

# SANIBEL BEACH PLACE

FORT MYERS, FL



## SIZE

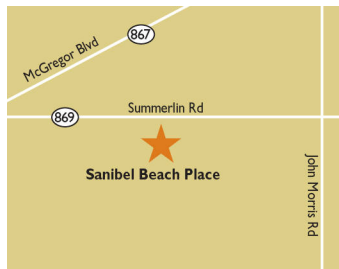
74,286 square feet

## DEMOGRAPHICS

|                              | 1 mile | 3 mile | 5 mile |
|------------------------------|--------|--------|--------|
| <b>Population</b>            | 3,067  | 20,402 | 53,434 |
| <b>Households</b>            | 1,690  | 10,997 | 26,870 |
| <b>Median HH Income (\$)</b> | 47,671 | 66,396 | 70,136 |

## MAJOR TENANT(S)

Publix



## LOCATION

20321 Summerlin Road | Fort Myers, FL 33908

## PROPERTY HIGHLIGHTS

- Anchored by Publix, the number one grocer in the Ft. Myers area
- Located in Fort Myers, a major tourist destination with a population exceeding 20,400 in a three-mile radius and an average household income greater than \$96,500
- The center is located at the high-traffic intersection of Summerlin Road and McGregor Boulevard, which benefits from over 25,074 vehicles per day

## LEASING CONTACT

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## MORE INFO

[www.phillipsedison.com](http://www.phillipsedison.com)



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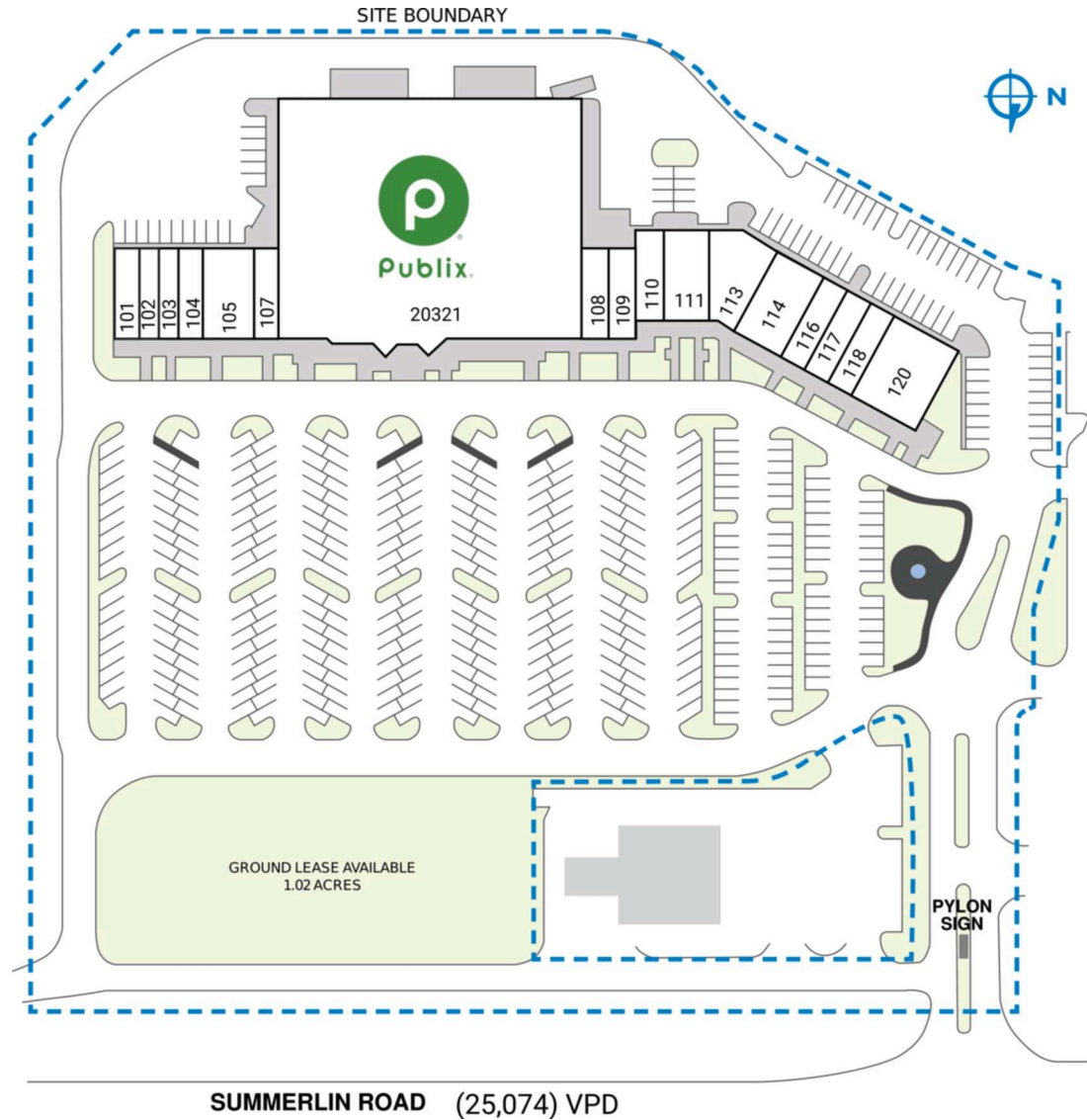
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20321 Summerlin Road | Fort Myers, FL 33908

