



FOR LEASE

Premium retail
space available

9995 Estero Oaks Drive
Fort Myers, FL

Rendering

Dannielle Robinson

Senior Vice President, Retail Services

+1 239 895 1052

dannielle.robinson@colliers.com

Colliers Top 15 West & Central FL Brokers (2025)

Fabienne Porter

Senior Client Service Specialist

+1 727 450 6961

fabienne.porter@colliers.com



New *Retail Center*

Rendering

9995 ESTERO OAKS DRIVE, FORT MYERS, FL

Address	9995 Estero Oaks Drive Fort Myers, FL 33967
Location	Frontage on Three Oaks Parkway At the intersection of Three Oaks Parkway and Estero Oaks Drive
Zoning	C-2 - Commercial
Land Area	1.53± AC
Building Area	14,000 SF
2 Access Points	Estero Oaks Drive Three Oaks Parkway
Use	Retail, restaurant, QSR, services, medical, office
Signage	Monument and building
Year Built	New construction - Q2 2027
Delivery Conditions	Cold dark shell

Located in the Fort Myers-Estero corridor, one of Southwest Florida's fastest growing commercial zones. With direct exposure on Three Oaks Parkway, surrounded by large established apartment communities and close proximity to FGCU student housing, the new retail shopping center is an ideal location for food, retail, fitness, medical, and personal services needs.

Leasing Rate:

- Inquire for base rent
- Est. \$9.50 NNN

Estimated Delivery: Q2 2027

Property Availability

Property Features

- 14,000 SF building
- Multi-tenant building
- Contiguous units

Availability

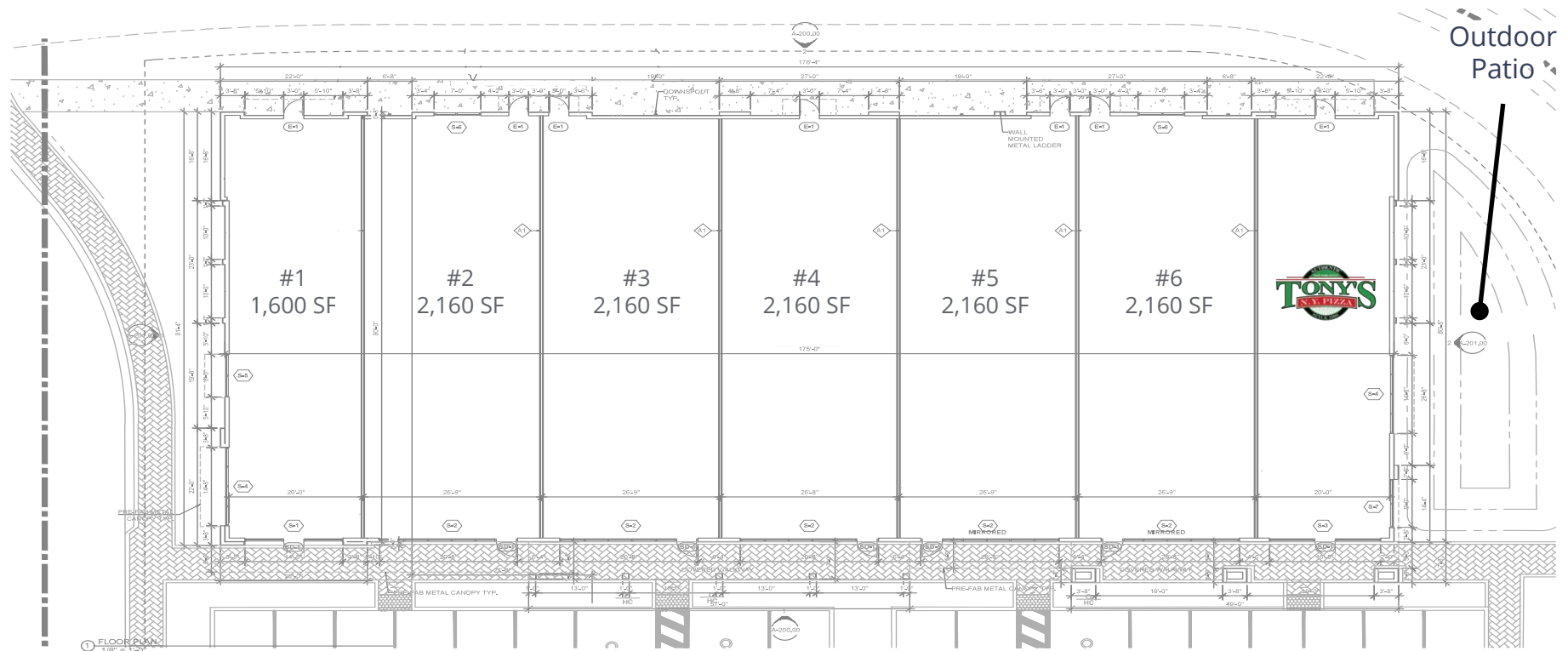
- 1 end cap unit from 1,600 SF
- 5 in-line units from 2,160 SF
- Unit size: from 20'.0" x 80'.0" deep

