



ALESSIO TRADE CENTER

EXIT 138



THE TAILOR APARTMENTS  
(384 UNITS)

FUTURE APARTMENT  
COMPLEX (400 UNITS)

SUBJECT PROPERTY  
10.01 ± Acres | 436,036± Sq. Ft.

LOT 1  
1.6± Acres

OUTPARCELS AVAILABLE

LOT 2  
1.33± Acres

LOT 3  
1.33± Acres

HANSON STREET  
ORTIZ AVE. AADT 17,300±

LSI  
COMPANIES

OFFERING MEMORANDUM

EASTWOOD COMMONS

PRE-LEASING RETAIL & LIGHT INDUSTRIAL FLEX UNITS

# OFFERING SUMMARY

**Location:** Ortiz Ave. North of Colonial Blvd.  
Fort Myers, FL 33905

**County:** Lee County

**Property Type:** Retail & Industrial/Flex

**Property Size:** 10.01± Acres | 436,036± Sq. Ft.  
Retail: 13,500± Sq. Ft.  
Industrial/Flex: 40,000± Sq. Ft.

**Retail Unit Sizes:** 1,800–13,500± Sq. Ft.

**Industrial/Flex  
Unit Sizes:** 1,700–40,000± Sq. Ft.

**Zoning:** CG (Commercial General)

**Expected Delivery:** Q2 2026

**Utilities:** Water, sewer, and electric in close  
proximity

**Strap Number:** 28-44-25-P2-01000.0040

**LEASE RATE**  
**RETAIL: \$30NNN**  
**INDUSTRIAL FLEX: \$18NNN**

**LSI**  
**COMPANIES**

Land  
Solutions

LSI  
COMMERCIAL

Development  
Solutions

# SALES EXECUTIVES



**Justin Thibaut, CCIM**  
Broker Associate



**Eric Edwards, CCIM**  
Senior Broker Associate



**Drew Davis**  
Research & Sales Associate



## OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

**Eric Edwards, CCIM** - eedwards@lsicompanies.com | (239) 877-3958

**Drew Davis** - ddavis@lsicompanies.com | (239) 489-4066

[LSICOMPANIES.COM](http://LSICOMPANIES.COM)

LSI Companies is pleased to present a pre-leasing opportunity at Eastwood Commons, a 10± acre Retail & Industrial/ Flex development project, in the City of Fort Myers, FL.

This project will feature a brand-new 13,500± Sq. Ft retail plaza, fronting Ortiz Avenue and Hanson Street, two (2) high-end industrial/ flex buildings comprised of 20,000± Sq.Ft. each, and a planned 110-Suite LivSmart Studios Hilton Hotel, on the remaining acreage.

This expansive property is uniquely positioned between two major transportation corridors, Colonial Boulevard and State Road-82, providing high-traffic exposure and excellent accessibility. It's prime location allows Eastwood Commons to offer exceptional potential for end-users to differentiate their product from the norm and to serve a rapidly growing sub-market.

Positioned less than five minutes from the I-75 and Colonial Boulevard interchange, Eastwood Commons is optimally located near a network of established commercial centers anchored by prominent national retailers, including Publix, Walmart, Target, BJ's Wholesale Club, Lowe's, and TopGolf.

Alongside its advantageous location, a 400- Unit apartment complex, and three (3) 1± acre outparcels available for development to the south will further drive demand in the area.



- Retail: 1,800–13,500± Sq. Ft Units  
Industrial/Flex: 1,700–40,000± Sq. Ft. Units
- CG zoning permits a wide variety of commercial and residential uses
- With 480± linear feet of frontage on Ortiz Avenue
- Direct access to Hanson Street (AADT 15,200±) & Ortiz Avenue (AADT 17,700±)
- Close proximity to State Road-82 (AADT 53,000±) & Colonial Boulevard (AADT 77,500±)
- Positioned less than 4± miles from Downtown Fort Myers
- Situated in a high growth corridor and surrounded by amenities, attractions, and outdoor recreational activities
- The Traditional Community future land use designation allows for a base density of 25 DU/ Acre and a maximum density of 35 DU/ Acre