| SPACE                | TENANT                              | SQ. FT.       |
|----------------------|-------------------------------------|---------------|
| SHAD1                | 7-Eleven                            |               |
| SHAD2                | Branch Banking and Trust Co.        |               |
| SHAD3                | Sanibel Beach Place Hotel LLC       |               |
| SHAD4                | Sanibel Beach Place of Southwest FL |               |
| 101                  | Hammerhead Gym                      | 1,400 SF      |
| 102                  | Nail Studio Spa                     | 1,050 SF      |
| 103                  | Shanghai Chinese Restaurant         | 1,050 SF      |
| 104                  | Tobacco & Vape                      | 1,400 SF      |
| 105                  | VIPcare                             | 2,800 SF      |
| 107                  | Your Public Adjuster Inc            | 1,400 SF      |
| 108                  | Last Chance Liquors                 | 1,400 SF      |
| 109                  | Paradise Asian Spa                  | 1,400 SF      |
| 110                  | The Bike Bistro                     | 1,400 SF      |
| 111                  | Courtney's Continental Cuisine      | 2,800 SF      |
| 113                  | Treasure Cove                       | 2,715 SF      |
| 114                  | The Bike Bistro                     | 2,800 SF      |
| 116                  | Sanibel Beach Spa and Salon         | 1,400 SF      |
| 117                  | Island Vibes                        | 1,400 SF      |
| 118                  | Sage & Indigo Juice Co.             | 1,400 SF      |
| 120                  | Gatorbites Tail & Ale               | 4,200 SF      |
| 201                  | Dunkin'                             |               |
| 20321                | Publix                              | 44,271 SF     |
| <b>TOTAL SQ. FT.</b> |                                     | <b>74,286</b> |

| SITE LEGEND   |  |
|---|--|
| <span style="display:inline-block; width:15px; height:15px; background-color:orange; border:1px solid black;"></span> Available           | <span style="display:inline-block; width:15px; height:15px; background-color:gray; border:1px solid black;"></span> Occupied             |
| <span style="display:inline-block; width:15px; height:15px; background-color:blue; border:1px solid black;"></span> Leased (not occupied) | <span style="display:inline-block; width:15px; height:15px; background-color:lightgray; border:1px solid black;"></span> Owned by Others |
| <span style="display:inline-block; width:15px; height:15px; border:2px dashed blue;"></span> Site Boundary                                |  |



