



KELLY CROSSING

FOR LEASE • PRIME RETAIL OPPORTUNITY
16120 SAN CARLOS BLVD • FORT MYERS, FL 33908



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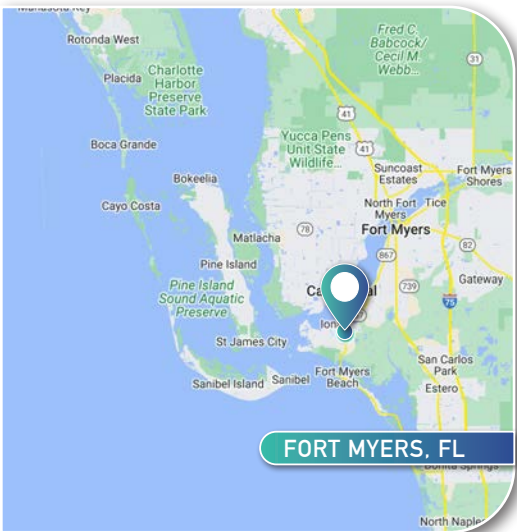
PROPERTY FEATURES

LEASE RATE	Call for Details
AVAILABLE	1,514± SF - 3,048± SF Unit 11 - 2 nd Gen Vet Clinic - 3,048± SF
ZONING	CPD (Lee County)
LOCATION	Neighborhood Retail Strip Center with warehouse, great visibility, frontage and pylon signage. Great location on route to Ft Myers Beach with high traffic count. Ample parking and rollup doors available on some units.

2025 DEMOGRAPHICS

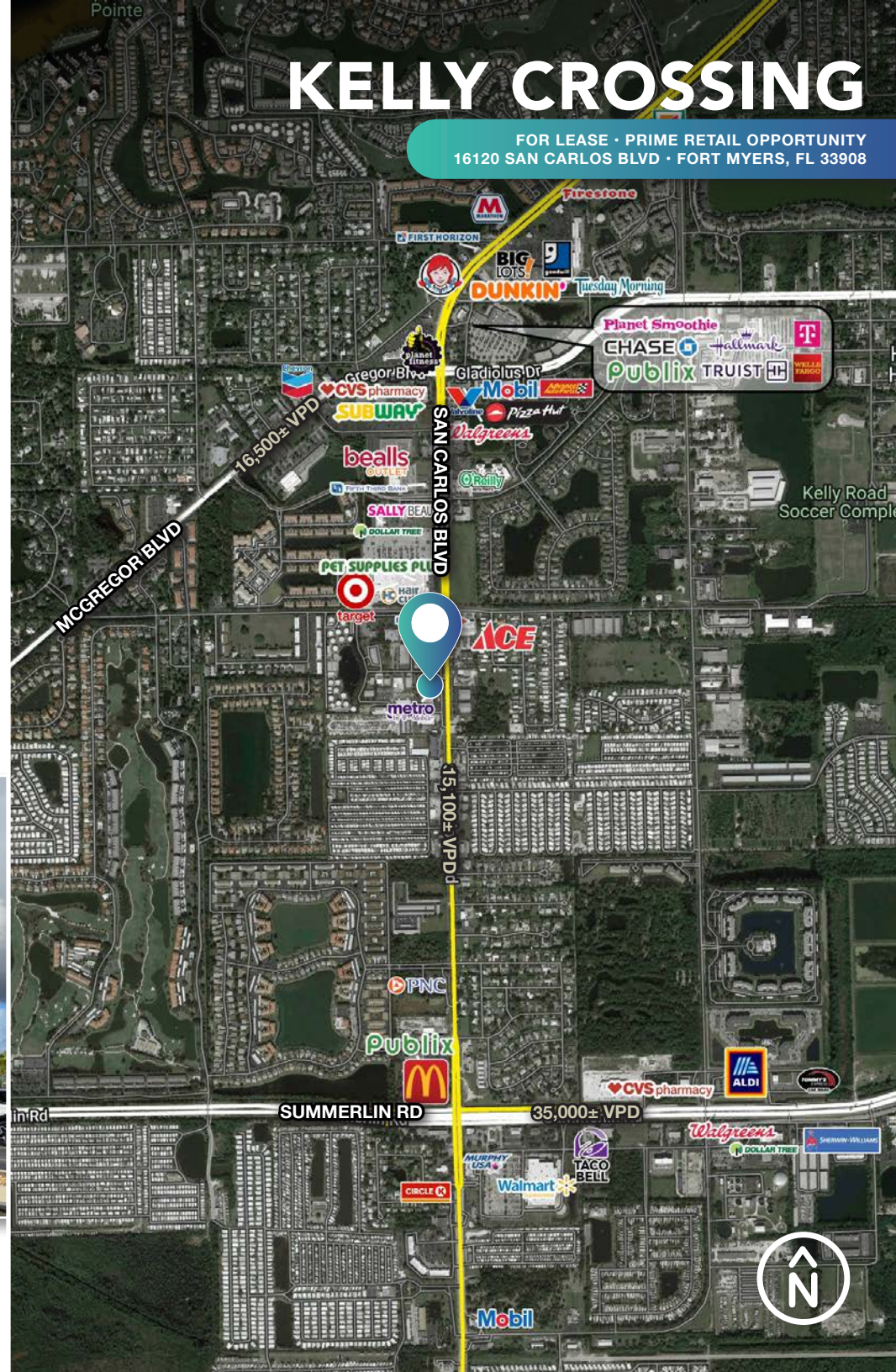
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	1 MILE	3 MILE	5 MILE
 AVERAGE H.H INCOME	\$82,443	\$111,446	\$117,419
 POPULATION	8,925	44,013	101,747
 EMPLOYMENT DENSITY	4,002	13,034	39,343



