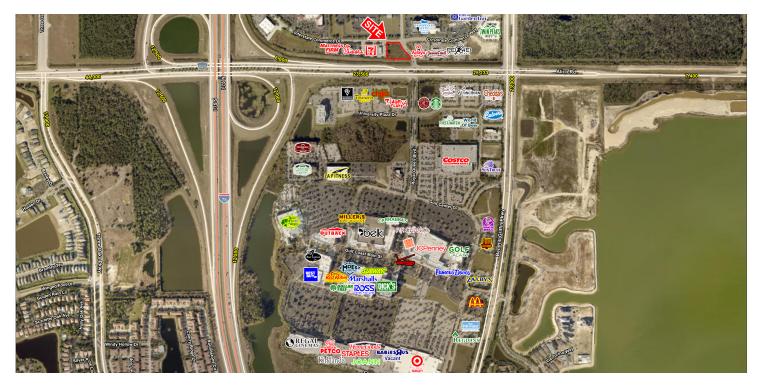
## **ALICO STATION**

10091 Alico Road, Fort Myers, FL 33913

### **EXECUTIVE SUMMARY**



#### LOCATION OVERVIEW

Located on Alico Road directly across from the main entrance of Gulf Coast Town Center, with direct access to I-75

#### PROPERTY HIGHLIGHTS

- +/- 7,000 SF or 0.82 Acres Available
- Gulf Coast Town Center has over 1 Million square feet with retailers including Dick's Sporting Goods, Super Target, Bass Pro, HomeGoods, Best Buy, Costco, and more.
- Two miles from Florida Gulf Coast University (14,846 students in 2016) and approximately 3.5 miles from Southwest Florida International Airport.
- Traffic Counts (AADT): I-75 98,964 and Alico Rd 23,925

#### **DEMOGRAPHICS**

	1 MILE	5 MILES	10 MILES
Total Population	692	69,937	290,394
Daytime Population	749	85,190	327,128
Households	273	29,238	124,125
Average HH Income (\$)	90,525	94,261	86,701
Interstate Commerce Corporate Commerce Way			

#### EXCLUSIVE AGENT(S)

JACLYN LANGHOLZ • Jaclyn.Langholz@tscg.com • 813.961.1812 NATALIE PUCCINI • Natalie.Puccini@tscg.com • 863.354.8367

ALICO STATION PROPERTY FOR LEASE | SALE

# **ALICO STATION**

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SITE PLAN



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