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

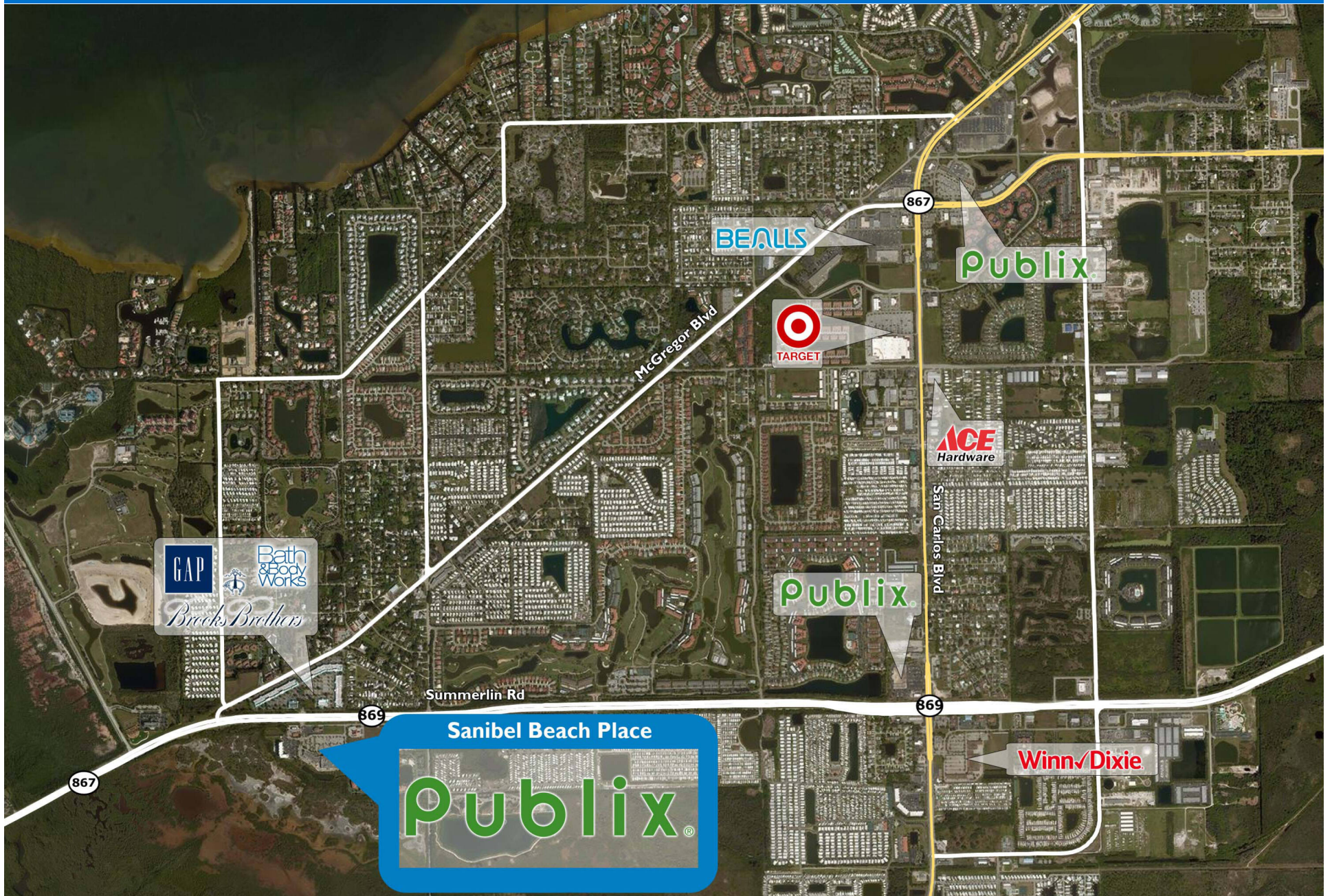
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20321 Summerlin Road | Fort Myers, FL 33908



