



MARKETPLACE AT COCONUT POINT

8001 VIA RAPALLO DRIVE | ESTERO, FL 33928

LAST REMAINING SPACES IN FINISHED NEW CONSTRUCTION RETAIL CENTER

 **LQ Commercial**
REAL ESTATE SERVICES
1614 Colonial Blvd #101
Fort Myers, FL 33907
LQCRE.COM

JOHN MOUNCE
Founding Principal
O: 239.275.4922 x224
D: 239.333.4365
JMOUNCE@LQCRE.COM

JESSICA MCEVOY
Senior Associate
O: 239.275.4922 x226
D: 239.333.4374
JMCEVOY@LQCRE.COM

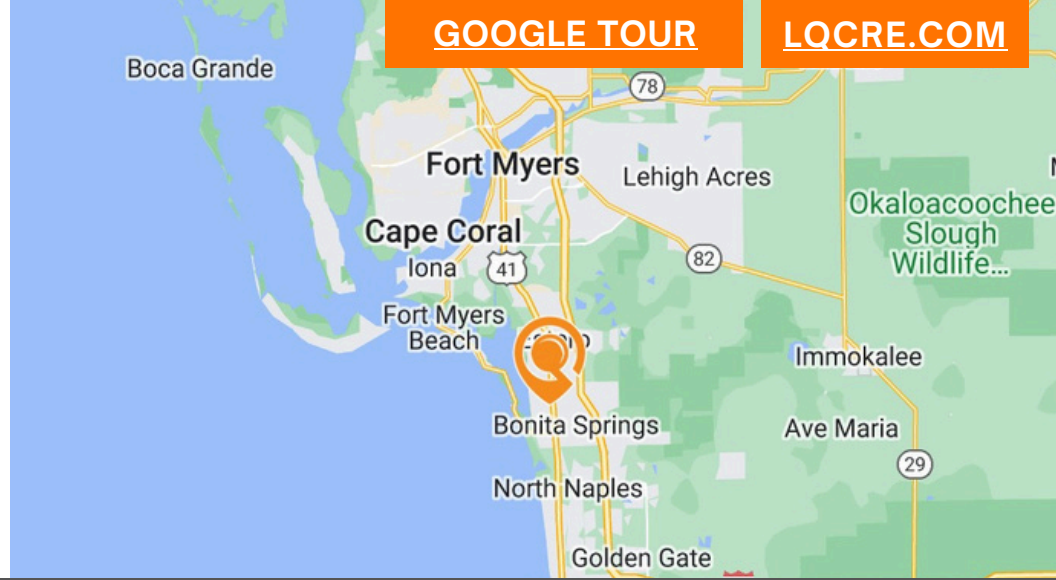
MARKETPLACE AT COCONUT POINT

8001 Via Rapallo Drive | Estero, FL 33928

Retail For Lease



LQ Commercial
REAL ESTATE SERVICES



- US-41 Commercial Frontage (AADT 57,000)
- Excellent Access and Visibility
- Shop space ranging from 1,774 - 3,973± SF
- Located in regional retail destination
- Adjacent to Simon's Coconut Point mall & Hertz World Headquarters



CALL FOR RATES



1,774-3,793± SF



5-MILE POPULATION

93,175



5-YEAR INCREASE

3.2%



5-MILE INCOME

\$134,184



5-MILE EMPLOYEES

30,900

[LQCRE.COM/MARKETPLACE-COCONUT](https://www.lqcre.com/marketplace-coconut)



1614 Colonial Blvd #101
Fort Myers, FL 33907

[LQCRE.COM](https://www.lqcre.com)

JOHN MOUNCE
Founding Principal

O: 239.275.4922 x224

D: 239.333.4365

JMOUNCE@LQCRE.COM

JESSICA MCEVOY
Senior Associate

O: 239.275.4922 x226

D: 239.333.4374

JMCEVOY@LQCRE.COM

MARKETPLACE AT COCONUT POINT

8001 Via Rapallo Drive | Estero, FL 33928

Retail For Lease



LQ Commercial
REAL ESTATE SERVICES

LQCRE.COM



BAY	TENANT	SF
22770 VIA VILLAGIO		
	McDonald's	4,455
22780 VIA VILLAGIO		
101-102	Credit Union (Lease Pending)	2,164
103	Lease Pending	1,750
104	AVAILABLE	1,774
105	AVAILABLE	2,199
106	Milkshake Factory	1,532
107	Ideal Nutrition	1,616
108	Charles Schwab	2,507
22790 VIA VILLAGIO		
101	Starbuck's	2,567
102	Noire the Nail Bar	2,496
103	Heartland Dental	4,100
22800 VIA VILLAGIO		
	Piccolo Buco by Cooper's Hawk	7,602
22810 VIA VILLAGIO		
	Miller's Ale House	7,202

