

# SANTINI MARINA PLAZA

7205 ESTERO BOULEVARD

FORT MYERS BEACH, FL 33931

# FOR LEASE

RETAIL /  
COMMERCIAL  
SPACE



# PROPERTY OVERVIEW

## LEASE RATE

\$45.00 PSF +  
\$11.00 PSF CAM

## AVAILABILITY

D460: 2,225± SF

## ZONING

C1 - Commercial  
(Santini Zoning District)



AVAILABLE  
2,225 SF

**SANTINI MARINA PLAZA** is the premier commercial hub on the south end of Fort Myers Beach, offering unmatched visibility, convenience and access to a built-in customer base of residents, seasonal visitors, and tourists.

## PRIME LOCATION & DEMOGRAPHICS

- **South-end Destination:** Primary shopping and dining destination serving the island's densest residential zone
- **Captive Customer Base:** Surrounded by thousands of high-end waterfront condos, timeshares, and vacation rentals
- **Built-in Foot Traffic:** Positioned directly adjacent to high rise waterfront condos, full-service marinas and hospitality destinations

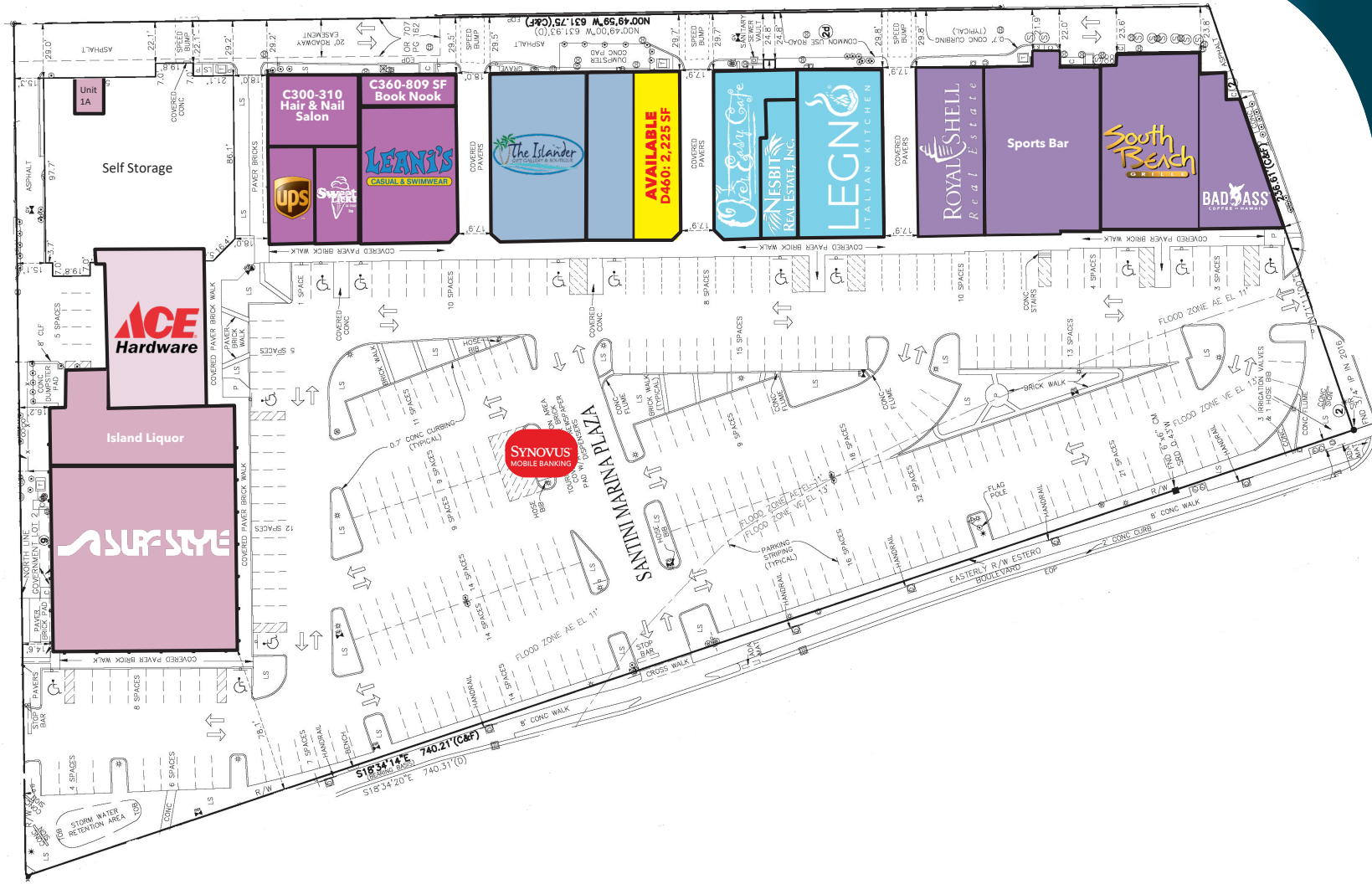
## EXCEPTIONAL PROPERTY FEATURES

- **High-visibility End-cap:** Remaining 2,225± SF space sits in a high-traffic focal point within the plaza
- **Abundant Natural Light:** Expansive wrap-around storefront windows provide premium product display opportunities
- **Ample Parking:** Features one of the largest dedicated parking lots on the island, ensuring hassle-free customer access

## VIBRANT CO-TENANCY & SYNERGY

- **Diverse Draw:** Established mix of popular tenants such as Legno Restaurant, SurfStyle, Leani's, The Islander, Ace Hardware and Bad Ass Coffee
- **All-day Traffic:** The tenant mix ensures steady consumer visits from morning coffee runs to upscale dinners
- **Community Anchor:** Hosts highly attended seasonal events, farmers markets, and local gatherings

# CENTER LAYOUT



## AVAILABILITY

|                    |             |
|--------------------|-------------|
| SUITE              | <b>D460</b> |
| SIZE (SF)          | 2,225       |
| LEASE RATE (PSF)   | \$45.00     |
| MONTHLY BASE RENT  | \$8,343.75  |
| CAM (PSF)          | \$11.00     |
| MONTHLY CAM        | \$2,039.58  |
| TOTAL MONTHLY RENT | \$10,383.33 |



# AREA VIEWS

- Prominent corner location with excellent visibility along Estero Boulevard
- Convenient access via three ingress/egress points
- Located on the south end of Fort Myers Beach near major resorts, marinas, and residential communities



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# 7205

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