



Alico Plaza

PROPERTY
BROCHURE

8156 Alico Road | Fort Myers, FL 33912

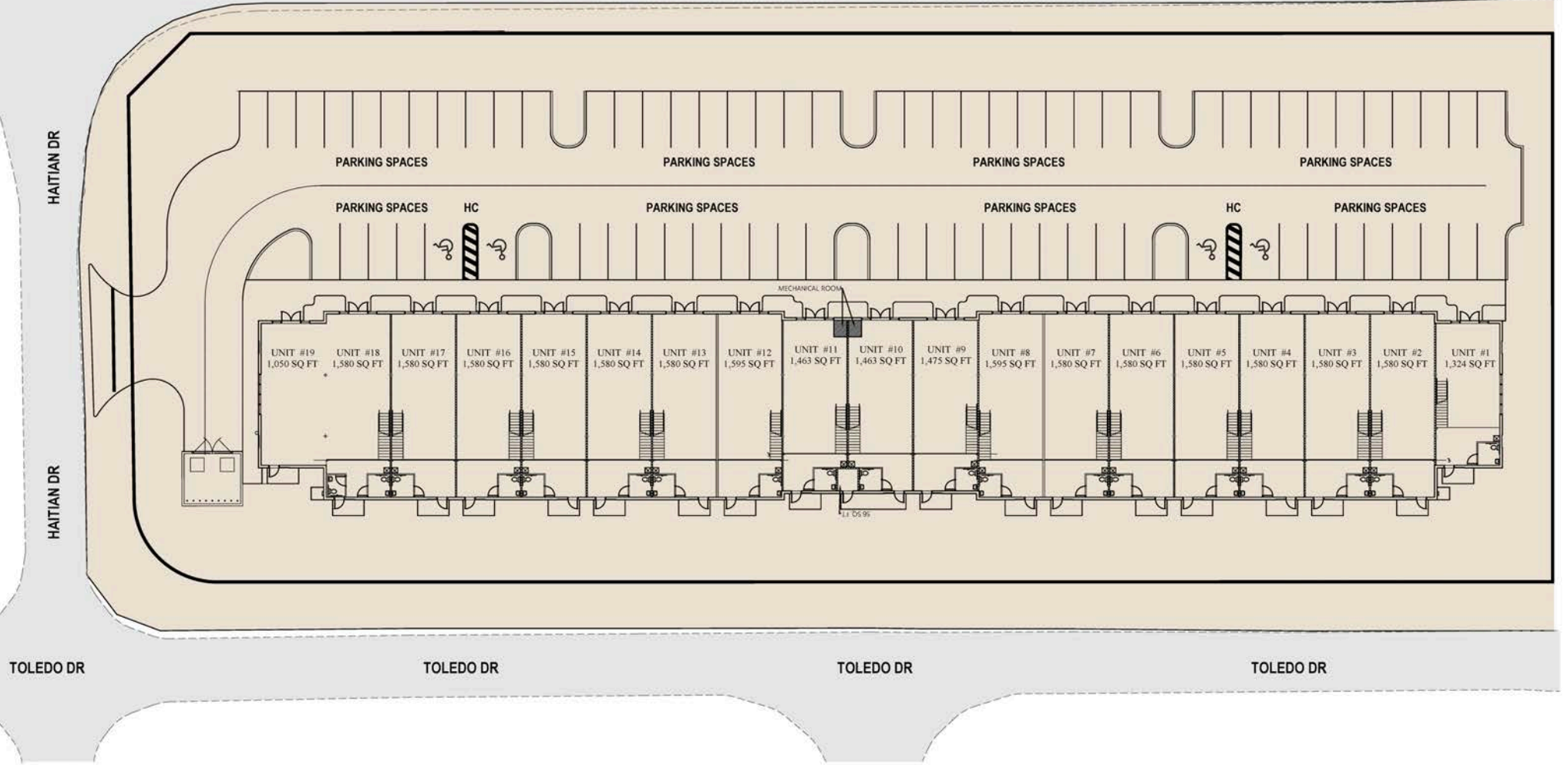


PROPERTY SUMMARY



PROPERTY INFORMATION

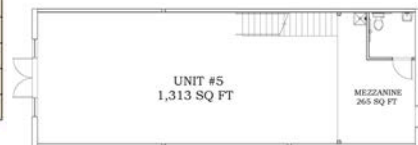
ADDRESS:	8156 Alico Road Fort Myers, FL 33912
BLDG SIZE:	27,759 SF
LOT ACRES:	2.25 AC
COUNTY:	Lee
YEAR BUILT:	2025 New Construction Under Construction
ZONING:	Commercial/ Office
DELIVERY:	Estimated August 2025
UNIT MIX:	Units range from 1,000 to 1,528 sf. Units may be combined for larger spaces.
NUMBER OF UNITS:	19 units
PRICE:	\$35.00 psf
TERM:	5 Years Ideal
PARKING	146 Total Parking Spaces (5.25/1,000)



