



Merchants Crossing

Fort Myers (Cape Coral), Florida

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Property Overview

Address

15201 N Cleveland Avenue (US Highway 41) Fort Myers (Cape Coral), FL

Type

Mixed Use

GLA

194,427 sf (retail); 6,213 sf (pad site)

Parking

1,084 retail spaces; Applebees 59 independent spaces; 434 residential spaces

Traffic

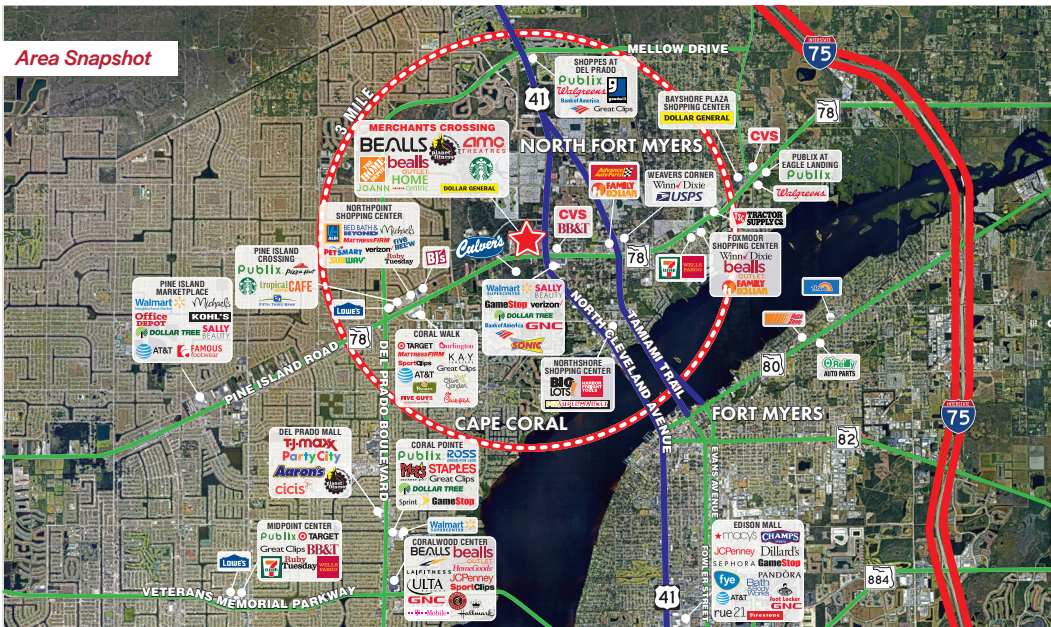
US Highway 41: 37,609 VPD; SR 78: 40,088 VPD

Anchors

Bealls Outlet/Home Centric, AMC Theatres, and Planet Fitness

Vital Statistics

- Newly renovated facade
- New 280-unit residential development features a private clubhouse, resort style pool, fitness center, dog park, and nature trail
- AMC Theatres (16 screens) renovation upgraded auditoriums with new flooring, seats, and aisle lights
- Prime intersection in North Ft. Myers – Cape Coral Trade Area
- Across from Walmart and shadow anchored by Bealls and Home Depot
- The population of Ft. Myers, FL is projected to increase by 82.5% by 2040 according to American City Business Journals



Area Demographics



Population

1 Mile: 3,600
5 Mile: 130,300
7 Mile: 228,000



Daytime Population

1 Mile: 3,500
5 Mile: 95,300
7 Mile: 179,000



Median Age

1 Mile: 56
5 Mile: 51
7 Mile: 48



Number of HH

1 Mile: 1,925
5 Mile: 56,000
7 Mile: 94,000



Average HH Income

1 Mile: \$56,000
5 Mile: \$88,000
7 Mile: \$91,000



Median HH Income

1 Mile: \$41,000
5 Mile: \$63,600
7 Mile: \$66,500



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Information furnished is from sources deemed reliable, but is not guaranteed by RD Management and is subject to change in price, corrections, errors and omissions, prior sales or withdrawal without notice.

Suite #	Tenant	Size
105	Perceptions Salon	2,557 sf
110	Heavenly Pizza	1,500 sf
115	American Medical Hearing Center	1,500 sf
200	Bealls Outlet/ Home Centric	33,000 sf
300	Mattress To Go For Less	2,274 sf
400	Available	16,000 sf
450	Image Institute	2,886 sf
500	Dollar General	9,690 sf
601	Lee County Tax	7,720 sf
606	State Farm	1,215 sf
607	Edible Arrangements	1,215 sf
608	Pack & Ship	1,215 sf
609/610	Quest Diagnostics	2,430 sf
611	Kava Culture	1,215 sf
612	Cold Stone Creamery	1,250 sf
800	AMC Theatres	54,805 sf
905	Rosie's Breakfast Cafe	3,100 sf
925	Lighthouse Wigs	833 sf
930	Megan's Chiropractor	833 sf
935	Wang's Asian Express	1,843 sf
945	Naples Vapor	833 sf
950	Subway	1,110 sf
955	Barber Shop	833 sf
960	Discount Appliance	1,943 sf
970	Nail Salon	833 sf
1010	Planet Fitness	20,475 sf
1020	Millennium Physician Group	20,795 sf

