

Colliers

San Carlos Blvd.



Ground Lease
Drive Thru Opportunity

Indian Creek Plaza

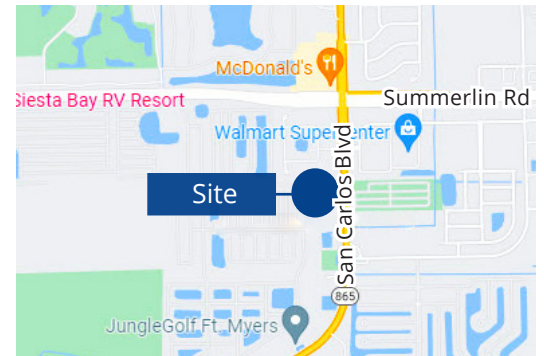
17260 San Carlos Blvd.
Fort Myers, FL 33931

Use: QSR, retail, office, service, medical

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This opportunity is located in the newly renovated Indian Creek Plaza, on San Carlos Boulevard. The property is surrounded by residential properties. Less than 5 minutes to Fort Myers Beach, the center benefits from strong tourism influx.



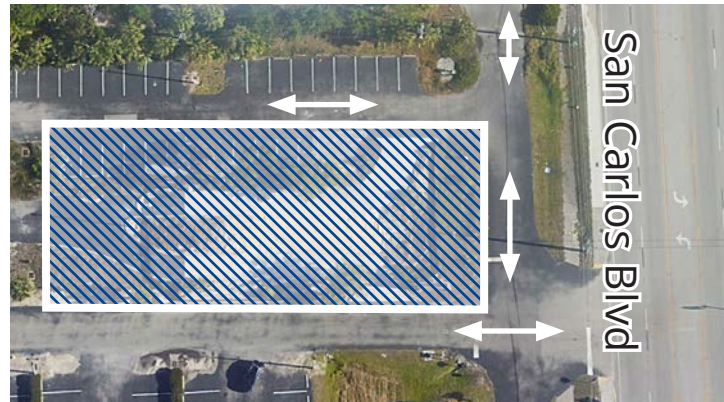
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Accelerating success.

Property Highlights

Address:	17260 San Carlos Blvd., Ft. Myers. FL 33931
Lot Size:	17,800± SF - .40± AC
Zoning:	C-2, General Commercial
Use:	Drive-thru opportunity QSR, retail, office, medical
Traffic:	23,000 AADT on San Carlos Blvd.



Location

The parcel is located in the renovated Indian Creek Plaza, with new landscape and parking lot and lights. Renovation completed Q4 2024. Frontage on San Carlos Boulevard, with 2 easy access.



Demographics (5 miles)

	Total Population 71,117		Daytime Population 79,105		Average HH Income \$110,388		Households 36,512
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Leasing Rates: Inquire for details