



# COLONIAL CENTER

FOR LEASE • PRIME RETAIL/OFFICE OPPORTUNITY  
4391 COLONIAL BLVD • FORT MYERS, FL 33966



## PROPERTY FEATURES

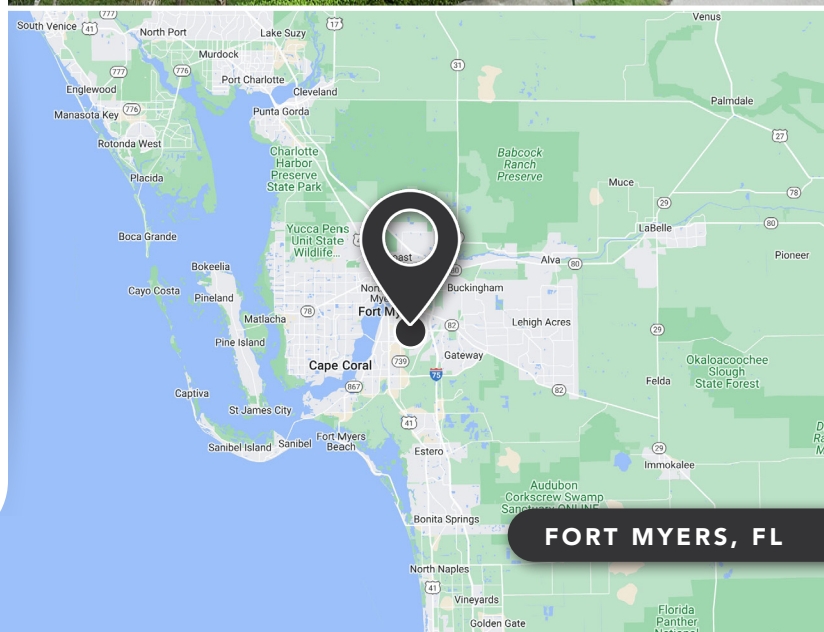
**LEASE RATE:**  
\$25.00/SF

**NNN:**  
\$8.66/SF

**AVAILABLE UNITS:**  
100: 3,000± SF  
101: 3,000± SF  
103: 940± SF

**ZONING:**  
CG (Lee County)

**LOCATION:**  
The subject site is located in the west quadrant of the Colonial Blvd & Winkler Ave intersection in Fort Myers, FL.



**FORT MYERS, FL**

### CONTACT US:

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Map data ©2022 Google

2026 DEMOGRAPHICS	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
EST. POPULATION:	8,734	47,843	139,974
EST. EMPLOYMENT DENSITY:	2,244	33,167	95,206
MEDIAN H.H. INCOME:	\$58,745	\$62,280	\$65,440

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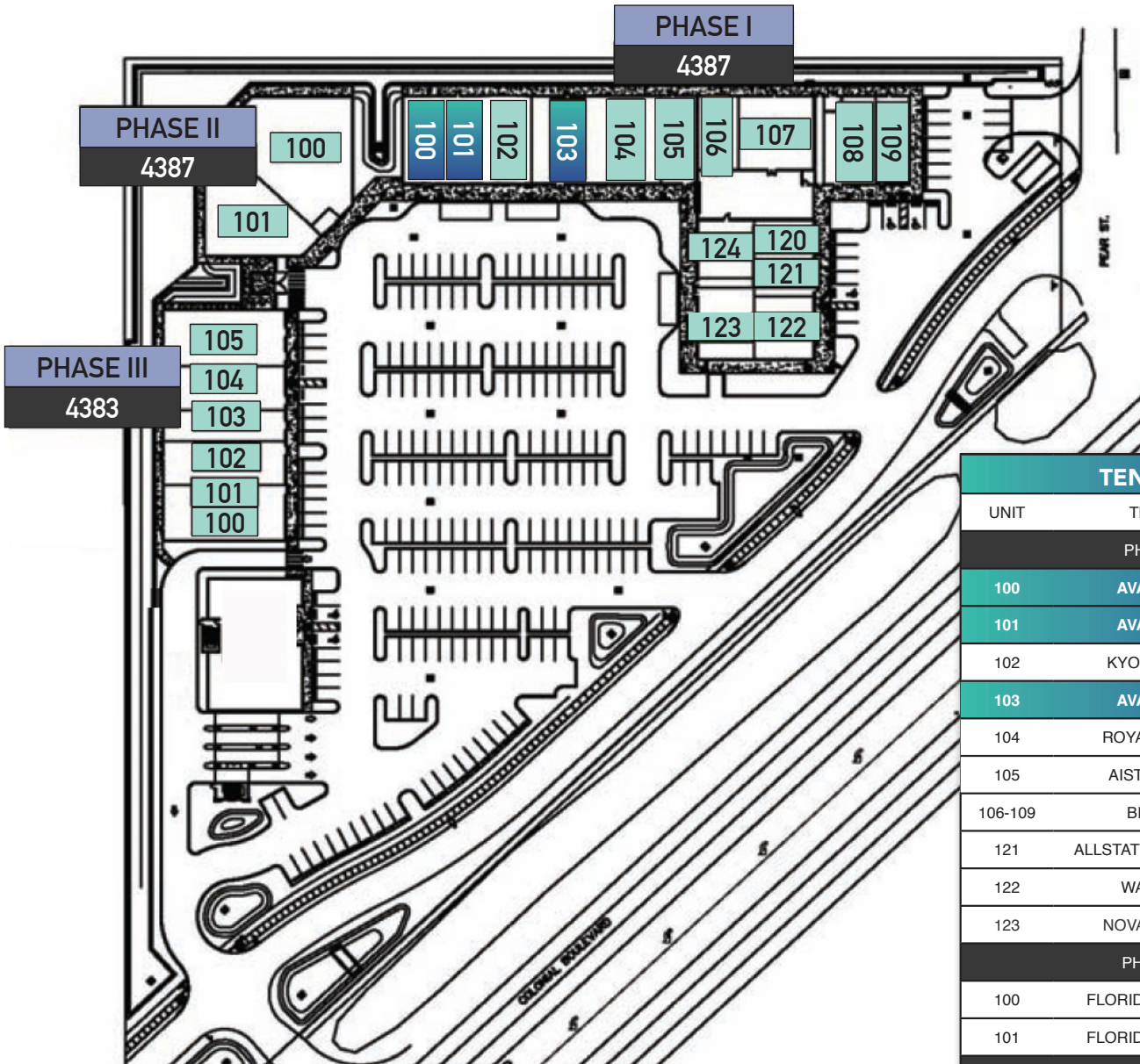
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## SITE PLAN



TENANTS		
UNIT	TENANT	SF
PHASE I		
100	AVAILABLE	3,000
101	AVAILABLE	3,000
102	KYOTO SUSHI	1,500
103	AVAILABLE	940
104	ROYAL JAY LLC	2,272
105	AISTHETIKOS	1,350
106-109	BIOTEST	13,200
121	ALLSTATE INSURANCE	808
122	WAGGLES	1,710
123	NOVA IMAGING	2,027
PHASE II		
100	FLORIDA ACADEMY	7,728
101	FLORIDA ACADEMY	2,211
PHASE III		
100	EL GAUCHO INCA	3,610
101	FLORIDA ACADEMY	1,540
102	FLORIDA ACADEMY	1,589
103	FLORIDA ACADEMY	2,328
104	FLORIDA ACADEMY	1,405
105	FLORIDA ACADEMY	1,946