Signage

- Monument
- Building

Co-Tenant

- Tony's New York Pizza



Property *Site Plan*

Evergreen Estero
(280 units)

Property Features

Building Area	14,000 SF
Units	7 units
Outdoor Patio	End cap outdoor seating
Parking	72 spaces
Frontage	Three Oaks Parkway

TONY'S
PIZZA

Outdoor
Patio

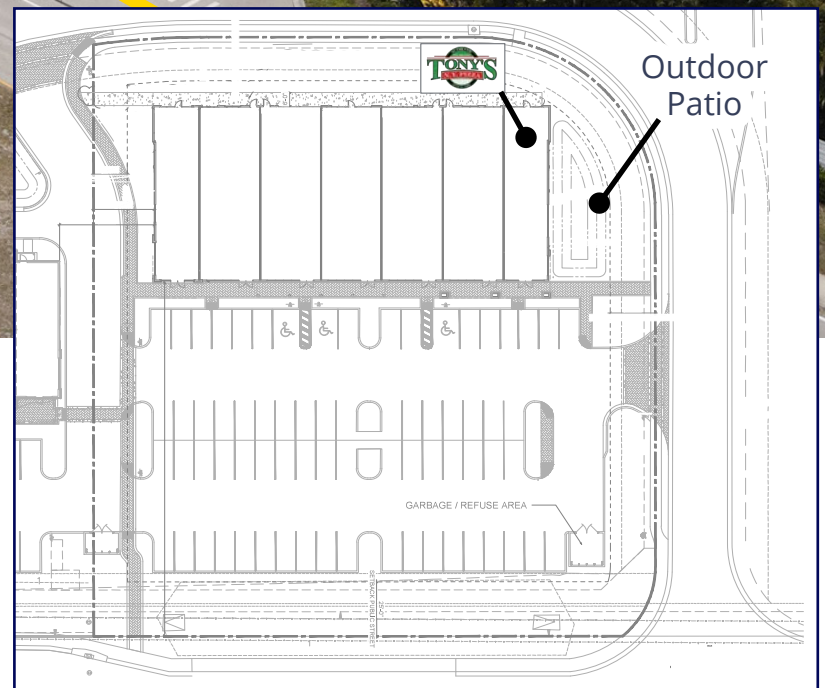
Estero Oaks Dr.