LQ Commercial
REAL ESTATE SERVICES
1614 Colonial Blvd #101
Fort Myers, FL 33907
LQCRE.COM

JOHN MOUNCE
Founding Principal
O: 239.275.4922 x224
D: 239.333.4365
JMOUNCE@LQCRE.COM

JESSICA MCEVOY
Senior Associate
O: 239.275.4922 x226
D: 239.333.4374
JMCEVOY@LQCRE.COM

MARKETPLACE AT COCONUT POINT

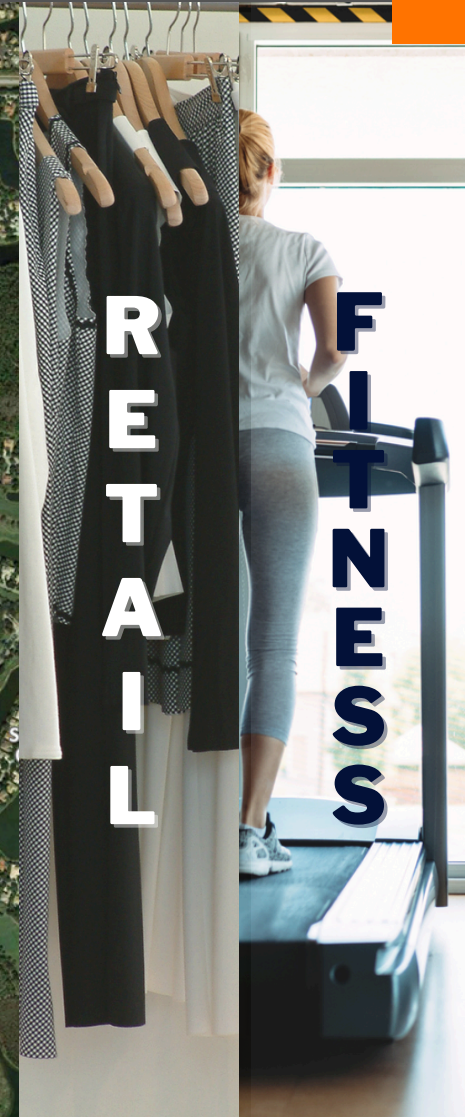
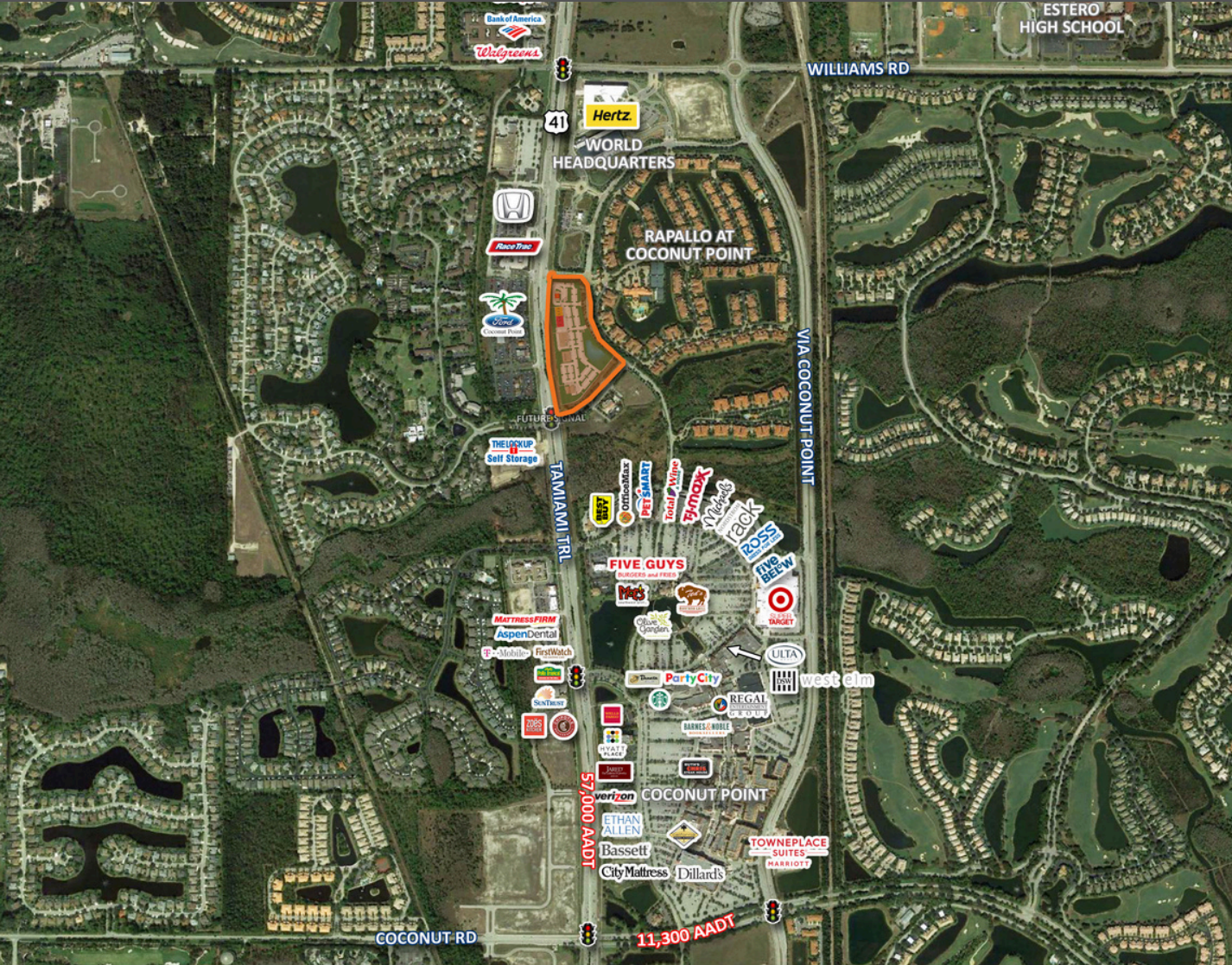
8001 Via Rapallo Drive | Estero, FL 33928