Unit	SF	Sf mezanine	Total SQFT
1	1050	274	1324
2	1313	267	1580
3	1313	267	1580
4	1313	267	1580
5	1313	267	1580
6	1313	267	1580
7	1313	267	1580
8	1330	265	1595
9	1210	265	1475
10	1196	267	1463

Unit	SF	Sf mezanine	Total SQFT
11	1196	267	1463
12	1330	265	1595
13	1313	267	1580
14	1313	267	1580
15	1313	267	1580
16	1313	267	1580
17	1313	267	1580
18	1313	267	1580
19	1050	267	1317

TOTAL	
SF	24118
Sf mezanine	4807
Total SQFT	28925



Date:

Customer's approval:

Delivery Note: Units will be delivered in vanilla shells with hookups for water, sewer, electric, gas, and phone. One (1) new HVAC unit with ductwork to open ceiling. All drywall to be Level 4 finish to allow for final painting (which painting shall be by Tenant and shall not be a part of Landlord's Work). Floor finish concrete slab floor. Open exposed black ceiling. 200 standard up to 400 amp electricity. Main water line: 1 inch. One bathroom, concrete floors, light fixtures as per code.

UNIT INFORMATION

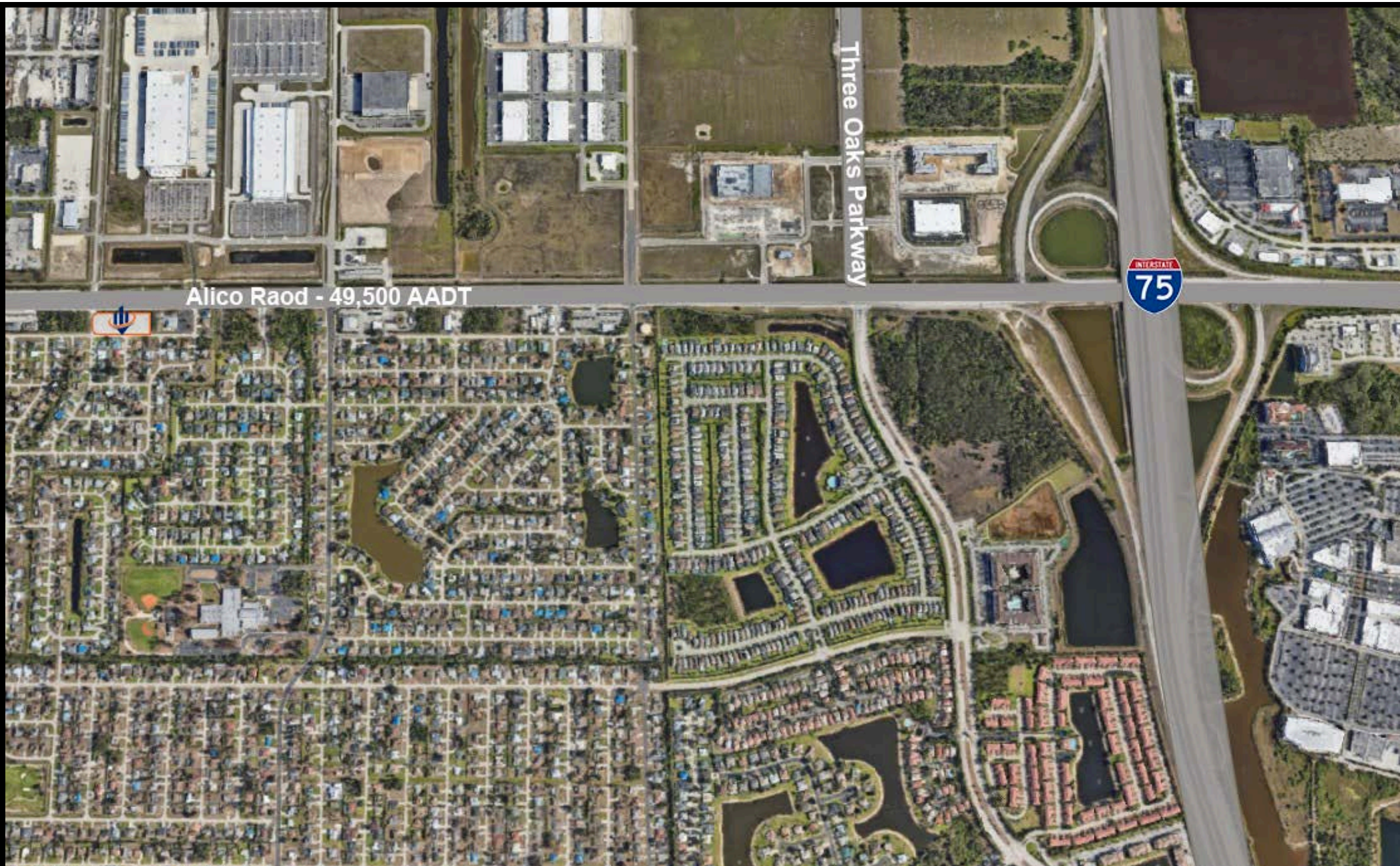
Rental Rates for Alico Plaza

Unit	Unit Size (sf)	Mezzainne (sf)	Total Unit (sf)	Monthly Rent \$35.00 psf	Monthly CAM \$6.50 psf	Real Estate Taxes \$5.94 psf	Monthly Sales Tax Lee Cnty 2.5%	Monthly Total Rent +CAM+RE Tax + Sale Tax
1	1050	274	1324	\$3,861.67	\$717.17	\$655.38	\$130..86	\$5,365.07
2	1313	267	1580	\$4,608.33	\$855.83	\$782.10	\$156.16	\$6,402.42
3	1313	267	1580	\$4,608.33	\$855.83	\$782.10	\$156.16	\$6,402.42
4	1313	267	1580	\$4,608.33	\$855.83	\$782.10	\$156.16	\$6,402.42