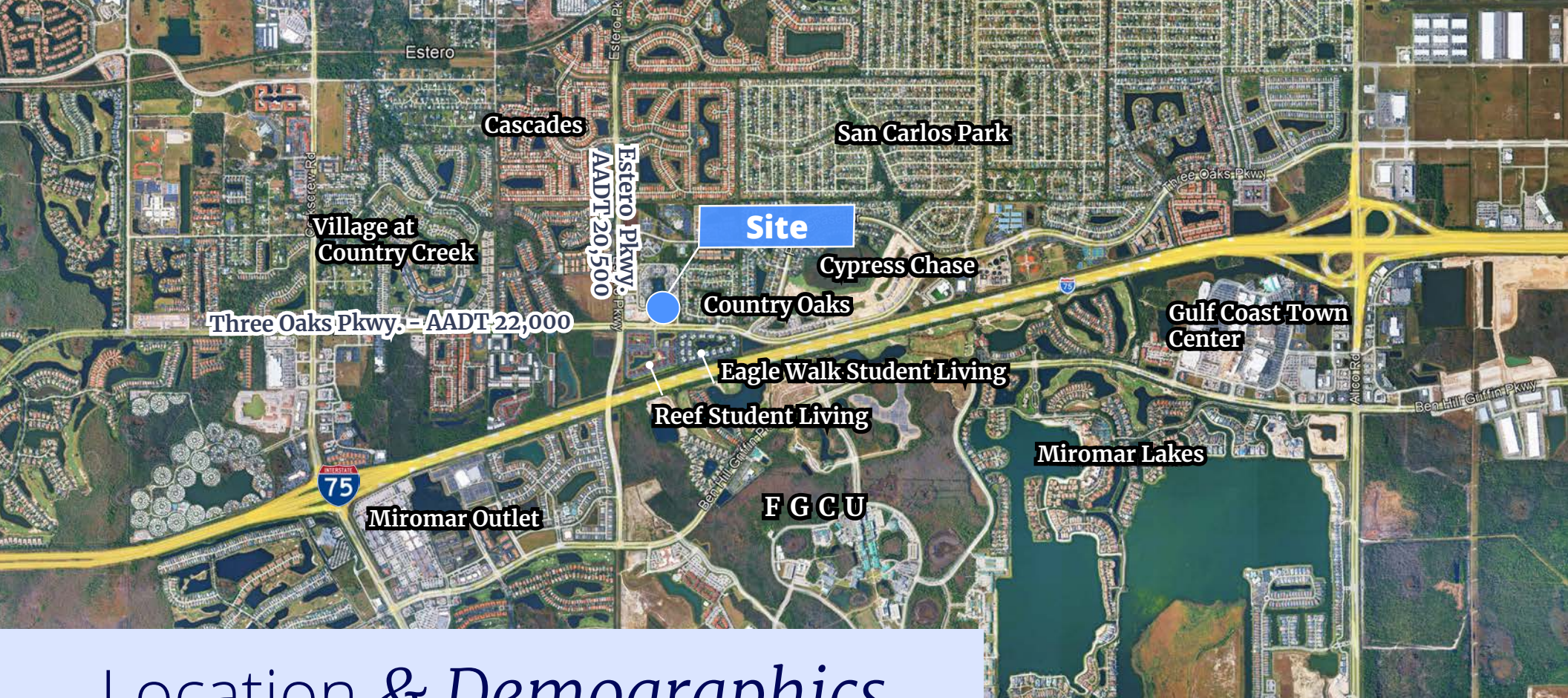
Three Oaks Pkwy.



Property Site Plan

Building Area	14,000 SF
Units	7 units
Outdoor Patio	At end cap
Parking	72 spaces
Frontage	Three Oaks Parkway





Location & Demographics

- Strategically located on Three Oaks Parkway, at the intersection with Estero Oaks Drive for prominent exposure to residential and commuter traffic
- Surrounded by established apartment communities and student housing, the location provides a strong built-in customer base
- Limited retail options and immediate retailers
- Area characterized by middle-to-upper income household supporting discretionary spending and long-term retail sustainability

Total Population



1-Mile: 9,676
3-Mile: 59,338
5-Mile: 87,120

Daytime Population



1-Mile: 5,496
3-Mile: 58,760
5-Mile: 93,158

Average HH Income



1-Mile: \$115,757
3-Mile: \$127,534
5-Mile: \$139,924

Households



1-Mile: 4,077
3-Mile: 24,178
5-Mile: 37,506

Median Age



1-Mile: 39.8
3-Mile: 44.3
5-Mile: 50.8

Traffic on PKWYs.



AADT
3 Oaks: 22,000
Estero: 20,500

Contact us

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Colliers

12800 University Drive | Suite 400
Fort Myers, FL 33907
+1 239 418 0300
colliers.com/southwestflorida



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