

# Publix #0426 - Colonial Crossings

4600 Summerlin Road  
Fort Myers, FL 33919  
Lat 26.595, Long -81.884

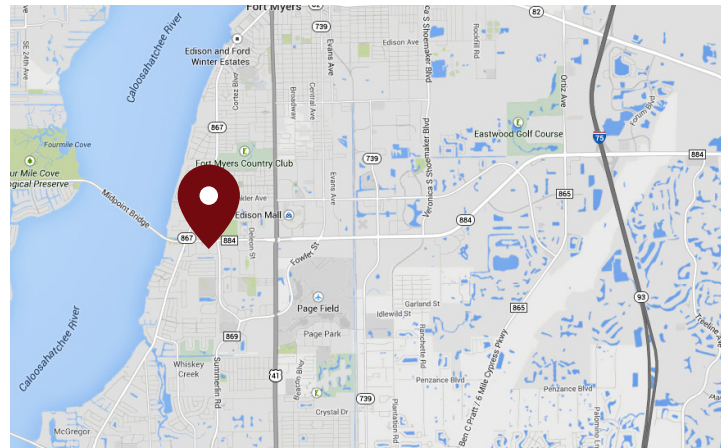
FOR LEASE



±0.25 ACRE / 4,000 SF OP AVAILABLE

## PROPERTY HIGHLIGHTS

- Fort Myers Market
- Located at the Busy Intersection of Colonial Boulevard & Summerlin Road, Less than One Mile West of US 41
- Conveniently Located Near the Edison Square Mall, the Lee County Page Field Airport and Southwest Florida College
- Publix-Anchored
- Strong Neighborhood and National Tenant Mix
- Outparcel Opportunity – ±0.25 AC/4,000 SF Building
- Combined Traffic Count: 69,800 VPD



| DEMOGRAPHICS       | 1 Mile   | 3 Miles  | 5 Miles  |
|--------------------|----------|----------|----------|
| Total Population   | 10,567   | 59,545   | 168,841  |
| Daytime Population | 11,792   | 75,651   | 199,485  |
| Total Households   | 4,671    | 22,561   | 75,931   |
| Avg. HH Income     | \$78,566 | \$67,385 | \$72,147 |

Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai)) & Esri

## Fernando Espino

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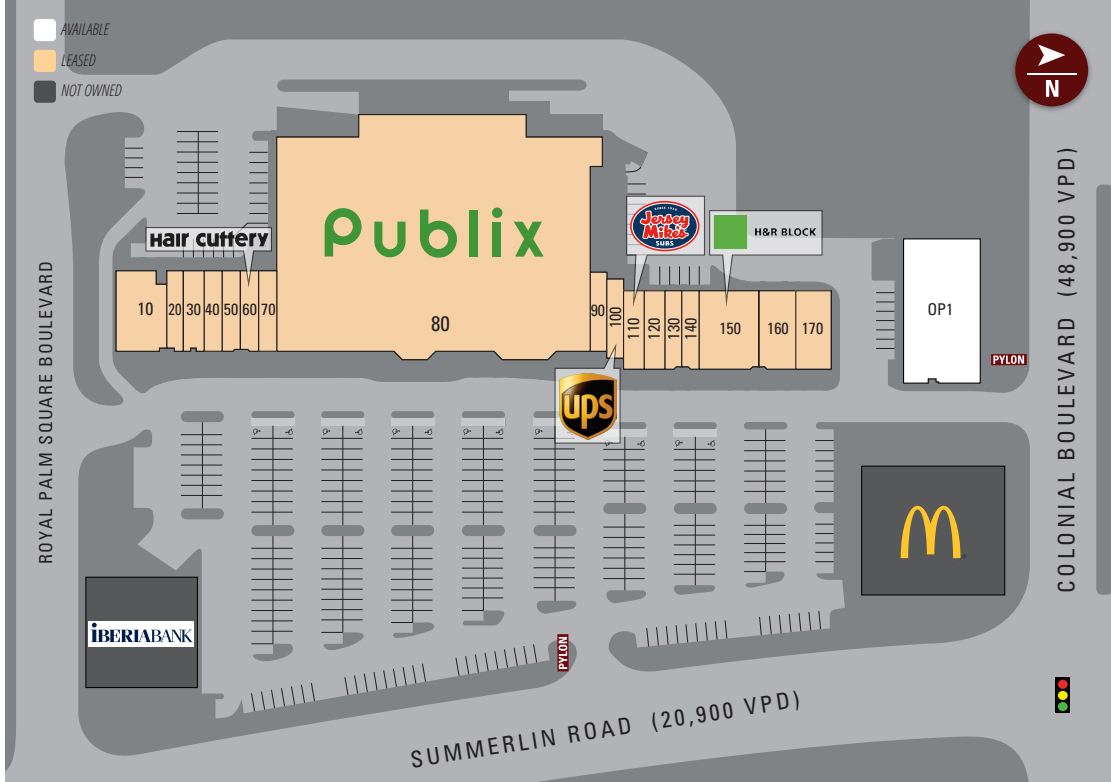