5	1313	267	1580	\$4,608.33	\$855.83	\$782.10	\$156.16	\$6,402.42
6	1313	267	1580	\$4,608.33	\$855.83	\$782.10	\$156.16	\$6,402.42
7	1313	267	1580	\$4,608.33	\$855.83	\$782.10	\$156.16	\$6,402.42
8	1330	265	1595	\$4,652.08	\$863.96	\$789.53	\$157.64	\$6,463.21
9	1210	265	1475	\$4,302.80	\$792.46	\$730.13	\$145.78	\$5,976.95
10	1196	267	1463	\$4,267.08	\$792.46	\$724.19	\$144.59	\$5,928.32
11	1196	267	1463	\$4,127.08	\$863.96	\$724.19	\$144.59	\$5,928.32
12	1330	265	1595	\$4,652.08	\$855.83	\$789.53	\$157.64	\$6,463.21
13	1313	267	1580	\$4608.33	\$855.83	\$782.10	\$156.16	\$6,402.42
14	1313	267	1580	\$4608.33	\$855.83	\$782.10	\$156.16	\$6,402.42
15	1313	267	1580	\$4608.33	\$855.83	\$782.10	\$156.16	\$6,402.42
16	1313	267	1580	\$4608.33	\$855.83	\$782.10	\$156.16	\$6,402.42
17	1313	267	1580	\$4608.33	\$855.83	\$782.10	\$156.16	\$6,402.42
18 (Combined for restaurat) \$40.00psf	1313	267	1580	\$5,266.67	\$855.83	\$782.10	\$172.62	\$7,077.22
19 (Combined)	1050		1050	\$3500.00	\$568.75	\$519.75	\$114.71	\$4,703.21

RETAIL MAP



LOCATION MAP



Alico Raod - 49,500 AADT

Three Oaks Parkway

INTERSTATE
75

DEMOGRAPHICS

2023 Summary	1 Mile	3 Miles	5 Miles
Population	4,983	41,196	88,940
Households	1,782	16,426	39,240
Workday Population	17,892	51,504	246,033
Median Home Value	\$249.6k	\$294k	\$305.3k
Median Age	35.5	41.1	50.6
Median HH Income	\$75.6K	\$77.8k	\$78.2k
Avg Household Income	\$89.3k	\$98.4k	\$100.6k



\$1.2B

TOTAL CONSUMER SPEND (5 MI)



3.8%

POPULATION GROWTH 5 YR (5 MI)