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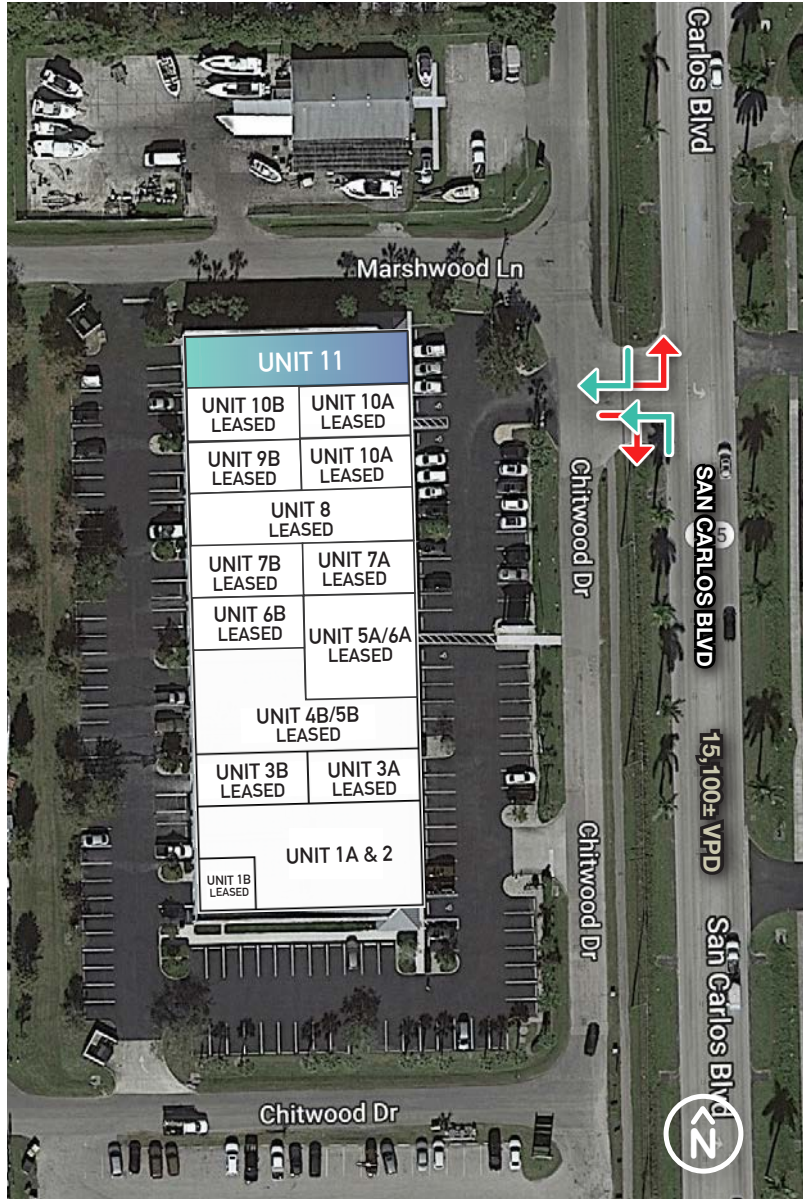


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UNIT	TENANT
1A-2	Superior Home
1B	Synergy
3A	Metro by T-Mobile
3B	Sentinel Barriers
4B & 5B	Point Ybel Brewing Company
5A & 6A	Fort Myers Theatre
6B	Fort Myers Theatre
7A & 7B	Chocolate's Coffee & Roasting
8	Love Boat Ice Cream
9A	Haven Hair Salon
9B	Professional Window & Door
10A	Dressmark
10B	Love Boat Ice Cream
11	AVAILABLE



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