

Merchants Crossing North Ft. Myers, Florida 33903

RD MANAGEMENT LLC

North Ft. Myers, FL Merchants Crossing



Location:

Merchants Crossing is located in Lee County at 15201 N. Cleveland Avenue (US Highway 41) & Pine Island Road (SR 78) in North Ft. Myers, FL 33903.

Type:

Regional Strip Center

GLA:

325,705 sf on 73.2 acres

Parking:

1,562 spaces

Traffic:

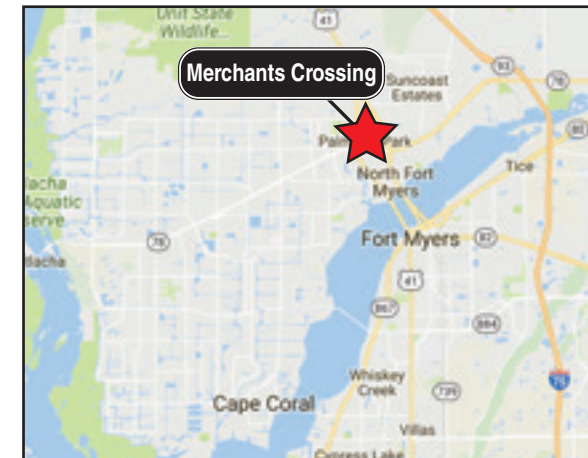
VPD: US HWY-41: 27,000; SR 78: 30,000

Anchors:

Home Depot, Beall's Dept. Store, Beall's Outlet, AMC Theatres (16 Screens), JoAnn Fabrics and Dollar General

Vital Statistics:

- Façade renovations underway
- Tree clearing compete allowing for increased visibility from N. Cleveland Avenue (US 41)
- Prime intersection in North Ft. Myers – Cape Coral Trade Area
- Across from Walmart Super Center and adjacent to Beall's Department Store and Home Depot; New Publix down the street on N. Cleveland Avenue
- Former Sears Box of 107,806 sf presents outstanding opportunity for new retailers
- The population of Ft. Myers, FL is projected to increase by 82.5% by 2040 according to American City Business Journals



Demographics	3 mile	5 mile	7 mile	10 mile
Population				
2024 (projection)	54,605	137,808	239,123	407,531
2019 (estimate)	48,926	122,852	214,034	366,366
2010 (census)	39,982	102,959	179,833	301,787
Number of HH				
2024 (projection)	23,629	55,213	92,411	160,650
2019 (estimate)	22,269	51,816	87,046	151,864
2010 (census)	18,367	43,561	73,270	125,282
Average HH Income				
2024 (projection)	\$55,247	\$60,576	\$63,529	\$67,895
2019 (estimate)	\$49,679	\$54,591	\$56,726	\$60,471
2010 (census)	\$43,093	\$47,101	\$50,574	\$55,663
Median Age				
2019 (estimate)	49.7	45.6	43.7	45.0
Daytime Population				
2019 (estimate)	36,537	99,101	180,055	303,114



Large multi-panel pylon signs at entrances

RD Management LLC
Bradley M. Schwartz
212-265-6600 x298
bschwartz@rdmanagement.com

810 Seventh Avenue, 10th floor
New York, NY 10019

RD Management LLC is ranked one of the Top 100 Retail Real Estate Owners in the U.S.

Information furnished is from sources deemed reliable, but is not guaranteed by RD Management and is subject to change in price, corrections, errors and omissions, prior sales or withdrawal without notice.

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Suite	Tenant	Dimensions	Space
105	Perceptions Salon		2,557 sf
110	Heavenly Pizza		1,500 sf
115	T-Mobile		1,500 sf
200	Bealls Outlet		33,000 sf
300	Available	(26.75' x 85')	2,274 sf
400	Jo-Ann Fabrics		16,000 sf
450	Available	(32.2' x 102.7')	3,310 sf
500	Dollar General		9,690 sf
601	Lee County Tax		7,720 sf
606	State Farm		1,215 sf
607	Edible Arrangements		1,215 sf
608	Available	(24' x 50.7')	1,215 sf
609/610	Available	(48' x 50.7')	2,430 sf
611	Available	(24' x 50.7')	1,215 sf
612	Available	(24.7' x 50.7')	1,250 sf
800	AMC Theatres		54,805 sf
905	Available	(51' x 61') irr.	3,100 sf
925	Lighthouse Wigs		833 sf
930	True Lyes Soap		833 sf
935	Available	(34.5' x 55.5')	1,943 sf
945	Available	(15' x 55.5')	833 sf
950	Subway		1,110 sf
955	Barber Shop		833 sf
960	Available	(35' x 55.5')	1,943 sf
970	Nail Salon		833 sf
1010	Planet Fitness		20,475 sf
1020	Available	(101.2' x 205.5') irr.	20,795 sf
1100	Agency on Aging		9,600 sf
1201	Available	(70' x 60')	4,200 sf
1210	Naples Vapor		900 sf
1305	Available	(56' x 80')	4,479 sf
1320	Available	(18.7' x 80')	1,493 sf
1400	Available	(35' x 80')	2,800 sf
1500	Available	(380' x 272')	107,806 sf
TOTAL			325,705 sf

