

Publix #0864 - The Shoppes at Fiddlesticks

13650 Fiddlesticks Boulevard
Fort Myers, FL 33912
Lat 26.545, Long -81.805

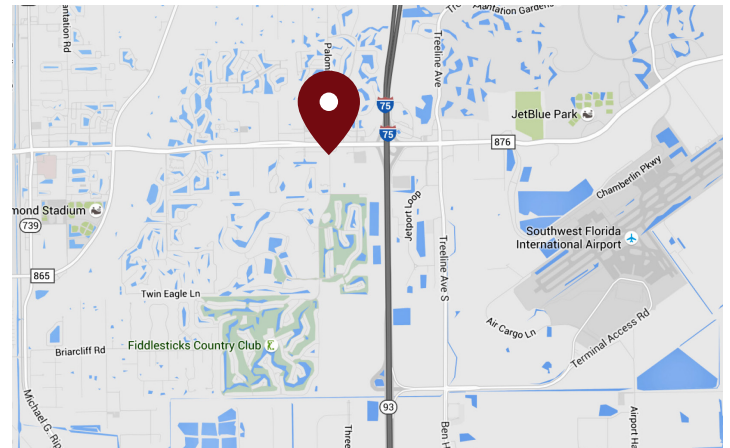
FOR LEASE



1,500 - 3,750 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Fort Myers Market
- Located on Daniels Parkway at Signalized Intersection
- 2nd Generation Restaurant Space Available
- Approximately 1/2 Mile West of Interstate-75
- Large Pylon Sign with Available Panels
- Parking Ratio 5.51 / 1,000 SF
- Strong Neighborhood and National Tenant Mix
- Fiddlesticks Golf and Country Club is One of the Most Affluent Neighborhoods in Southwest Florida
- Traffic Count: 54,009 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	2,059	25,333	90,393
Daytime Population	3,138	29,522	115,822
Total Households	910	11,372	40,303
Avg. HH Income	\$147,334	\$104,782	\$93,292

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Fernando Espino

Office: 305.342.4629 | Cell: 305.632.1809 | fespino@crossmanco.com
2655 South Le Jeune Road, Suite 908, Miami, FL

Licensed Real Estate Broker. No warranty expressed or implied has been made to the accuracy of the information provided herein, no liability assumed for error or omission.

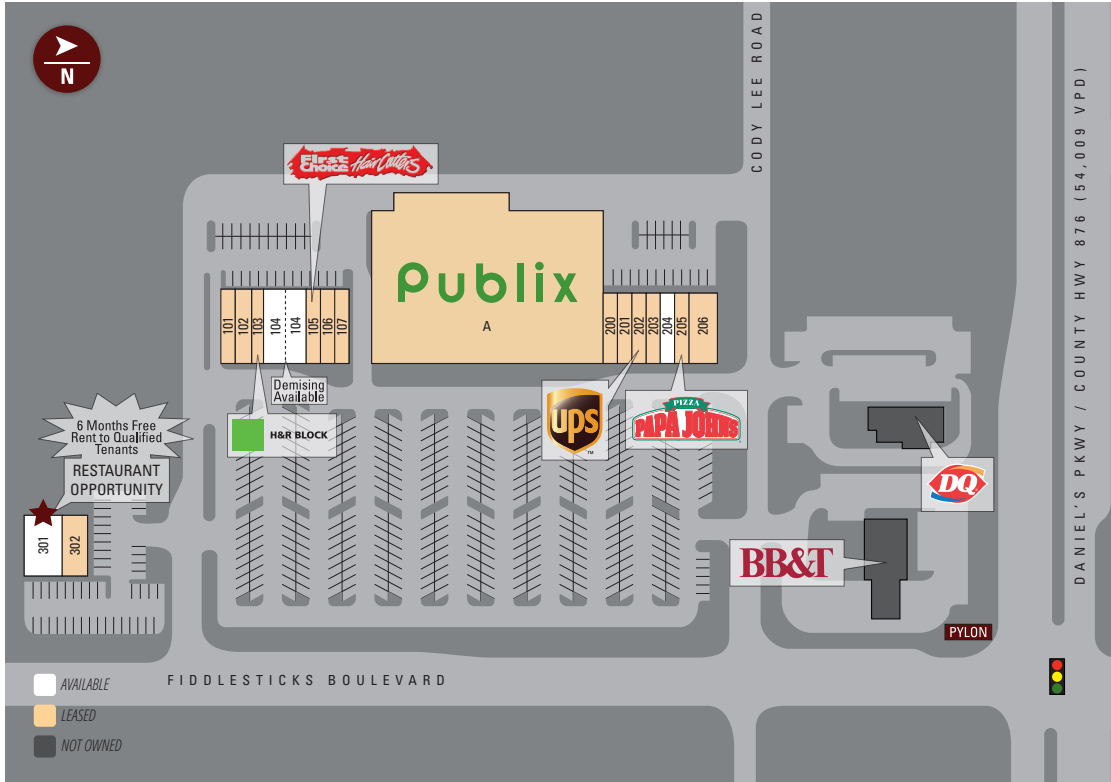


www.crossmanco.com

Publix #0864 - The Shoppes at Fiddlesticks

13650 Fiddlesticks Boulevard
 Fort Myers, FL 33912
 Lat 26.545, Long -81.805

SITE PLAN



Suite	Tenant	Size
A	Publix	54,376
101	Metro Dry Cleaners	1,500
102	OneBlood	1,875
103	H&R Block	1,125
104	AVAILABLE (50 x 75)	3,750
105	First Choice Hair Cutters	1,500
106	New China	1,125
107	Asian Nails	1,125
200	Fiddlesticks Dental Care	1,125
201	Michaels Wine & Spirits	1,500
202	The UPS Store	1,500
203	Equity Real Estate	1,500
204	AVAILABLE	1,500
205	Papa John's	1,125
206	Mak's Asian Kitchen	2,625
301	AVAILABLE (50 x 75)	3,750
302	Da Vinci Restaurant	1,875