**DOWNTOWN  
FORT MYERS**

**ORTIZ AVE. AADT 17,300±**

**THE TAILOR APARTMENTS  
(384 UNITS)**

**RETAIL PLAZA  
1,800–13,500± Sq. Ft.**

**INDUSTRIAL/FLEX  
1,700–40,000± Sq. Ft.**

**HOTEL  
58,000± Sq. Ft.**

**FUTURE APARTMENT  
COMPLEX (400 UNITS)**

### COMMERCIAL

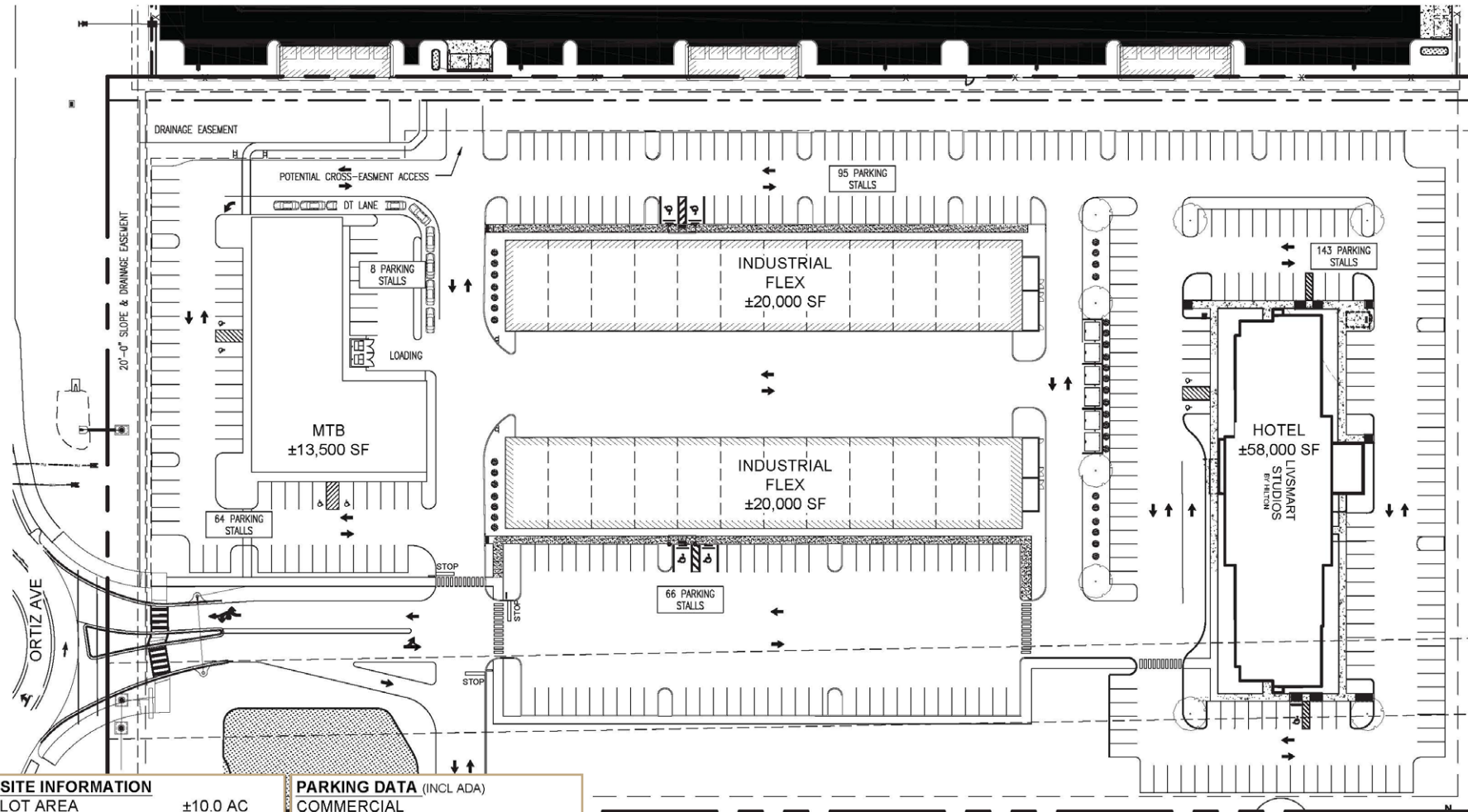
- Animal Hospital
- Assisted Living
- Bank
- Car Wash
- College
- Convenience Store
- Day Care
- Garden Center
- Health Club
- Hotel
- Indoor Commercial Recreation
- Medical Centers
- Medical Office
- Parks
- Pharmacy
- Professional Office
- Repair Services
- Residential - Multifamily
- Residential - Townhouse
- Research Testing/Development Labs
- Restaurant
- Retail
- Self-Storage
- Surgery Centers