Retail For Lease



LQ Commercial
REAL ESTATE SERVICES

LQCRE.COM



 **LQ Commercial**
REAL ESTATE SERVICES
1614 Colonial Blvd #101
Fort Myers, FL 33907
LQCRE.COM

JOHN MOUNCE
Founding Principal
O: 239.275.4922 x224
D: 239.333.4365
JMOUNCE@LQCRE.COM

JESSICA MCEVOY
Senior Associate
O: 239.275.4922 x226
D: 239.333.4374
JMCEVOY@LQCRE.COM

MARKETPLACE AT COCONUT POINT

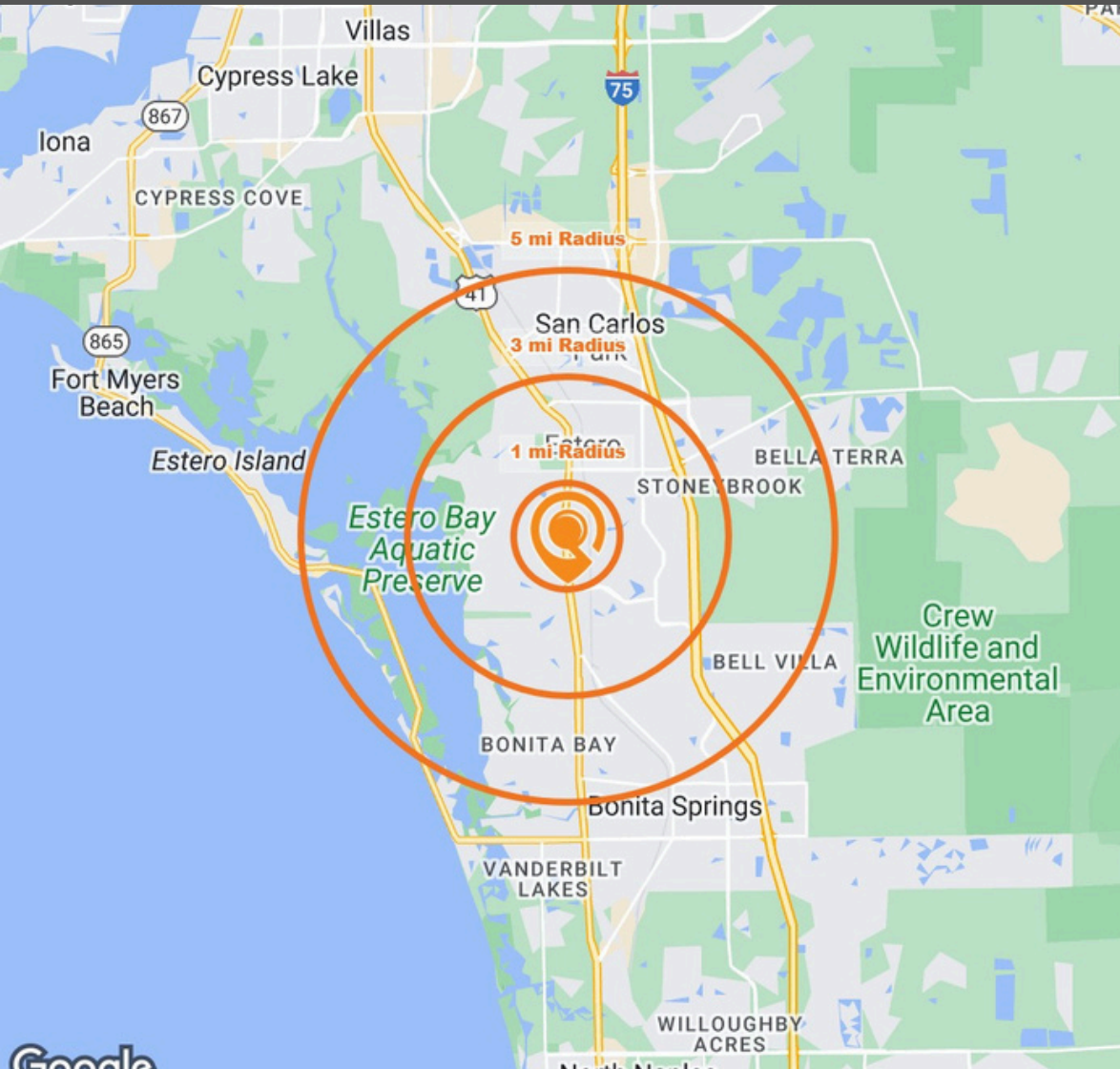
8001 Via Rapallo Drive | Estero, FL 33928

