

ORANGE GROVE SHOPPING CENTER

NORTH FORT MYERS, FL



SIZE

68,865 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	9,682	57,714	173,773
Households	3,941	24,547	71,686
Median HH Income (\$)	72,915	63,696	60,364

MAJOR TENANT(S)

Publix

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



LOCATION

4065 Hancock Bridges Parkway | North Fort Myers, FL 33903

PROPERTY HIGHLIGHTS

- Anchored by Publix with The UPS Store
- Located in North Fort Myers with a population exceeding 57,700 in a three-mile radius and an average household income over \$83,400
- The center is location at the high-traffic intersection of Hancock Bridge Parkway (22,949 VPD) and Orange Grove Boulevard (11,088 VPD)



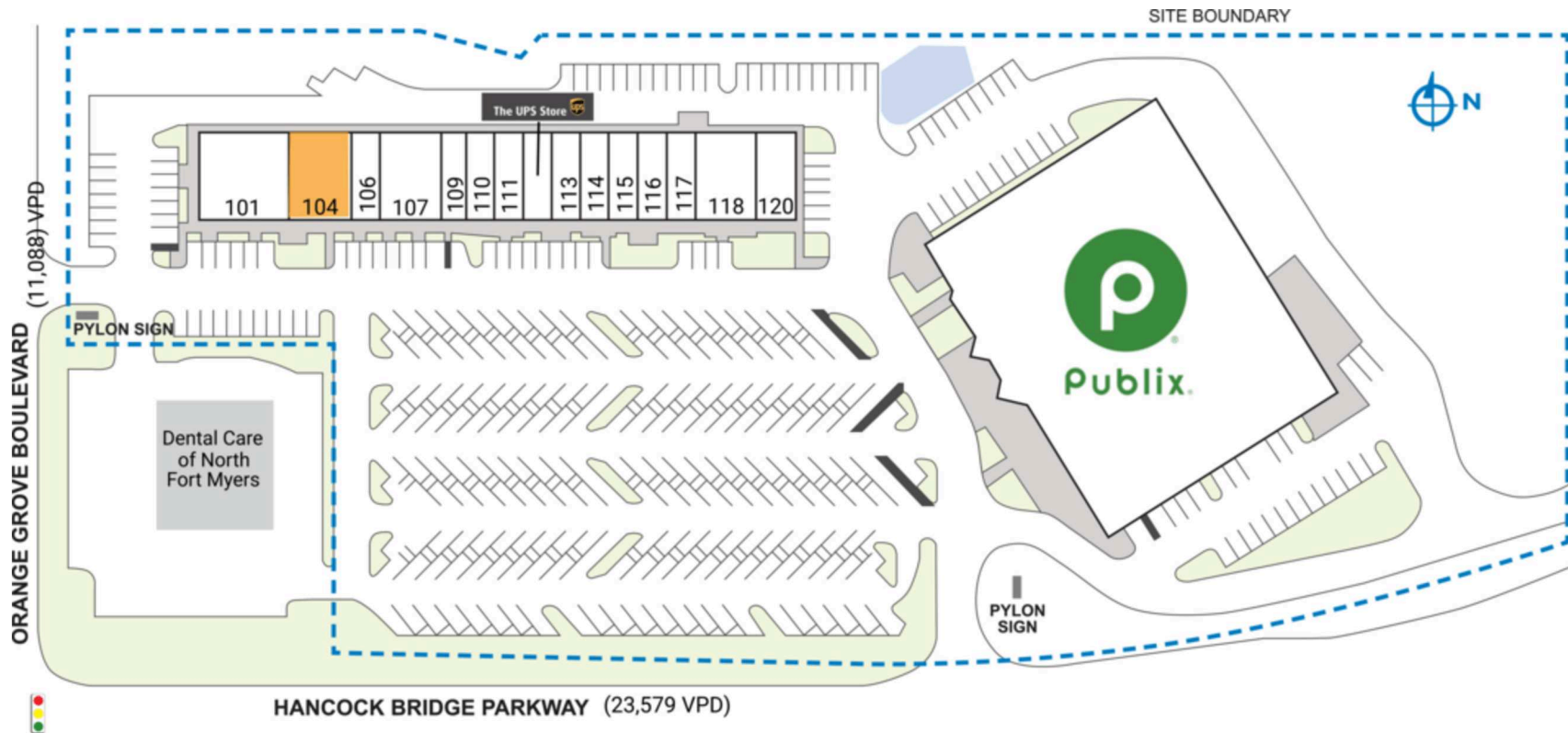
PHILLIPS EDISON & COMPANY®