# MASTER CONCEPT PLAN



# CONCEPT PLAN



**SITE INFORMATION**

LOT AREA ±10.0 AC  
 ZONE CG

**BUILDING DATA**

MTB ±13,500 SF  
 INDUSTRIAL FLEX ±20,000 SF  
 INDUSTRIAL FLEX ±20,000 SF  
 HOTEL ±58,000 SF

**PARKING DATA (INCL ADA)**

COMMERCIAL PROVIDED 376 STALLS



## SURROUNDING DEVELOPMENTS



	DEVELOPMENT	UNITS
1	Eastwood Village	2,600 Units
2	The Forum 428	1,014 Units
3	V2 Apartments	428 Units
4	The Mark At Colonial	404 Units
5	The Taylor	384 Units
6	Leo at Fort Myers	370 Units
7	Novo Gateway	364 Units
8	Lee Health Hospital	540,045 Sq. Ft.
9	Industrial Park	129,000 Sq. Ft.
10	Gerenzy's RV World	54,000 Sq. Ft.

DOWNTOWN  
FORT MYERS

41

82

INTERSTATE  
75

6

1

9

ORTIZ AVE.

10

5

HANSON STREET

2

7

4

COLONIAL BLVD.

3

LEE HEALTH  
Gulf Coast Medical Center

8

SUBJECT PROPERTY



## DOWNTOWN FORT MYERS



HANSON STREET

TRUIST | TRUIST | TRUIST

TESLA | LEE HEALTH

7 ELEVEN | Bob Evans



COLONIAL BLVD.