# SANIBEL BEACH PLACE

2032I Summerlin Road | Fort Myers, FL 33908



# Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 26.491565

Longitude: -81.972653

| Sanibel Beach Place<br>Fort Myers, FL |                                       | 1.00 Mile Radius | 3.00 Mile Radius | 5.00 Mile Radius |
|---------------------------------------|---------------------------------------|------------------|------------------|------------------|
| Population                            | Q4 2023 Estimated Population          | 3,067            | 20,402           | 53,434           |
|                                       | 2028 Projected Population             | 2,634            | 18,228           | 49,233           |
|                                       | 2010 Census Population                | 3,753            | 23,884           | 54,378           |
|                                       | 2000 Census Population                | 3,122            | 18,914           | 41,566           |
|                                       | 1990 Census Population                | 2,739            | 14,945           | 33,610           |
|                                       | Historical Annual Growth 1990 to 2000 | 1.32%            | 2.38%            | 2.15%            |
|                                       | Historical Annual Growth 2000 to 2010 | 1.86%            | 2.36%            | 2.72%            |
|                                       | Estimated Annual Growth 2010 to 2023  | -1.46%           | -1.14%           | -0.13%           |
|                                       | Projected Annual Growth 2023 to 2028  | -2.99%           | -2.23%           | -1.62%           |
|                                       | Median Age                            | 70.3             | 70.8             | 65.7             |
| Households                            | Q4 2023 Estimated Households          | 1,690            | 10,997           | 26,870           |
|                                       | 2028 Projected Households             | 1,446            | 9,792            | 24,700           |
|                                       | 2010 Census Households                | 2,121            | 12,855           | 27,281           |
|                                       | 2000 Census Households                | 1,736            | 9,811            | 20,482           |
|                                       | 1990 Census Households                | 1,356            | 7,279            | 15,737           |
|                                       | Historical Annual Growth 1990 to 2000 | 2.50%            | 3.03%            | 2.67%            |
|                                       | Historical Annual Growth 2000 to 2010 | 2.02%            | 2.74%            | 2.91%            |
|                                       | Estimated Annual Growth 2010 to 2023  | -1.64%           | -1.13%           | -0.11%           |
|                                       | Projected Annual Growth 2023 to 2028  | -3.07%           | -2.29%           | -1.67%           |
|                                       | Population per Household              | 1.76             | 1.77             | 1.93             |
| Population by Race                    | White                                 | 92.6%            | 90.7%            | 84.8%            |
|                                       | Black or African American             | 0.7%             | 1.2%             | 2.0%             |
|                                       | Asian & Pacific Islander              | 0.6%             | 1.0%             | 1.8%             |
|                                       | Other Races                           | 3.8%             | 2.2%             | 2.5%             |
|                                       | Hispanic Population                   | 2.3%             | 4.9%             | 8.9%             |
| Income                                | Average Household Income              | \$72,295         | \$95,566         | \$111,715        |
|                                       | Median Household Income               | \$47,671         | \$66,396         | \$70,136         |
|                                       | Per Capita Income                     | \$41,731         | \$54,413         | \$57,572         |
| Education (Age 25+)                   | Elementary                            | 0.0%             | 1.9%             | 1.5%             |
|                                       | Some High School                      | 6.6%             | 3.5%             | 3.0%             |
|                                       | High School Graduate                  | 33.2%            | 27.0%            | 27.4%            |
|                                       | Some College                          | 19.9%            | 19.9%            | 19.2%            |
|                                       | Associates Degree Only                | 6.4%             | 7.9%             | 8.7%             |
|                                       | Bachelors Degree Only                 | 23.4%            | 24.3%            | 24.4%            |
|                                       | Graduate Degree                       | 10.6%            | 15.5%            | 15.9%            |
| Business                              | Number of Businesses                  | 94               | 782              | 1,993            |
|                                       | Total Number of Employees             | 809              | 6,843            | 15,550           |
|                                       | Employees per Business                | 8.63             | 8.75             | 7.80             |
|                                       | Residential Population per Business   | 32.72            | 26.10            | 26.82            |

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