TOTAL 82,876



Fernando Espino

Office: 305.342.4629 | Cell: 305.632.1809 | fespino@crossmanco.com
 2655 South Le Jeune Road, Suite 908, Miami, FL

Licensed Real Estate Broker. No warranty expressed or implied has been made to the accuracy of the information provided herein, no liability assumed for error or omission.



www.crossmanco.com

Publix #0864 - The Shoppes at Fiddlesticks

13650 Fiddlesticks Boulevard
Fort Myers, FL 33912
Lat 26.545, Long -81.805

FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY

 **185,200**

EST. # OF VISITS ANNUALLY

 **797,700**


AVG. VISITS / CUSTOMER

 **4.31**

AVG. LENGTH-OF-STAY / VISIT


 **50 MIN**

TOP 3 DAYS

 Saturday 137,363
Friday 119,583
Tuesday 112,346

OF VISITS

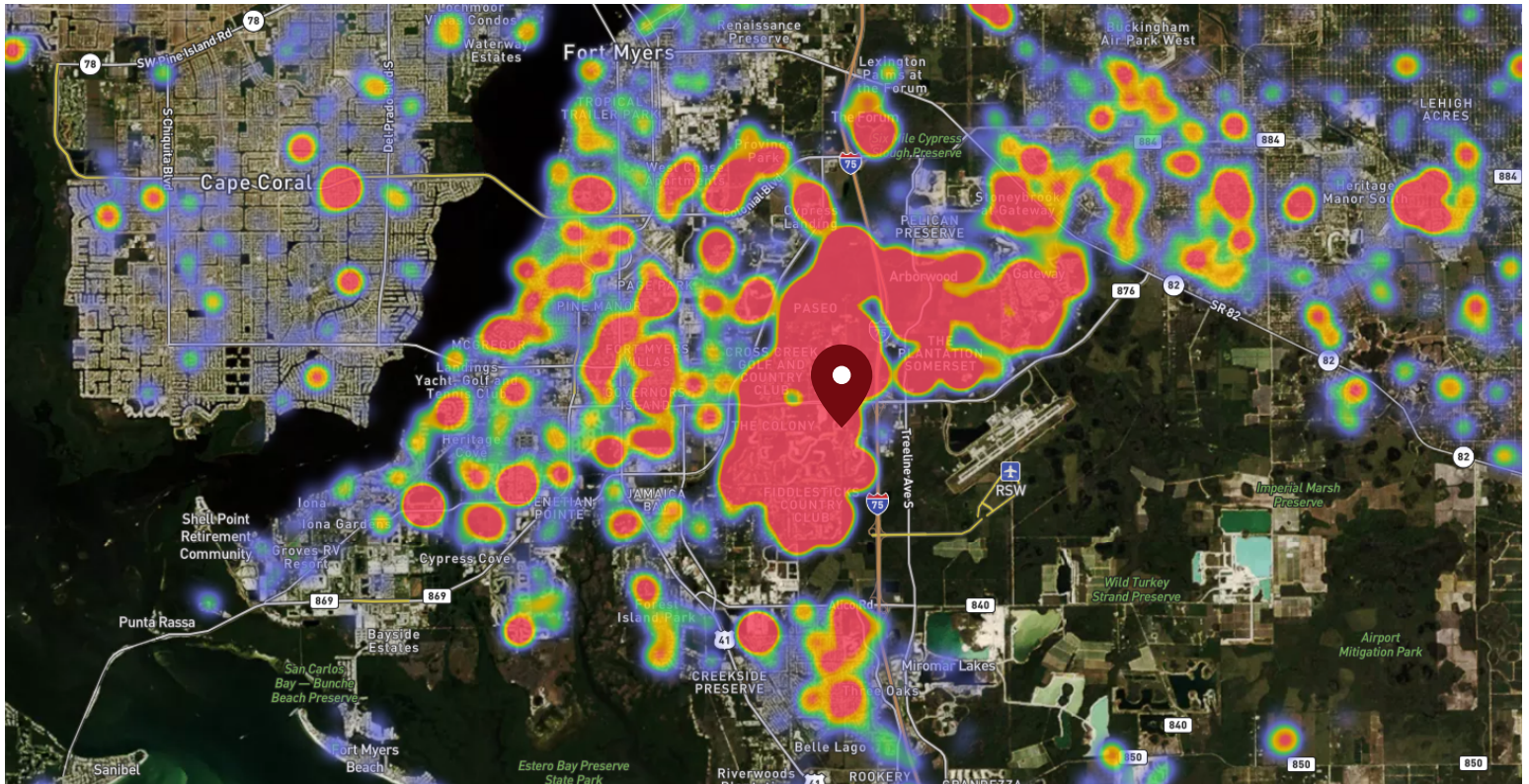
TOP 3 HOURS

 12-1 PM 136,988
5-6 PM 132,421
1-2 PM 131,945

OF VISITS

Data provided by Placer Labs Inc. (www.placer.ai) Dec 1, 2019 - Nov 30, 2020

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

Data provided by Placer Labs Inc. (www.placer.ai)

Fernando Espino

Office: 305.342.4629 | Cell: 305.632.1809 | fespino@crossmanco.com
2655 South Le Jeune Road, Suite 908, Miami, FL

Licensed Real Estate Broker. No warranty expressed or implied has been made to the accuracy of the information provided herein, no liability assumed for error or omission.



Crossman & Company

www.crossmanco.com