Walmart

chijis | BEALLS

BJ's | Chick-fil&

Publix

Bank of America

Applebee's | DUNKIN' DONUTS

LOWE'S | TEXAS

amazon

7 ELEVEN | HYATT PLACE | Select | KANSAS UNIVERSITY

THE FORUM AT FORT MYERS

NOTABLE TENANTS

TARGET | STARBUCKS COFFEE | THE HOME DEPOT

FIVE GUYS BURGERS and FRIES | petco

McALISTER'S DELI | BED BATH & BEYOND

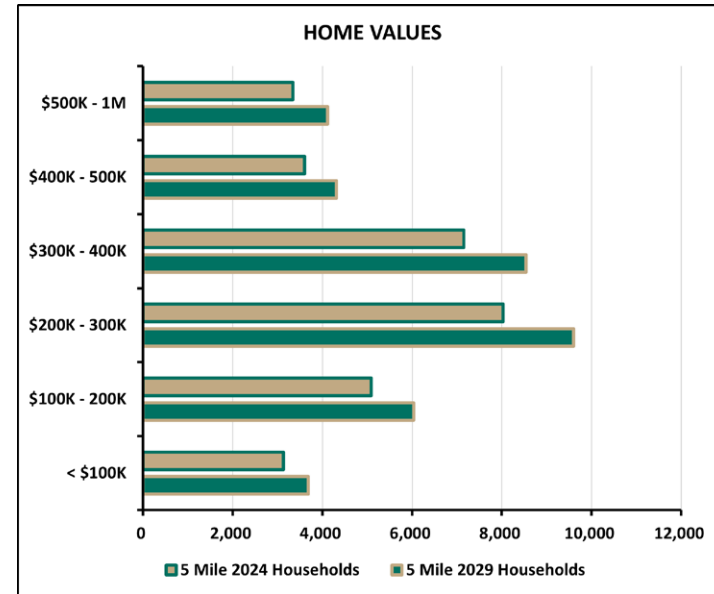
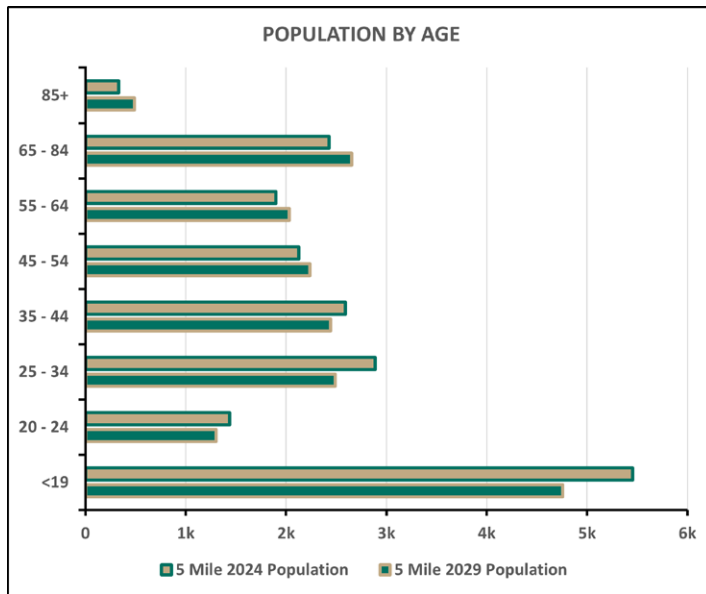
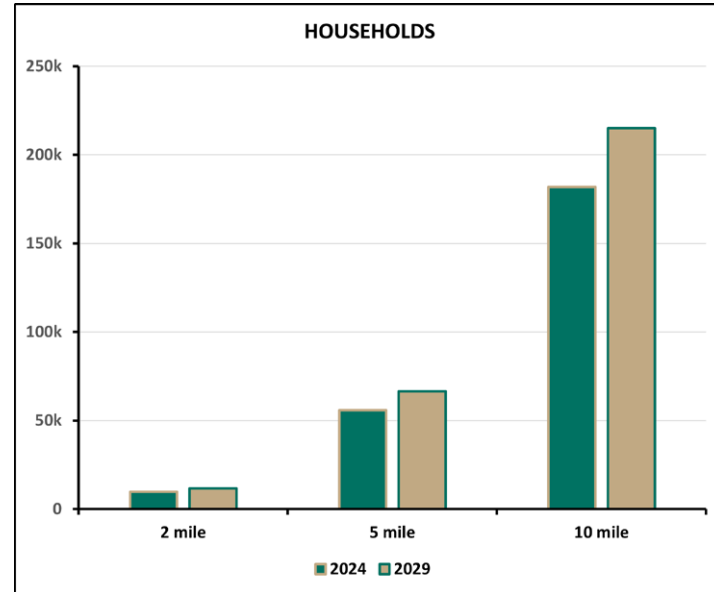
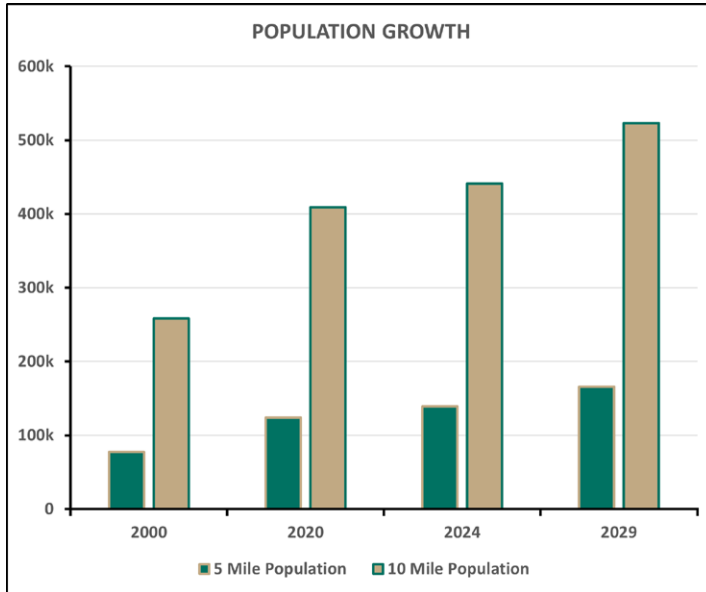
FIREHOUSE SUBS | ROSS DRESS FOR LESS

