

## For Lease

- 10,000 SF existing End Cap
- Centrally located in the market across from the new Hertz Global Headquarters (625 Employees)
- Excellent access on S Tamiami Trail in front of 49,000 CPD
- New lease available with ABC as the landlord
- 84 Parking spaces immediately adjacent to the space
- Available Immediately

| 2019 DEMOGRAPHICS  | 3 MILE   | 5 MILE   | 7 MILE   |
|--------------------|----------|----------|----------|
| Population         | 37,504   | 77,330   | 121,491  |
| Med HH Income      | \$72,371 | \$69,846 | \$66,567 |
| Daytime Population | 26,043   | 40,790   | 60,180   |



Matt Lynch

561.424.3019  
mlynch@atlanticretail.com

Greg Godino

561.424.3013  
ggodino@atlanticretail.com

Florida Gulf Coast University  
13,800 Students

Publix  
BEALLS  
BeallsFlorida.com

41

Walmart

106,500 ADT

50,261 ADT

ESTERO

MIROMAR OUTLETS  
Eddie Bauer  
Columbia  
NIKE

Publix

Corkscrew Rd

33,000 ADT

Goodwill

Publix

21,500 ADT

**SITE**  
pure barre  
FedEx

49,000 ADT

Williams Rd

Estero High School  
1,700 Students

LOWE'S

75

Hertz  
GLOBAL HEADQUARTERS  
250,000 SF  
625 EMPLOYEES

PROPOSED  
Lucky's Market

EYEGLASS WORLD  
AspenDental  
Pollo Tropical

41



Tamiami Trl

COCONUT POINT 1.3 M SF  
 TARGET  
 DSW  
 DESIGNED SPACE WAREHOUSE  
 WORLD MARKET  
 OLD NAVY  
 HOLLYWOOD THEATERS  
 Dillard's  
 PETSMART  
 Party City  
 OfficeMax  
 BED BATH & BEYOND  
 TJ-maxx  
 BEST BUY  
 BARNES & NOBLE  
 ULTA  
 BANANA REPUBLIC  
 Apple Store  
 Michaels  
 Pier 1 imports  
 ROSS  
 DRESS FOR LESS

