

# SANIBEL BEACH PLACE

FORT MYERS, FL



## SIZE

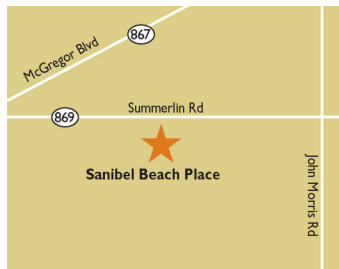
74,286 square feet

## 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

Mark Porter  
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## MORE INFO

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



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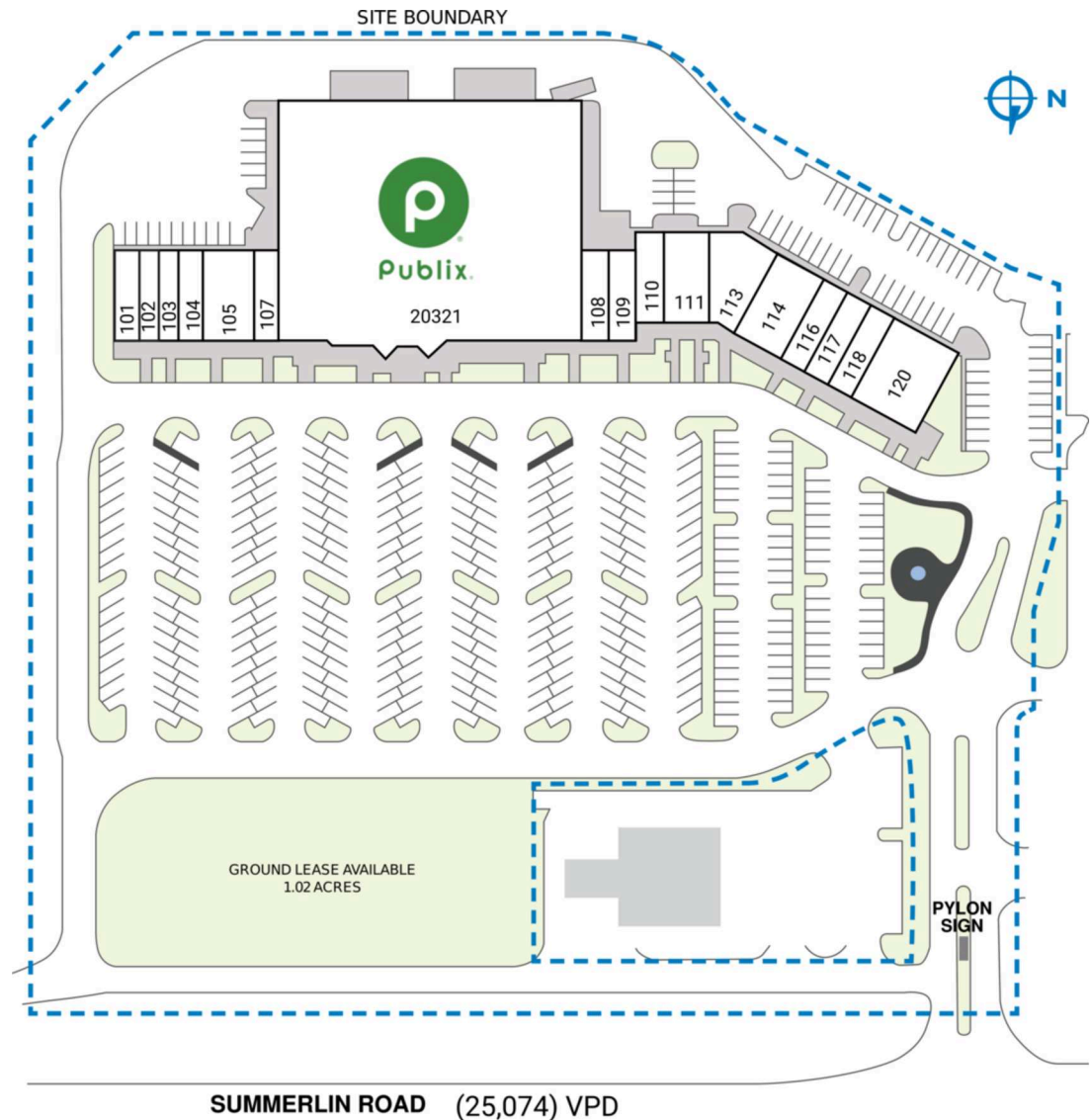
20321 Summerlin Road | Fort Myers, FL 33908

