



College Plaza

College Pkwy & Winkler Rd 8595 College Pkwy Fort Myers, FL 33907 Center Type: Neighborhood GLA: 85,711 Parking Spaces 440 **Leasing Contact**

Dan Nieman

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PROPERTY HIGHLIGHTS

- NEW Image Studios, Bahn Mi Tea
- Go Pita opened in August 2024
- The only Sprouts Farmers Market in Fort Myers opened in July 2023
- Multi-million dollar façade renovation completed in Spring 2023
- 2nd generation restaurant space available for lease (Space 23)
- Traffic count of 45,000 VPD

DEMOGRAPHICS

	1 MI	3 MI	5 MI
POPULATION	9,418	65,976	161,943
HOUSEHOLDS	4,788	32,110	75,389
AVG HH INCOME	\$81,353	\$78,860	\$84,340

MAJOR TENANTS













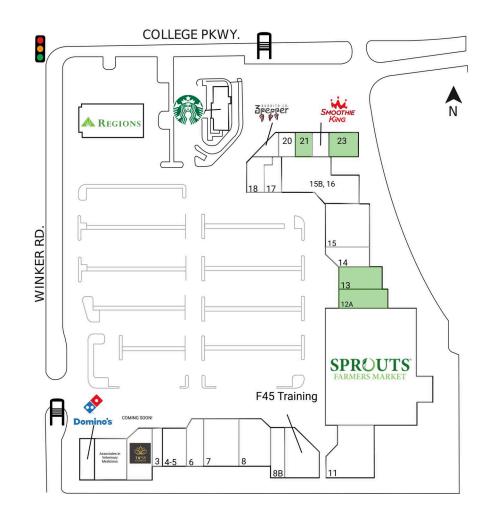
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AVAILABLE SPACES

12A 2,400 SF 13 2,800 SF 21 870 SF 23 2,482 SF



CURRENT TENANTS

Umi & Hlbachi

4,096 SF

7

OUTP 1A	Starbucks Domino's	2,000 SF 1,600 SF	8	Medical Department Store	2,690 SF	15B, 16	IMAGE Studios	5,800 SF
1B	Associates in Veterinary	3,260 SF	8B	Judy's Jewelry	1,500 SF	17	Jose's Barbershop	600 SF
	Medicines	-,	9	F45 Training	3,596 SF	18	Go Pita	1,833 SF
2	Tipsy Nail Salon	2,830 SF	11	Bike Route	4,670 SF	19	3 Pepper Burrito	1,836 SF
3	Salon by Design an Aveda	1,110 SF	12	Sprouts Farmers Market	26,640 SF	20	Pack & Send	867 SF
	Salon		14	Dr. Valdes Dentist	2,570 SF	22	Smoothie King	870 SF
4-5	Banh Mi and Tea Inc	2,532 SF	15	Laugh In Comedy Cafe	3,976 SF	24	Regions Bank	
6	Unique Boutique	2,274 SF		-			_	