Retail For Lease



LQ Commercial
REAL ESTATE SERVICES

LQCRE.COM



DRIVE TIME DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
Population	5,538	39,742	93,175
2028 Projected Population	6,100	45,918	107,876
Projected Annual Growth to 2028	2.0%	3.1%	3.2%
Historical Annual Growth 2010 to 2023	2.0%	3.4%	2.8%
Median Age	58.6	58.6	51.2
Households	2,819	19,953	41,326
Projected Annual Growth to 2028	3.0%	4.1%	4.3%
Historical Annual Growth 2010 to 2023	2.2%	3.6%	3.1%
White	85.3%	86.2%	76.2%
Black or African American	3.7%	3.4%	3.9%
Asian or Pacific Islander	2.1%	2.0%	6.4%
American Indian or Native Alaskan	0.1%	0.2%	0.3%
Other Races	8.7%	8.2%	13.1%
Hispanic	13.4%	12.9%	18.5%
Average Household Income	\$156,632	\$137,608	\$134,184
Median Household Income	\$101,501	\$108,415	\$101,962
Per Capita Income	\$79,840	\$69,117	\$59,690
Elementary (Grades 0 - 8)	1.5%	1.8%	3.5%
Some High School (Grades 9 - 11)	1.4%	1.8%	2.5%
High School Graduate	17.0%	18.8%	20.9%
Some College	17.8%	18.2%	19.9%
Associates Degree Only	18.1%	11.7%	10.3%
Bachelors Degree Only	28.0%	25.7%	24.5%
Graduate Degree	16.1%	21.9%	18.4%
Total Businesses	498	2,649	5,273
Total Employees	5,026	18,267	30,900



1614 Colonial Blvd #101
Fort Myers, FL 33907

LQCRE.COM

JOHN MOUNCE
Founding Principal

O: 239.275.4922 x224

D: 239.333.4365

JMOUNCE@LQCRE.COM

JESSICA MCEVOY
Senior Associate

O: 239.275.4922 x226

D: 239.333.4374

JMCEVOY@LQCRE.COM



MARKETPLACE AT COCONUT POINT

8001 VIA RAPALLO DRIVE | ESTERO, FL 33928

LAST REMAINING SPACES IN FINISHED NEW CONSTRUCTION RETAIL CENTER

 **LQ Commercial**
REAL ESTATE SERVICES
1614 Colonial Blvd #101
Fort Myers, FL 33907
LQCRE.COM

JOHN MOUNCE
Founding Principal
O: 239.275.4922 x224
D: 239.333.4365
JMOUNCE@LQCRE.COM

JESSICA MCEVOY
Senior Associate
O: 239.275.4922 x226
D: 239.333.4374
JMCEVOY@LQCRE.COM