## SPACE TENANT SQ. FT.

SHAD1	7-Eleven	
SHAD2	20251 Summerlin Road LLC	
SHAD3	Sanibel Beach Place Hotel LLC	
SHAD4	Sanibel Beach Place of Southwest FL	
I01	Hammerhead Gym	1,400 SF
I02	Nail Studio Spa	1,050 SF
I03	Shanghai Chinese Restaurant	1,050 SF
I04	Tobacco & Vape	1,400 SF
I05	VIPcare	2,800 SF
I07	Your Public Adjuster Inc	1,400 SF
I08	Last Chance Liquors	1,400 SF
I09	Paradise Spa	1,400 SF
I10	The Bike Bistro	1,400 SF
I11	Courtney's Continental Cuisine	2,800 SF
I13	Treasure Cove	2,715 SF
I14	The Bike Bistro	2,800 SF
I16	Sanibel Beach Spa and Salon	1,400 SF
I17	Island Vibes	1,400 SF
I18	Sage & Indigo Juice Co.	1,400 SF
I20	Gatorbites Tail & Ale	4,200 SF
20321	Publix	44,271 SF
<b>TOTAL SQ. FT.</b>		<b>74,286</b>

## SITE LEGEND

<span style="background-color: orange; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Available	<span style="background-color: white; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Occupied
<span style="background-color: lightblue; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Leased (not occupied)	<span style="background-color: gray; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Owned by Others
<span style="border-bottom: 2px dashed blue; display: inline-block; width: 20px;"></span> Site Boundary	





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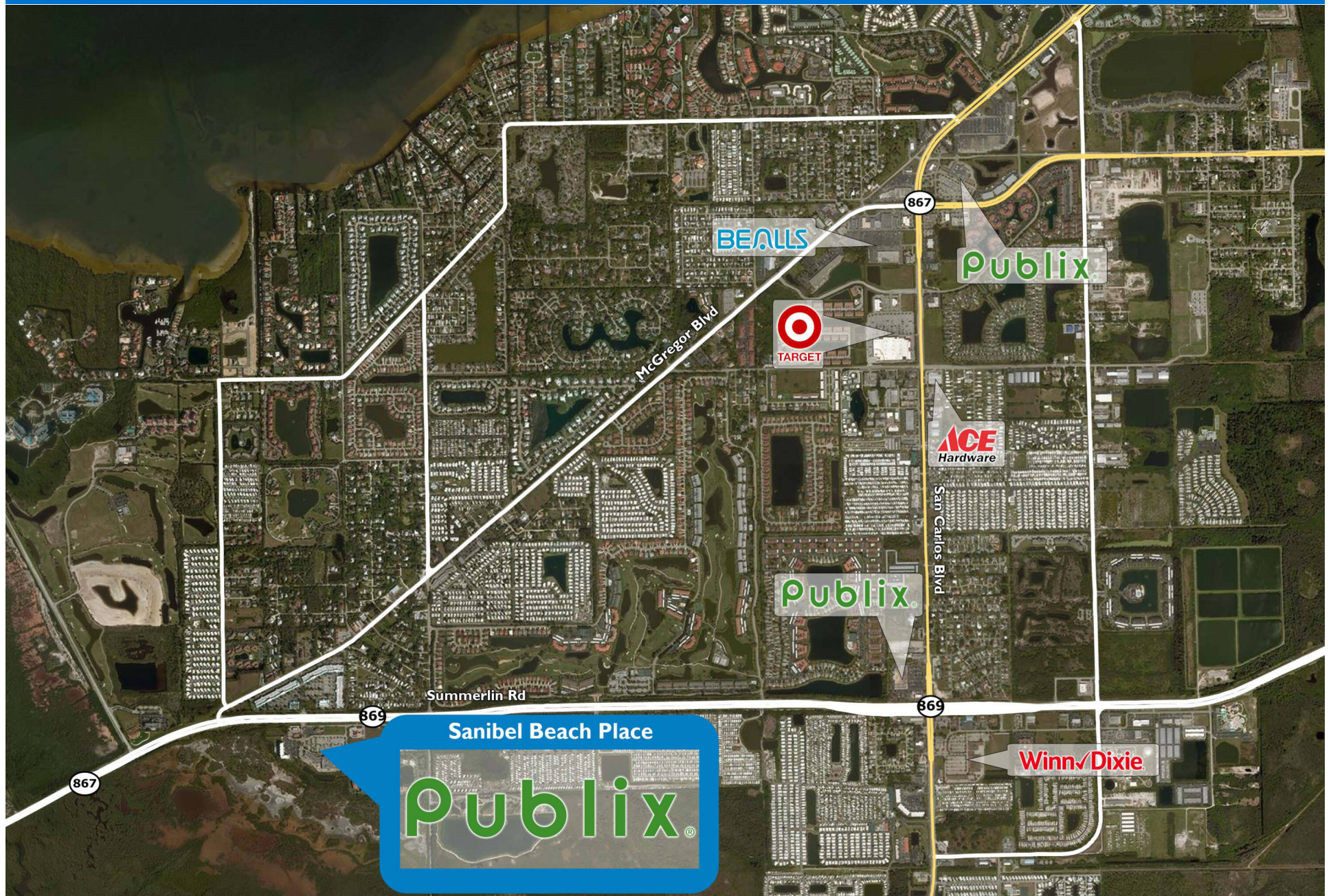
20321 Summerlin Road | Fort Myers, FL 33908





# 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 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

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.