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SPACE	TENANT	SQ. FT.						
101	Florida Autism Center	3,900 SF	110	Ditto Boutique	1,200 SF	116	Tobacco & Vape	1,200 SF
104	AVAILABLE	2,400 SF	111	Trendsetters Barber Shop	1,200 SF	117	Hair Shapers	1,200 SF
106	Quench'd	1,200 SF	112	The UPS Store	1,200 SF	118	Pu Thai	2,400 SF
107	Monte Alban	2,554 SF	113	Chinatown Restaurant	1,200 SF	120	Pizza Connection	1,500 SF
109	Liberty Tax and Loans	1,046 SF	114	Nail Art	1,200 SF	200	Publix	44,265 SF
			115	Hibachi Express III	1,200 SF	TOTAL SQ. FT.		68,865

SITE LEGEND	
	Available
	Occupied
	Leased (not occupied)
	Owned by Others
	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.

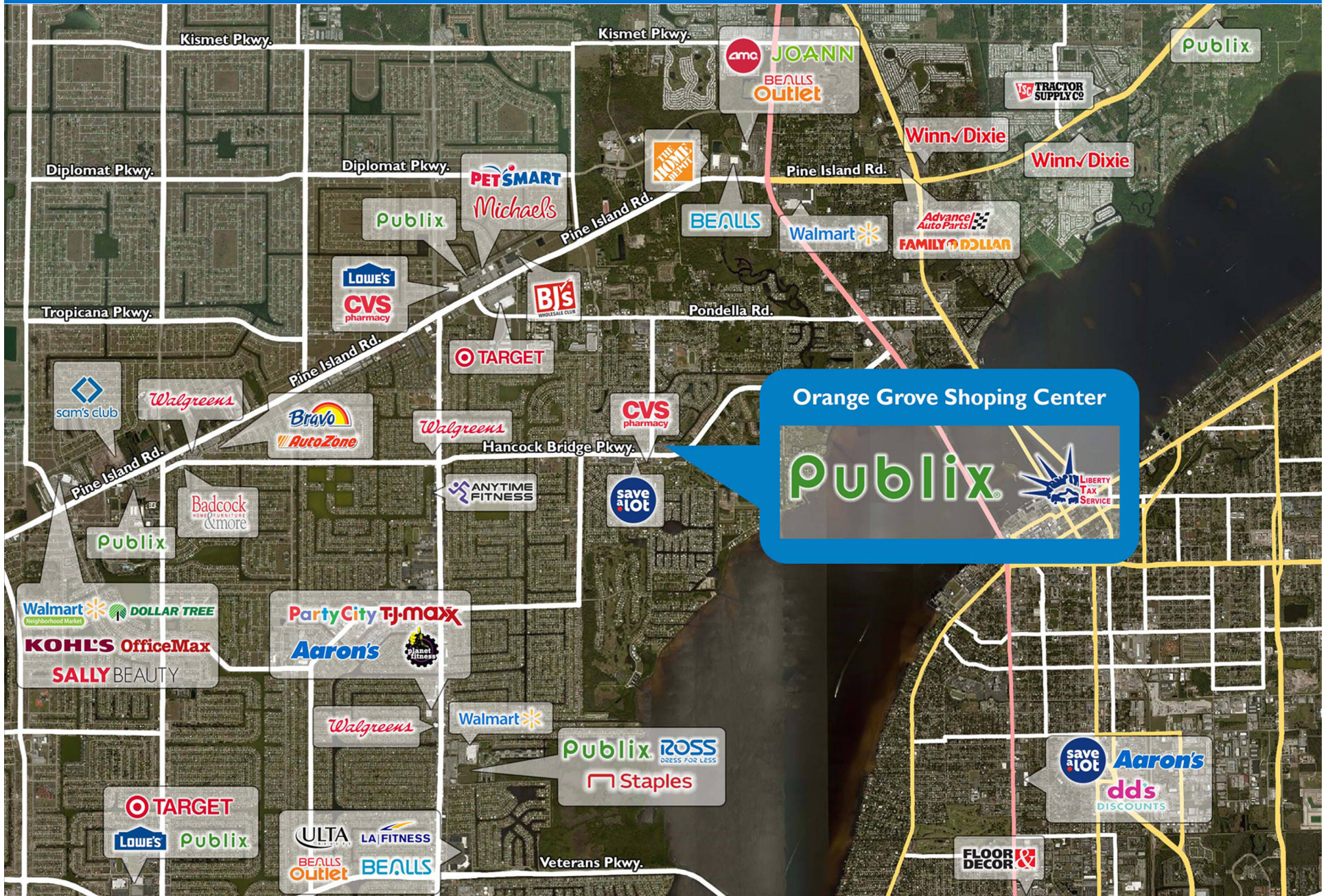
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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 26.653032

