

Publix #1280 - Shops at Village Walk

7950 Dani Drive
Fort Myers, FL 33966
Lat 26.604, Long -81.810

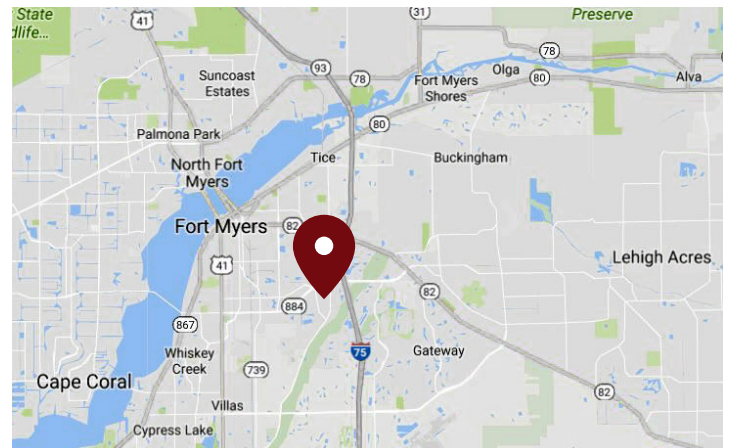
FOR LEASE



3,200 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Publix-Anchored Center
- Located at the high traffic signalized intersection of 6 Mile Cypress Parkway and Challenger Boulevard
- One-Mile West of Interstate-75
- 1/2 Mile South of Colonial Boulevard
- High Average HH Income and Densely Populated Area
- Traffic Count: 79,000 VPD (Colonial Boulevard and Six Mile Cypress Parkway)



DEMOGRAPHICS	2 Mile	4 Miles	6 Miles
Total Population	18,323	74,914	173,415
Daytime Population	19,732	90,126	196,256
Total Households	8,030	29,641	69,398
Avg. HH Income	\$91,240	\$78,858	\$75,556

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

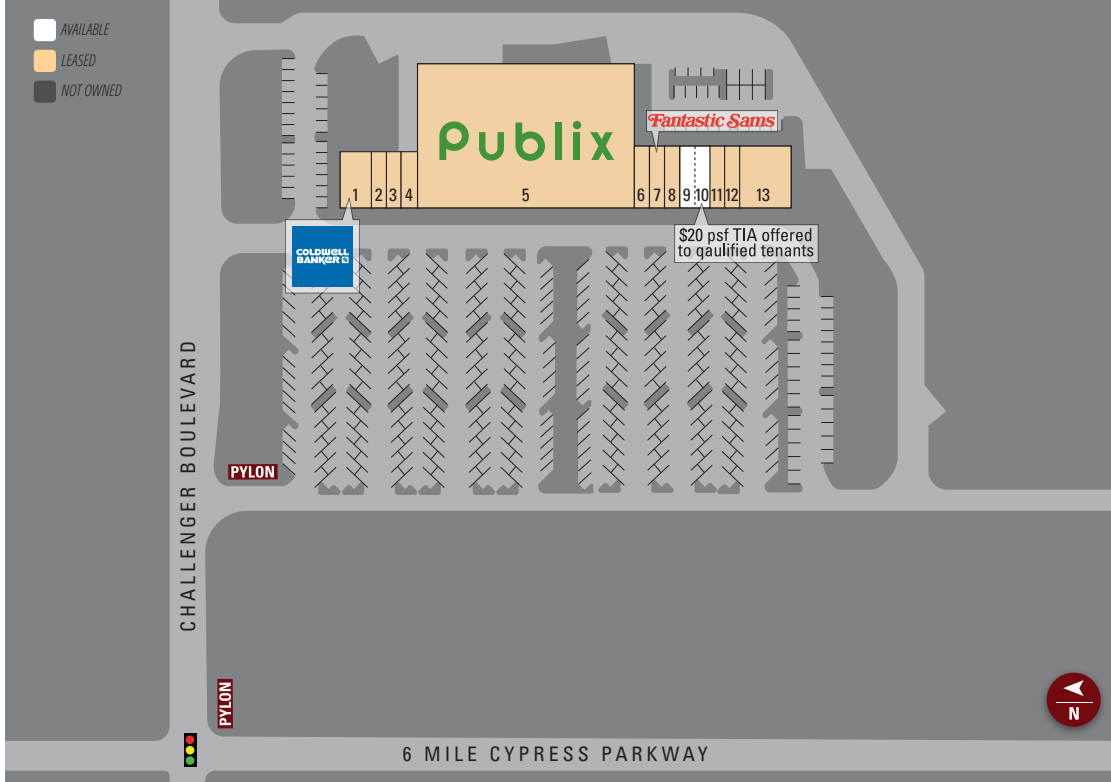
Publix #1280 - Shops at Village Walk

7950 Dani Drive

Fort Myers, FL 33966

Lat 26.604, Long -81.810

SITE PLAN



Suite	Tenant	Size
1	Coldwell Banker	3,034
2	Pack & Ship Express	1,671
3	Sunbelt Mortgage & Title	1,373
4	Six Mile Liquor Store	1,975
5	Publix	54,340
6	Ceviche Divino	1,640
7	Fantastic Sams	1,600
8	Gindele Family Chiropractic	1,600
9-10	AVAILABLE (40 X 80)	3,200
11	China King	1,602
12	Royal Nail & Spa	1,600
13	Kumo Japanese Steak House	5,200

