

# Vendita CRE

Licensed Real Estate Broker



AVAILABLE 16,380 SF



BUILDING A 7,740 SF



BUILDING B 8,640 SF



END CAP QSR DRIVE THRU ON A



## COLONIAL COMMONS



4360 Glenford Blvd.  
Fort Myers, FL 33966



2.17 acre site, planned for a 16,380 SF multi-tenant retail center with a drive thru end cap.



Adjacent parcels include RaceTrac, Advantage Auto Parts, Stevie Tomato's Sports Page, Snappy Car Wash, 322 apartment units and a proposed self storage center.



Area retailers and restaurants include Aldi, BJ's Wholesale Club, Publix, Walmart, Chick-fil-a, Dunkin', Chipotle, Lowe's, Hobby Lobby and more.



Two higher education institutions located within 20 minutes.



Located in a high growth corridor of the Fort Myers market, in close proximity to I-75 and surrounded by medical facilities, residential density and high performing retailers.



Nearby traffic counts of 56,000 vehicles per day indicate strong exposure and high visibility for commercial businesses.



### DEMOGRAPHIC OVERVIEW

|                          | 1 MILE RADIUS | 3 MILES RADIUS | 5 MILES RADIUS |
|--------------------------|---------------|----------------|----------------|
| POPULATION               | 10,968        | 50,448         | 140,657        |
| HOUSEHOLDS               | 4,497         | 19,490         | 55,887         |
| EMPLOYEES                | 4,825         | 38,245         | 91,979         |
| AVERAGE HOUSEHOLD INCOME | \$90,421      | \$80,816       | \$85,239       |



GROWING  
POPULATION



THRIVING  
WORKFORCE



SOLID INCOME  
LEVELS



IDEAL  
LOCATION



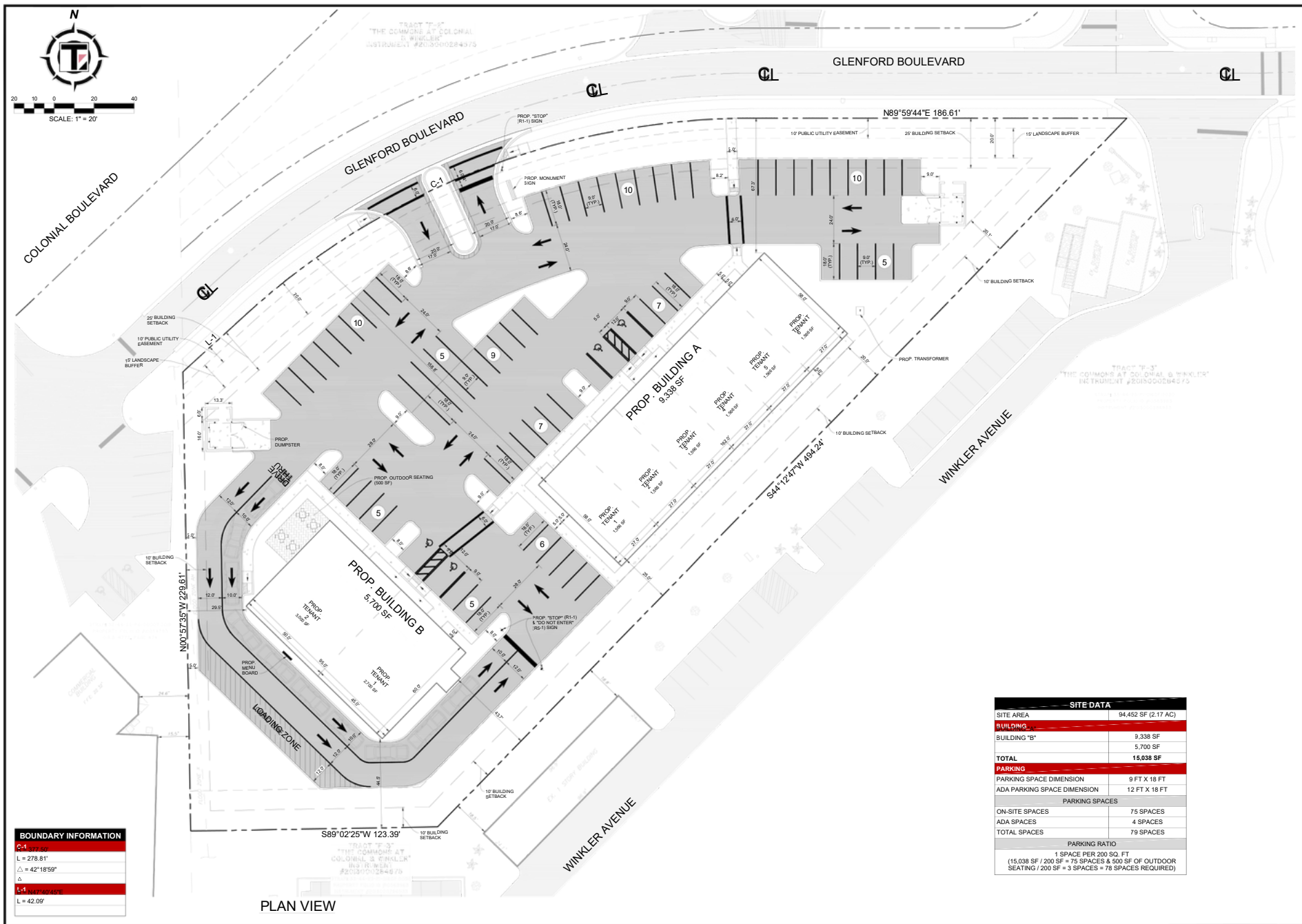
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Date: \_\_\_\_\_  
 This item has been digitally signed by the date adjacent to the seal.  
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SC HOLDINGS  
 4300 GLENFORD BOULEVARD  
 SUITE 100  
 TAMPA, FL 33606  
 CITY OF HILLSBOROUGH

Project No: 26-019  
 Date: 07/19/2026  
 Scale: As Shown  
 Drawn By: UCS  
 Checked By: \_\_\_\_\_  
 Revisions  

| No. | Description | Date |
|-----|-------------|------|
|     |             |      |

**CONCEPTUAL SITE PLAN**

Sheet \_\_\_\_\_ of \_\_\_\_\_  
**CSP-1**



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