



College Plaza

College Pkwy & Winkler Rd
8595 College Pkwy
Fort Myers, FL 33907

Center Type: Neighborhood
GLA: 85,711
Parking Spaces 440

Leasing Contact

Travis Farren

845-857-3033

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PROPERTY HIGHLIGHTS

- **Sprouts Anchored:** Anchored by Sprouts Farmers Market, the only Sprouts location serving the Fort Myers market.
- **New Tenants:** Recent additions include Image Studios and Banh Mi Tea.
- **Property Renovation:** Multi-million-dollar façade renovation enhancing the overall appearance and customer experience.
- **Restaurant Opportunity:** 2nd generation restaurant space available for lease (Space 23), offering a turnkey opportunity for food operators.
- **High Traffic Corridor:** Positioned along a major thoroughfare with traffic counts of approximately 45,000 vehicles per day.

DEMOGRAPHICS

	1M	3M	5M
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





College Plaza

Contact:
TRAVIS FARREN

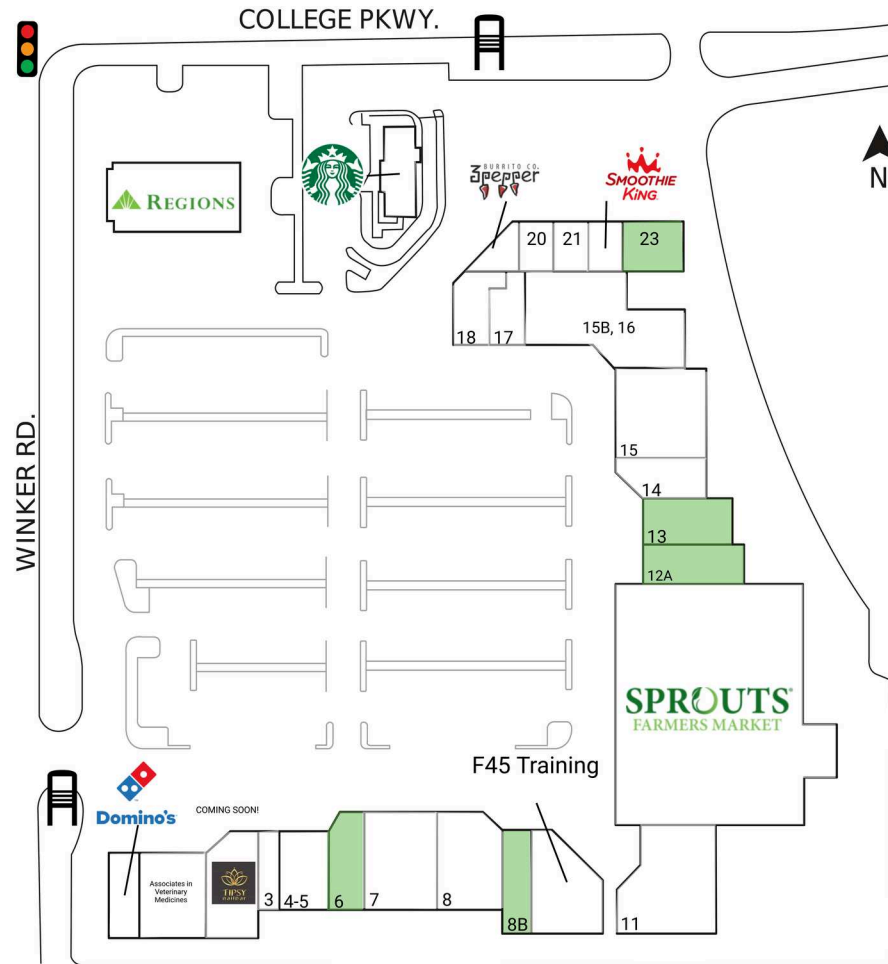
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AVAILABLE SPACES

6	2,274 SF
8B	1,500 SF
12A	2,400 SF
13	2,800 SF
23	2,482 SF

This site plan indicates the general layout of the shopping center and is not a warranty, representation, or agreement on the part of the landlord that the shopping center will be exactly as depicted herein.

Available ● Coming Available ●



CURRENT TENANTS

OUTP	Starbucks	2,000 SF	8	Medical Department Store	2,690 SF	15B, 16	IMAGE Studios	5,800 SF
1A	Domino's	1,600 SF						
1B	Associates in Veterinary Medicines	3,260 SF	9	F45 Training	3,596 SF	17	Jose's Barbershop	600 SF
2	Tipsy Nail Salon	2,830 SF	11	Bike Route	4,670 SF	18	Go Pita	1,833 SF
3	Salon by Design an Aveda Salon	1,110 SF	12	Sprouts Farmers Market	26,640 SF	19	3 Pepper Burrito	1,836 SF
4-5	Banh Mi and Tea Inc	2,532 SF	14	Dr. Valdes Dentist	2,570 SF	20	Pack & Send	867 SF
7	Umi & Hibachi	4,096 SF	15	Laugh In Comedy Cafe	3,976 SF	21	Empire Bagels	870 SF
						22	Smoothie King	870 SF
						24	Regions Bank	