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## SITE PLAN



| Suite | Tenant                          | Size   |
|-------|---------------------------------|--------|
| 80    | Publix                          | 55,999 |
| 10    | High Tech Cleaners of Summerlin | 3,240  |
| 20    | Matthew Thomas Salon            | 1,080  |
| 30    | Tan USA                         | 1,260  |
| 40    | Colonial Liquor & Spirits       | 1,260  |
| 50    | Duckberry Designs               | 1,080  |
| 60    | Hair Cuttery                    | 1,080  |
| 70    | Expedia Cruise Ship Centers     | 1,080  |
| 90    | Florida Nails                   | 1,050  |
| 100   | The UPS Store                   | 1,050  |
| 110   | Jersey Mike's                   | 1,225  |
| 120   | Twin Oaks Optical               | 1,225  |
| 130   | Magic Wok                       | 1,050  |
| 140   | Florida Medical Hearing Centers | 1,050  |
| 150   | H&R Block                       | 3,675  |
| 160   | Mother Earth Natural Foods      | 2,275  |
| 170   | Philly Junction                 | 2,275  |
| OP1   | AVAILABLE                       | 4,000  |

**TOTAL 80,954**



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## FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY



EST. # OF VISITS ANNUALLY



AVG. VISITS / CUSTOMER



AVG. LENGTH-OF-STAY / VISIT



TOP 3 DAYS



|          |         |
|----------|---------|
| Saturday | 175,829 |
| Sunday   | 170,241 |
| Monday   | 165,650 |

# OF VISITS

TOP 3 HOURS

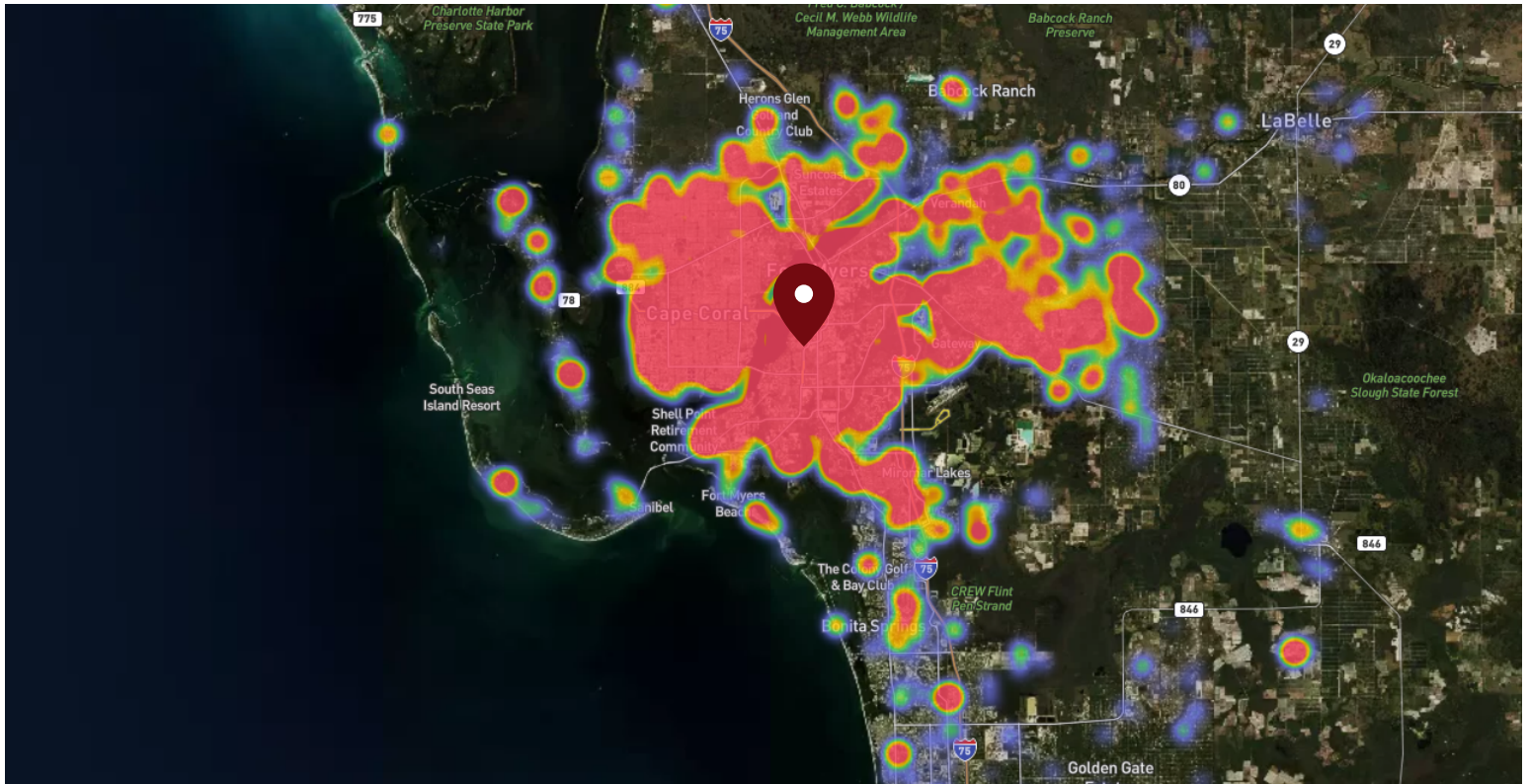


|         |         |
|---------|---------|
| 12-1 PM | 201,537 |
| 1-2 PM  | 188,083 |
| 5-6 PM  | 185,332 |

# 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

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