

FOR REDEVELOPMENT Fort Myers Beach, FL Tropical Shores Shopping Center



Southwest Florida

2545-2555 ESTERO BLVD., FORT MYERS BEACH, FL 33931



Surrounded by Fort Myers Beach Municipal building, Bay Oaks Park & Recreation Center and Topps Grocery with potential Gulf access at the rear of property.

Fort Myers Beach is visited by 1.8 million visitors per year. This area is grossly underserved with food, dining and retail options.

Opportunity No. 1

- › Available for as is ground lease or build-to-suit
- › Land Size: 14,630 SF or .34± Ac
- › Current Building Size: 4,305 SF
- › Year Built: 1969
- › Zoned: CB Commercial Boulevard
- › Uses: Retail / Restaurant / Medical / Office

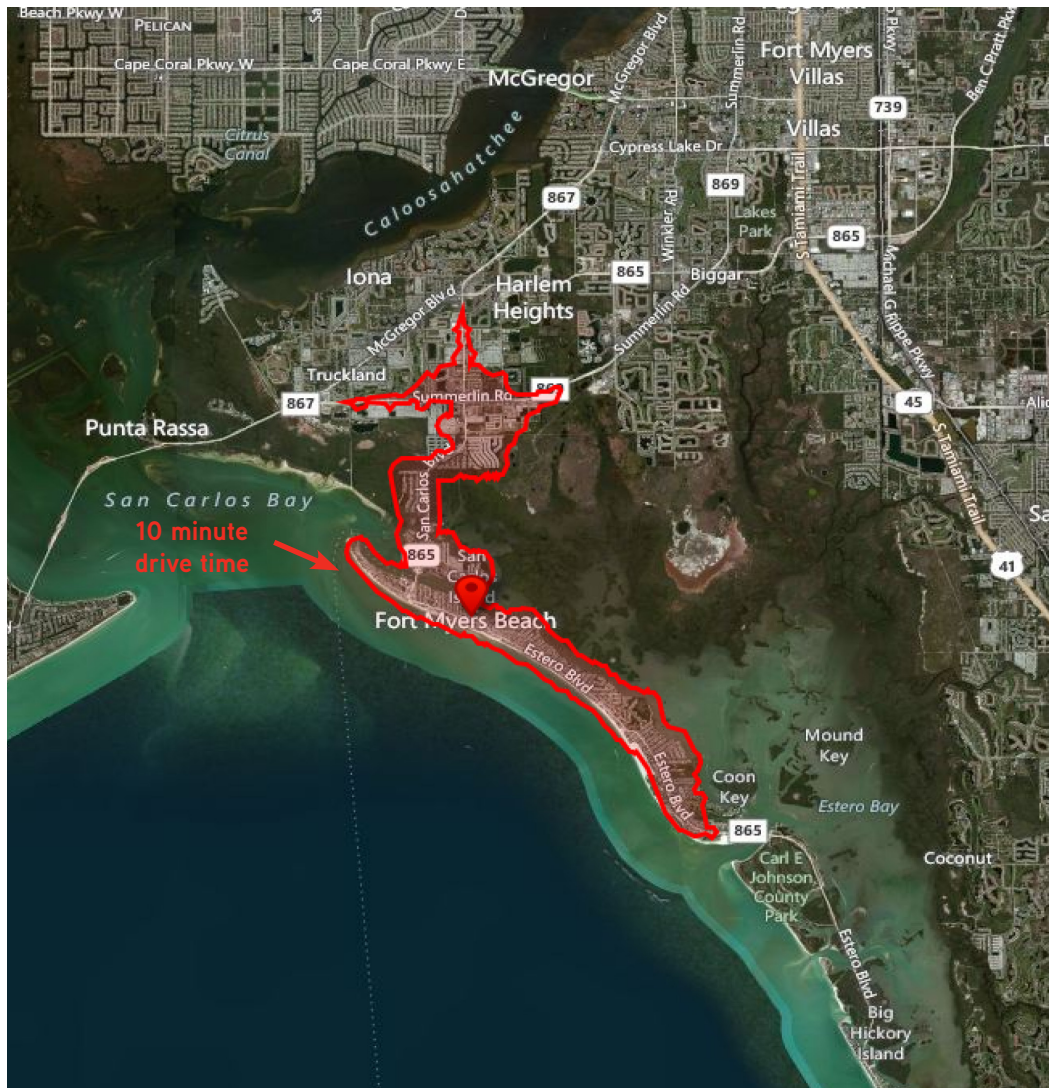
Opportunity No. 2

- › Available for as is ground lease or build-to-suit
- › Size: To be determined
- › Zoned: CB Commercial Boulevard
- › Uses: Retail / Restaurant / Medical / Office

KAREN JOHNSON-CROWTHER
MANAGING DIRECTOR, RETAIL SERVICES
+1 239 418 0300
karen.crowther@colliers.com

COLLIERS INTERNATIONAL
SOUTHWEST FLORIDA
13241 University Drive, Suite 101
Fort Myers, FL 33907
www.colliers.com

Drive Time Demographics



Demographics	
	10 minute
Population	16,100
Median HH Income	\$65,565
Housing Units	8,971
2012 Traffic Count	AADT 14,500 Estero Blvd

Contact Us

KAREN JOHNSON-CROWTHER

+1 239 418 0300

SOUTHWEST FLORIDA

karen.crowther@colliers.com

COLLIERS INTERNATIONAL
SOUTHWEST FLORIDA
13241 University Drive, Suite 101
Fort Myers, FL 33907
www.colliers.com

This document has been prepared by Colliers International Southwest Florida for advertising and general information only. Colliers International Southwest Florida makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International Southwest Florida excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). © 2014. All rights reserved.



Southwest Florida