

BAYSHORE TOWNE CENTER

Northwest Corner of Bayshore & I-75, Lee County, North Ft. Myers, Florida



PRE-LEASING UNDERWAY!

- For Sale/Build-To-Suit/Land Lease
- Up to 260,000 SF of Prime Commercial Space
- Major Cape Coral/Ft. Myers Corridor
- Highway Site
- High Visibility
- 42.13 Acres of Prime Retail Space
- 16.5 Acre Anchor Pad Site
- 5 Outlot Pad Sites
- Ideally suited for hotel, fast food, casual dining, grocery, service retail & banks/CUs

The information contained herein has been obtained from sources deemed reliable. The information has not been verified and no guarantee, warranty or representation as to its accuracy is made. The information is subject to errors, omissions and/or price change without prior notice. Prospective buyers or tenants should conduct independent due diligence and should not rely solely upon this information.

Tarwyn Rouse, Director of Real Estate & Operations
1038 Trowbridge Road
East Lansing, MI 48823
(517) 703-2103 • Direct
(517) 898-7979 • Cell
(517) 703-2152 • Fax
trouse@rivercaddis.com



PROJECT INFORMATION

- **Pricing & Terms:** Sale Price Negotiable; \$18.00/SF/NNN (White Box)
For Sale/Build-to-Suit/Land Lease
- **Location:** Northwest Corner of Bayshore & I-75
- **Land Size:** 42.13 Acres
- **Utilities:** All public utilities available at the road
- **2010 Demographics*:**

*Source: ESRI and Infogroup

Category	1 Mile	3 Mile	5 Mile
Population	952	14,401	55,291
Households	430	5,878	22,557
Average HH Income	\$62,577	\$53,379	\$48,029
Median Age	51.0	46.0	45.0

▶ North Ft. Myers 2010 Population: 39,407**

▶ Lee County 2010 Population: 618,754**

**US Census Bureau 2010 Data