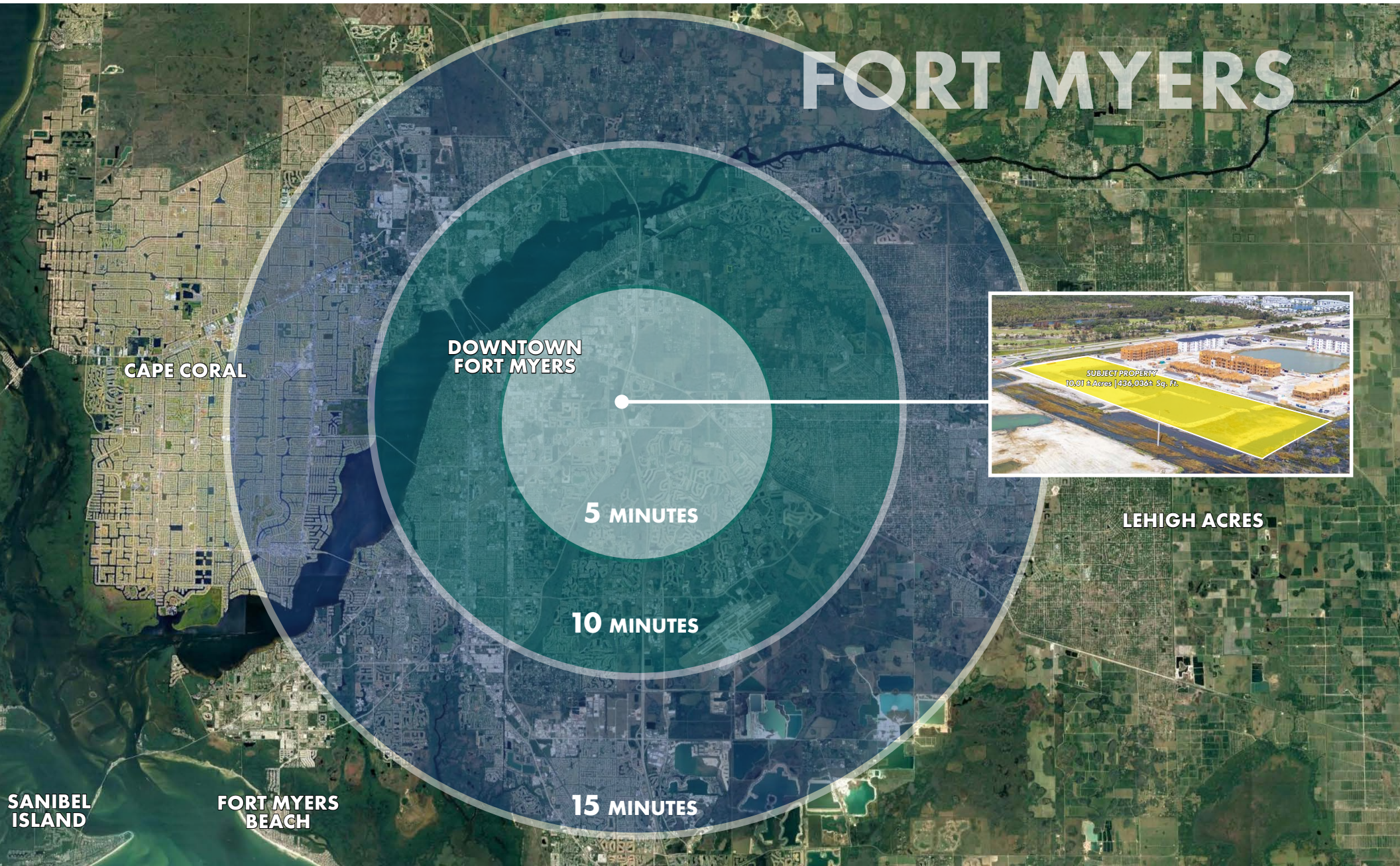
BANK of the OZARKS | STAPLES

Meat 'n More | BUFFALO WILD WINGS GRILL & BAR | SUNTRUST



# AREA DEMOGRAPHICS





## LOCATION MAP



- ### LOCATION HIGHLIGHTS
- 1.2± miles to I-75
  - 1.6± miles to The Forum Fort Myers
  - 3.6± miles to Downtown Fort Myers
  - 3.8± miles to US-41
  - 4.2± miles to Lee Memorial Hospital
  - 6.2± miles to SWFL International Airport (RSW)



# LSI

---

## COMPANIES

LSICOMPANIES.COM

### LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Seller. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Seller has knowledge. Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail. It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property. The Seller and LSI Companies disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Buyer to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed. Potential Buyer acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the Potential Buyers, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Buyer will be a qualified Buyer with significant experience in entitlement and development process in Lee County with finesse and wherewithal and be willing to be interviewed by the LSI Companies team.