Longitude: -81.914093

Orange Grove Shopping Center North Fort Myers, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	9,682	57,714	173,773
	2028 Projected Population	9,238	59,924	182,601
	2010 Census Population	7,893	44,967	133,975
	2000 Census Population	7,137	40,429	116,617
	1990 Census Population	6,355	37,475	104,659
	Historical Annual Growth 1990 to 2000	1.17%	0.76%	1.09%
	Historical Annual Growth 2000 to 2010	1.01%	1.07%	1.40%
	Estimated Annual Growth 2010 to 2023	1.50%	1.83%	1.91%
	Projected Annual Growth 2023 to 2028	-0.93%	0.75%	1.00%
	Median Age	50.3	49.7	47.4
Households	Q4 2023 Estimated Households	3,941	24,547	71,686
	2028 Projected Households	3,751	25,375	74,641
	2010 Census Households	3,265	18,967	55,564
	2000 Census Households	2,832	16,718	47,992
	1990 Census Households	2,462	15,196	42,573
	Historical Annual Growth 1990 to 2000	1.41%	0.96%	1.21%
	Historical Annual Growth 2000 to 2010	1.43%	1.27%	1.48%
	Estimated Annual Growth 2010 to 2023	1.38%	1.89%	1.87%
	Projected Annual Growth 2023 to 2028	-0.99%	0.67%	0.81%
	Population per Household	2.44	2.34	2.40
Population by Race	White	72.3%	65.0%	59.9%
	Black or African American	4.3%	4.9%	10.4%
	Asian & Pacific Islander	1.5%	1.9%	1.6%
	Other Races	3.4%	3.3%	3.9%
	Hispanic Population	18.5%	24.8%	24.2%
Income	Average Household Income	\$95,119	\$83,484	\$80,746
	Median Household Income	\$72,915	\$63,696	\$60,364
	Per Capita Income	\$38,922	\$35,636	\$33,589
Education (Age 25+)	Elementary	2.6%	4.4%	4.3%
	Some High School	3.7%	6.3%	7.4%
	High School Graduate	32.9%	34.4%	35.4%
	Some College	19.3%	20.7%	21.0%
	Associates Degree Only	13.5%	10.5%	9.0%
	Bachelors Degree Only	20.1%	15.8%	14.6%
	Graduate Degree	8.0%	8.0%	8.4%
Business	Number of Businesses	191	3,081	7,077
	Total Number of Employees	1,542	26,555	62,453
	Employees per Business	8.06	8.62	8.82
	Residential Population per Business	50.61	18.73	24.55

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