\$78.2k

MEDIAN HH INCOME (5 MIN)



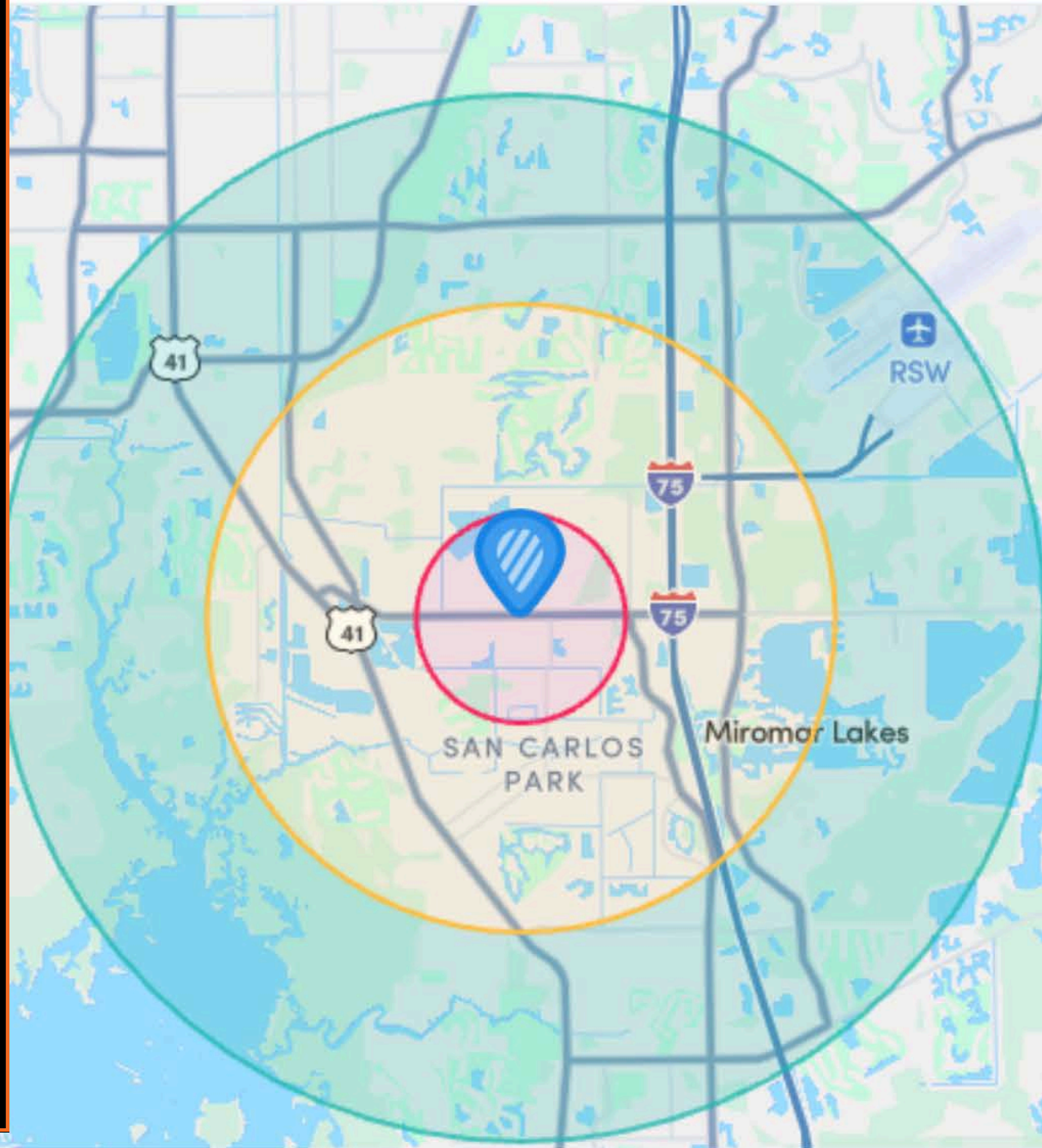
\$305.3k

MEDIAN HOME VALUE (5 MIN)



50.6

MEDIAN AGE (5 MIN)