Coconut Rd

BONITA SPRINGS

106,000 ADT

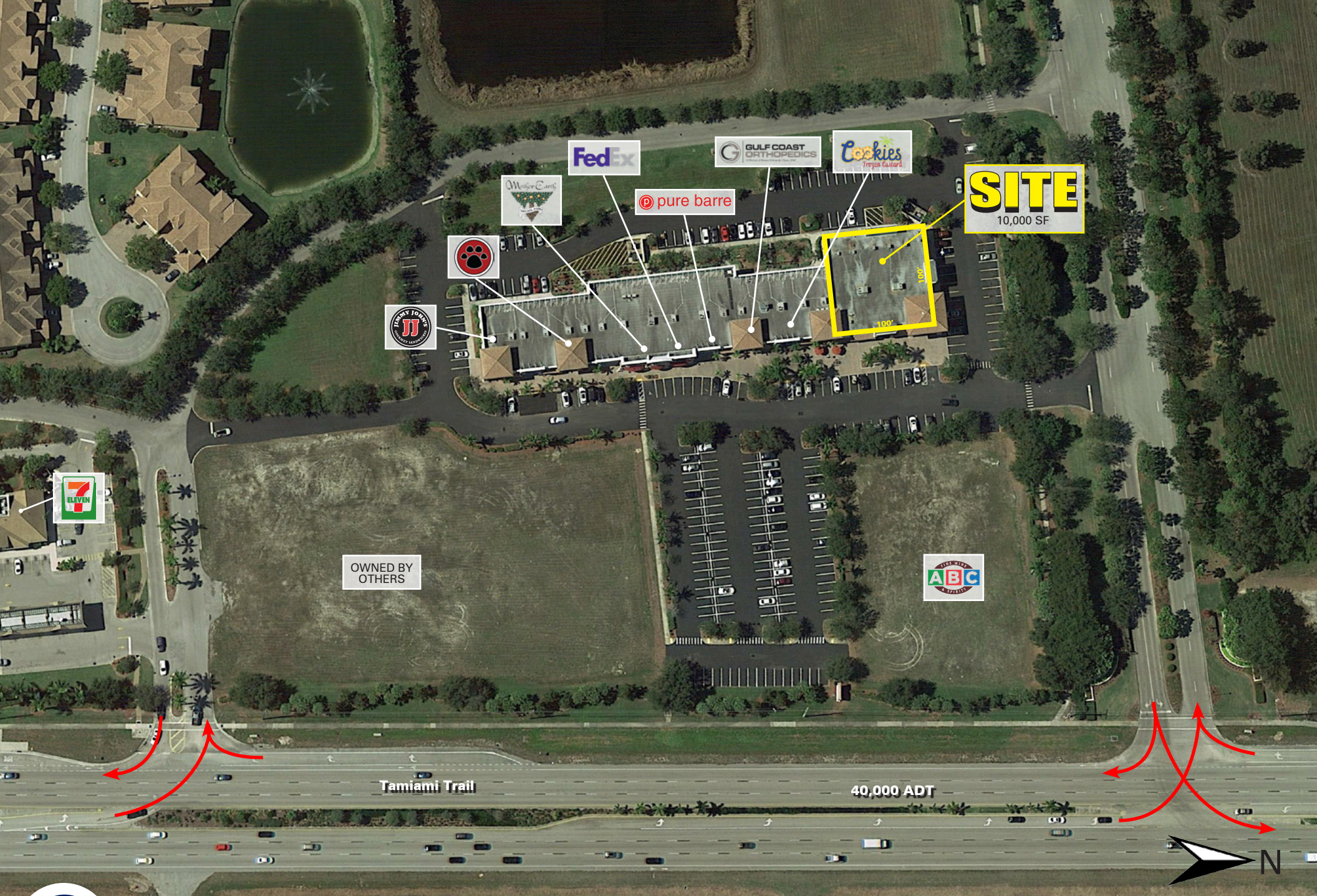

  
**\$69,846**      **106,500**  
 MED HH INCOME IN 5 MILE RADIUS      ADT ON NEARBY INTERSTATE 75



ESTERO, FL  
21720 S Tamiami Trail

Matt Lynch  
561.424.3019  
mlynch@atlanticretail.com

Greg Godino  
561.424.3013  
ggodino@atlanticretail.com



**SITE**  
10,000 SF

FedEx

GULF COAST  
ORTHOPEDICS

Cookies  
Troyon Caldwell

pure barre

Mother Earth



OWNED BY  
OTHERS



Tamiami Trail

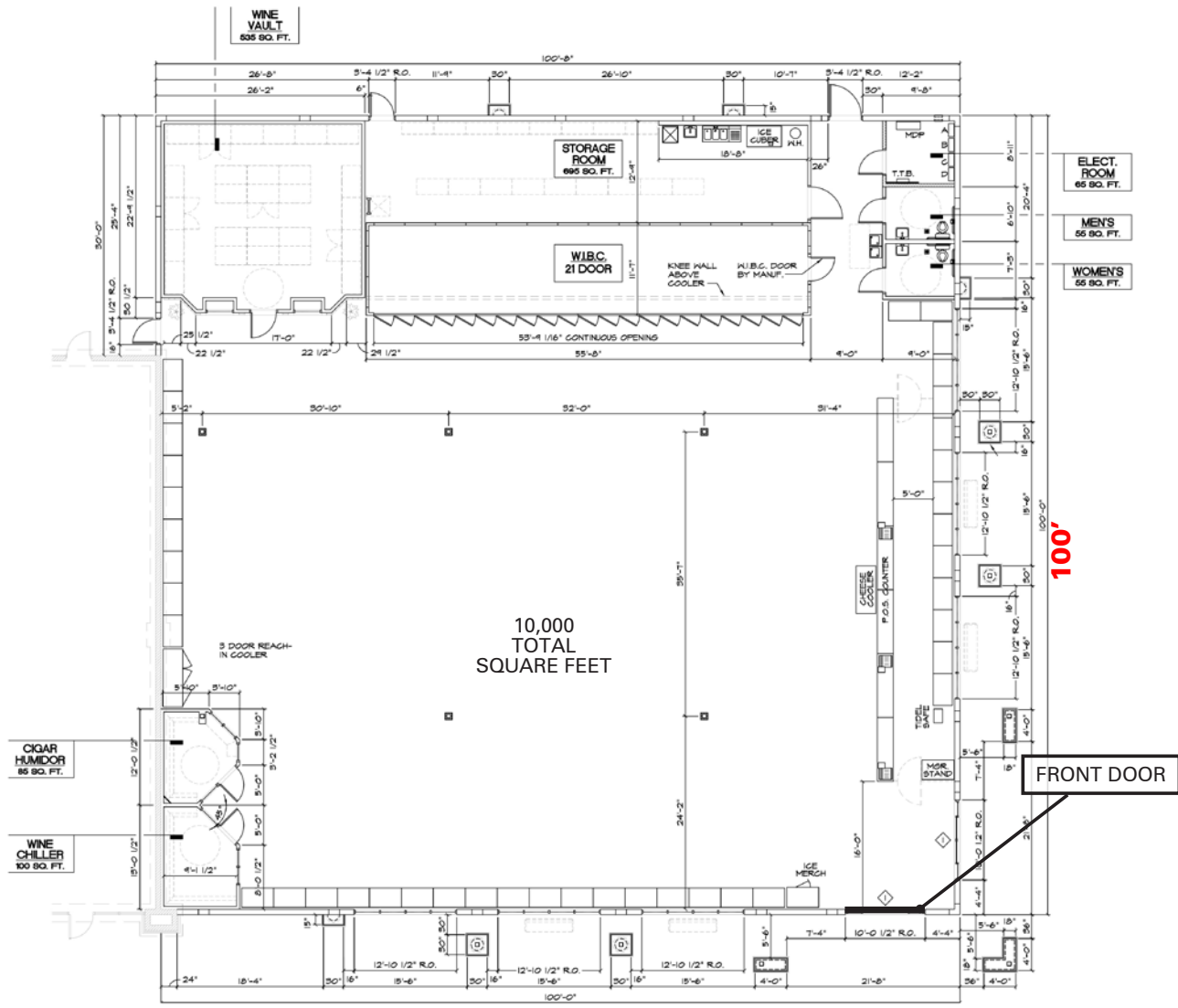
40,000 ADT



ESTERO, FL  
21720 S Tamiami Trail

Matt Lynch  
561.424.3019  
mlynch@atlanticretail.com

Greg Godino  
561.424.3013  
ggodino@atlanticretail.com



10,000  
TOTAL  
SQUARE FEET

FRONT DOOR

100'



ESTERO, FL  
21720 S Tamiami Trail

Matt Lynch  
561.424.3019  
mlynch@atlanticretail.com

Greg Godino  
561.424.3013  
ggodino@atlanticretail.com

SITE PLAN

ATLANTICRETAIL.COM