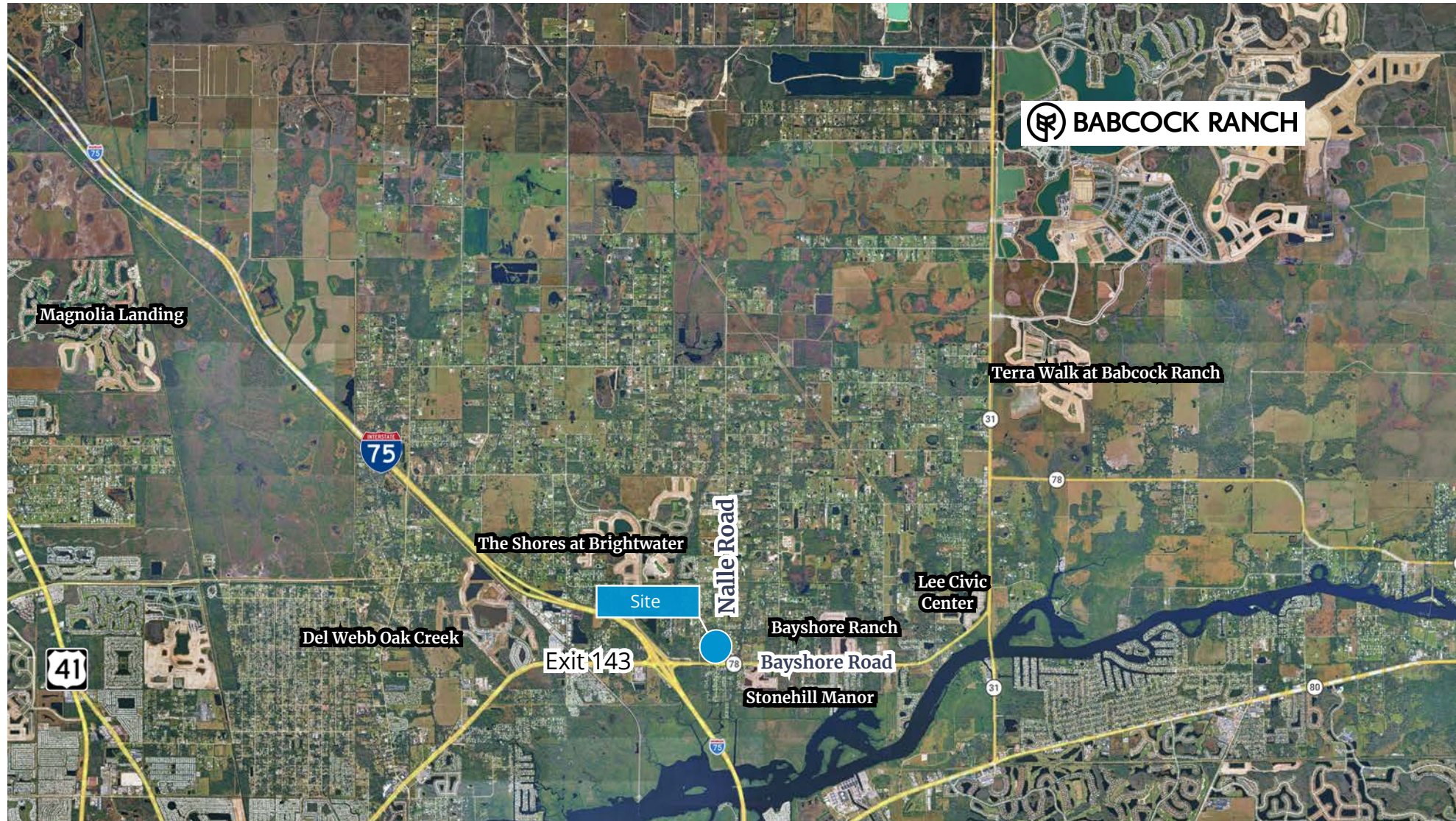


Traffic - AADT

Bayshore Rd.: 19,100
Nalle Rd.: 1,550

Area Map

North Fort Myers around Bayshore Road is experiencing rapid growth driven by large master-planned communities, expanding infrastructure, and thousands of new homes under construction, transforming the area into one of Lee County's fastest-growing residential corridors. Babcock Ranch, by itself, 8 miles from the site, is planned to include 19,500± residences, supporting an estimated 50,000 to 60,000 residents.





For more information, contact:

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