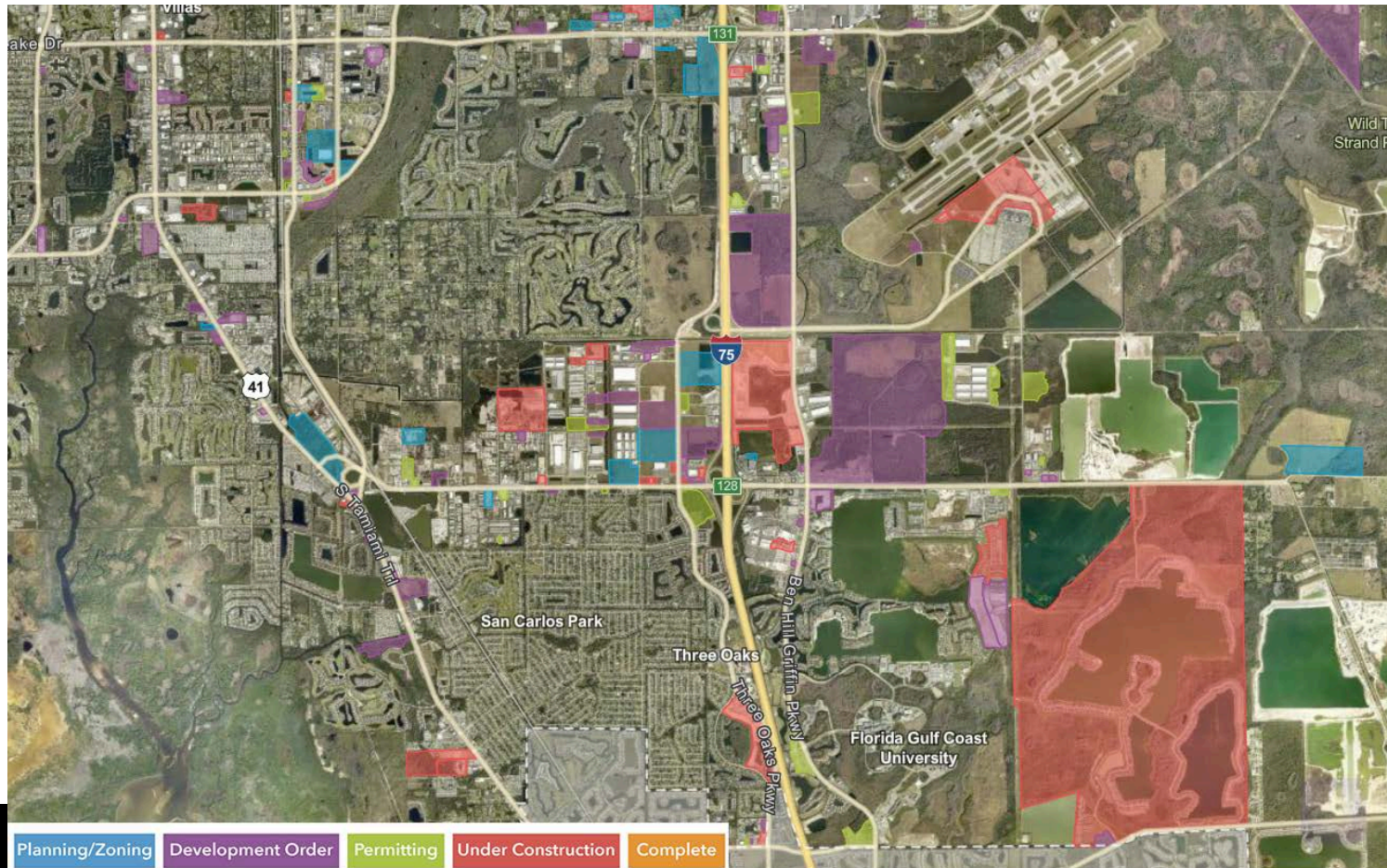
AREA HIGHLIGHTS

According to John Talmage from the Lee County Economic Development Office, the area from Tamiami Trail (US 41) Ben Hill Griffin Parkway and Daniels Parkway to Corkscrew Road is expected to be the largest area of development over the next 10 years. Below is the current development map, which indicates all the current projects in planning, development order, permitting construction, or completion.

The Alico Corridor is the spine of this busy business triangle surrounded by residential communities.

Highlights of the include:

1. 50,000 new jobs
2. Highly ranked Elementary, Middle, and High Schools
3. Florida Gulf Coast University is located between Alico Road and Corkscrew Road
4. 4,259 new homes in progress
5. Median Income of \$77,846 within 3 miles
6. 17,892 employees daytime population within 3 miles
7. 41,196 residents within 3 miles
8. Incentives for High Paying Jobs





Alico Road - 49.500 AADT



PROPERTY BROCHURE

ALICO PLAZA

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