TOTAL 78,835



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 #1280 - Shops at Village Walk

7950 Dani Drive

Fort Myers, FL 33966

Lat 26.604, Long -81.810

FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY

 **268,600**

EST. # OF VISITS ANNUALLY

 **1.19M**

AVG. VISITS / CUSTOMER

 **4.44**

AVG. LENGTH-OF-STAY / VISIT

 **48 MIN**

TOP 3 DAYS



Saturday	206,146
Sunday	189,655
Friday	178,544

OF VISITS

TOP 3 HOURS

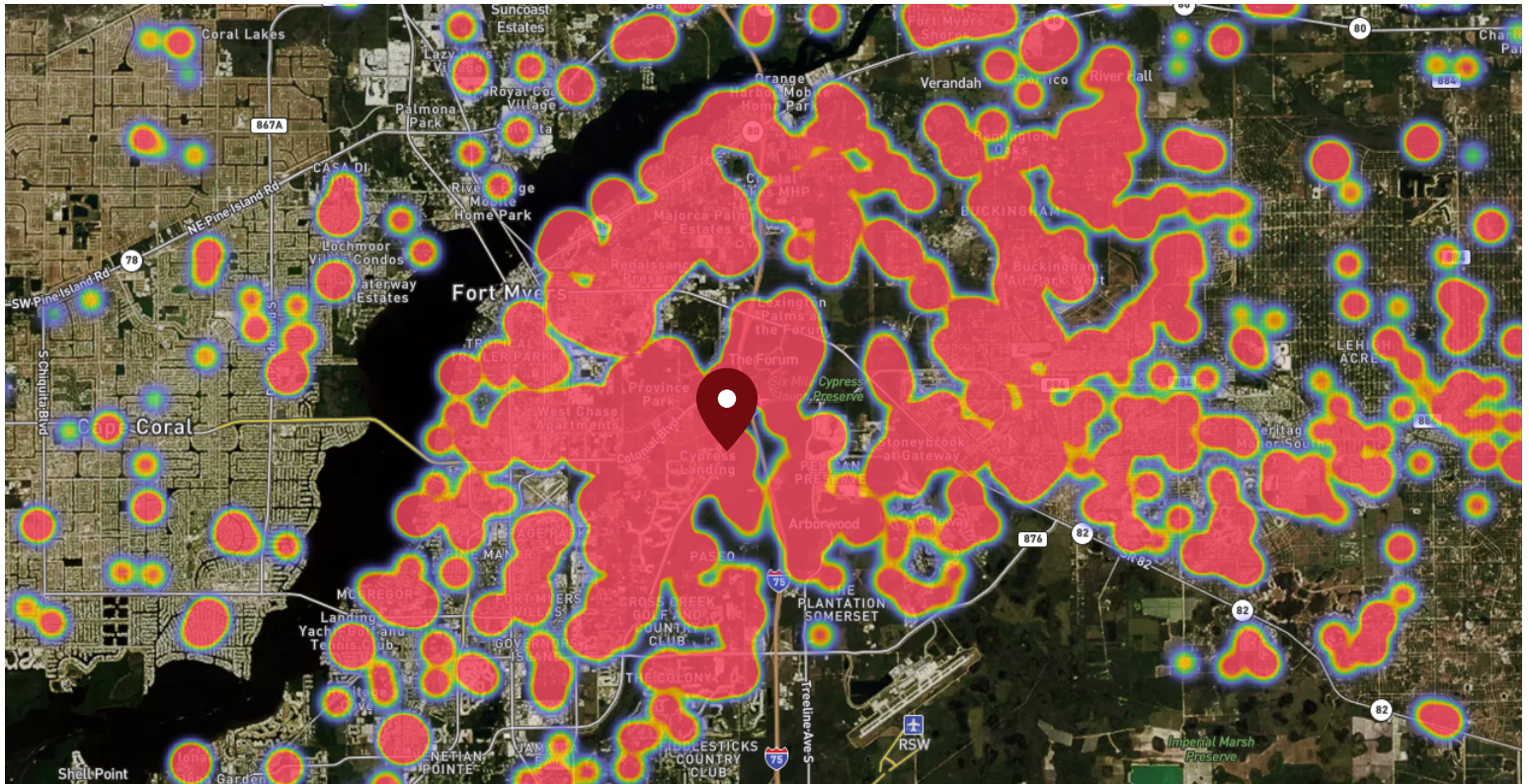


6-7 PM	210,027
5-6 PM	202,728
12-1 PM	188,111

OF VISITS

Data provided by Placer Labs Inc. (www.placer.ai) Oct 1, 2019 - Sept 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.



www.crossmanco.com