



### SIZE

100,720 square feet

### DEMOGRAPHICS

1 mile	3 mile	5 mile
<b>Population</b>		
4,526	33,508	105,519
<b>Households</b>		
2,250	14,405	47,566
<b>Median HH Income (\$)</b>		
73,043	80,575	77,457

### MAJOR TENANT(S)

Publix  
H&R Block  
Pizza Hut



### LOCATION

16960 Alico Mission Way | Fort Myers, FL 33908

### PROPERTY HIGHLIGHTS

- Anchored by Publix, the number one grocer in the Ft. Myers area
- Additional tenants include H&R Block, Great Clips, Pizza Hut, and SunTrust Bank
- The center is located at the high-traffic intersection of South Tamiami Trail and Alico Mission Way, which benefits from over 80,900 vehicles per day
- Located in Ft. Myers with a population exceeding 33,500 in a three-mile radius and an average household income greater than \$110,600

### LEASING CONTACT

Mark Porter  
Mobile (803) 338-6004  
mporter@phillipsedison.com

### MORE INFO

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



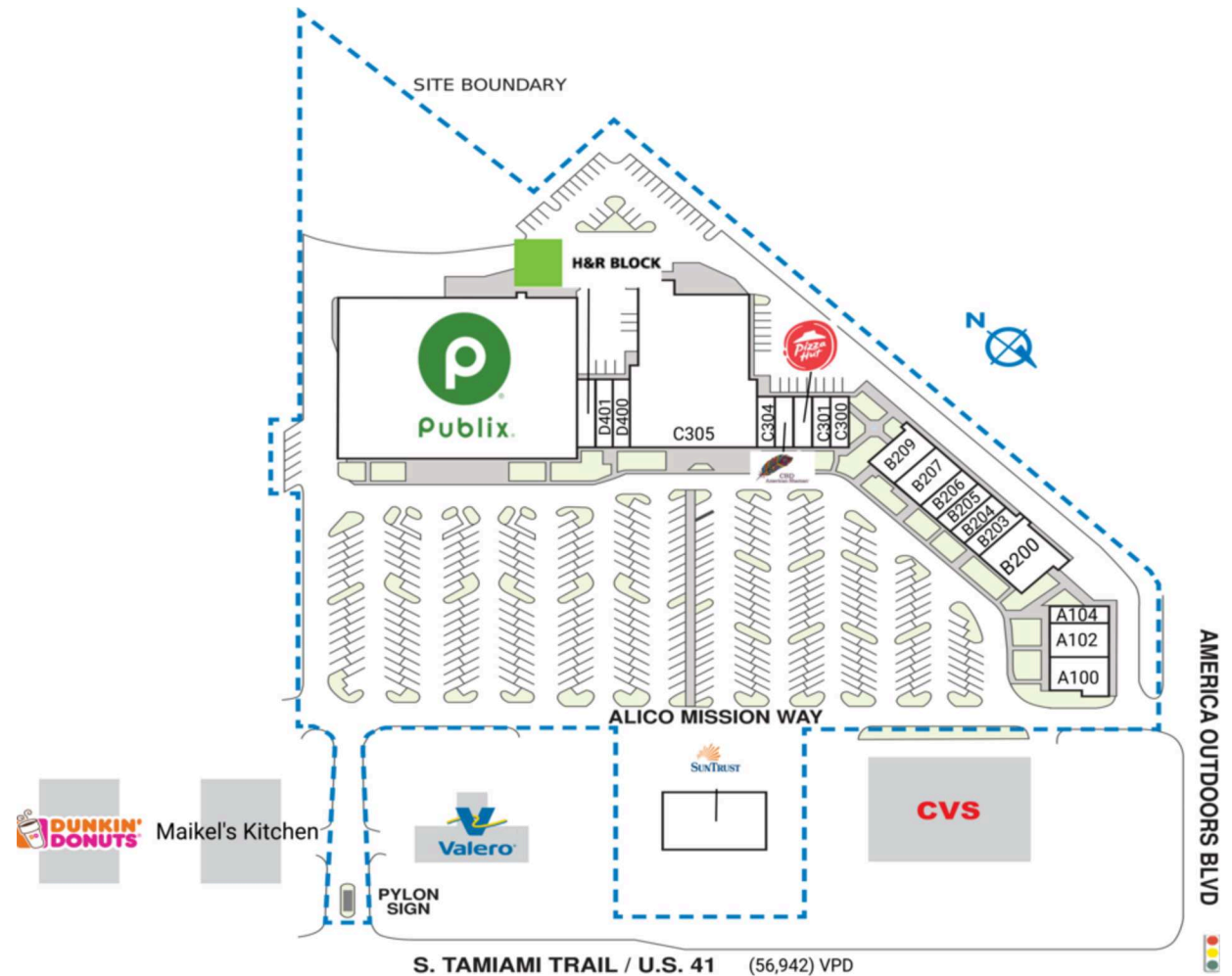
# ALICO COMMONS

16960 Alico Mission Way | Fort Myers, FL 33908

SPACE	TENANT	SQ. FT.
A100	Dental Crown In An Hour	2,480 SF
A102	Mizuki Japanese Cuisine	2,480 SF
A104	The Eatery. By Ryan	1,240 SF
B200	Claire's Ark Pet Emporium & Spa	3,720 SF
B203	Dean's Dive Shop	1,240 SF
B204	Longa Family EyeCare PA	1,230 SF
B205	Lexi J's Boutique	1,236 SF
B206	Culture Beauty Hair Salon	1,240 SF
B207	Retreats of Florida Design	2,480 SF
B209	Burma Kava Company	2,480 SF
C300	China One	1,240 SF
C301	Shine Nails and Spa	1,240 SF
C302	Pizza Hut	1,240 SF
C303	CBD American Shaman	1,240 SF
C304	ICE-SPOT	1,272 SF
C305	Non Stop Fitness	20,827 SF
D400	Artisan Tile & Kitchen	1,700 SF
D401	Rice Windows & Doors	1,700 SF
D402	H&R Block	1,693 SF
D403	Publix	45,600 SF
OUT1	SunTrust Bank	3,142 SF
TOTAL SQ. FT.		100,720

## 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: 2px dashed blue; display: inline-block; width: 15px; height: 10px;"></span> Site Boundary	





# ALICO COMMONS

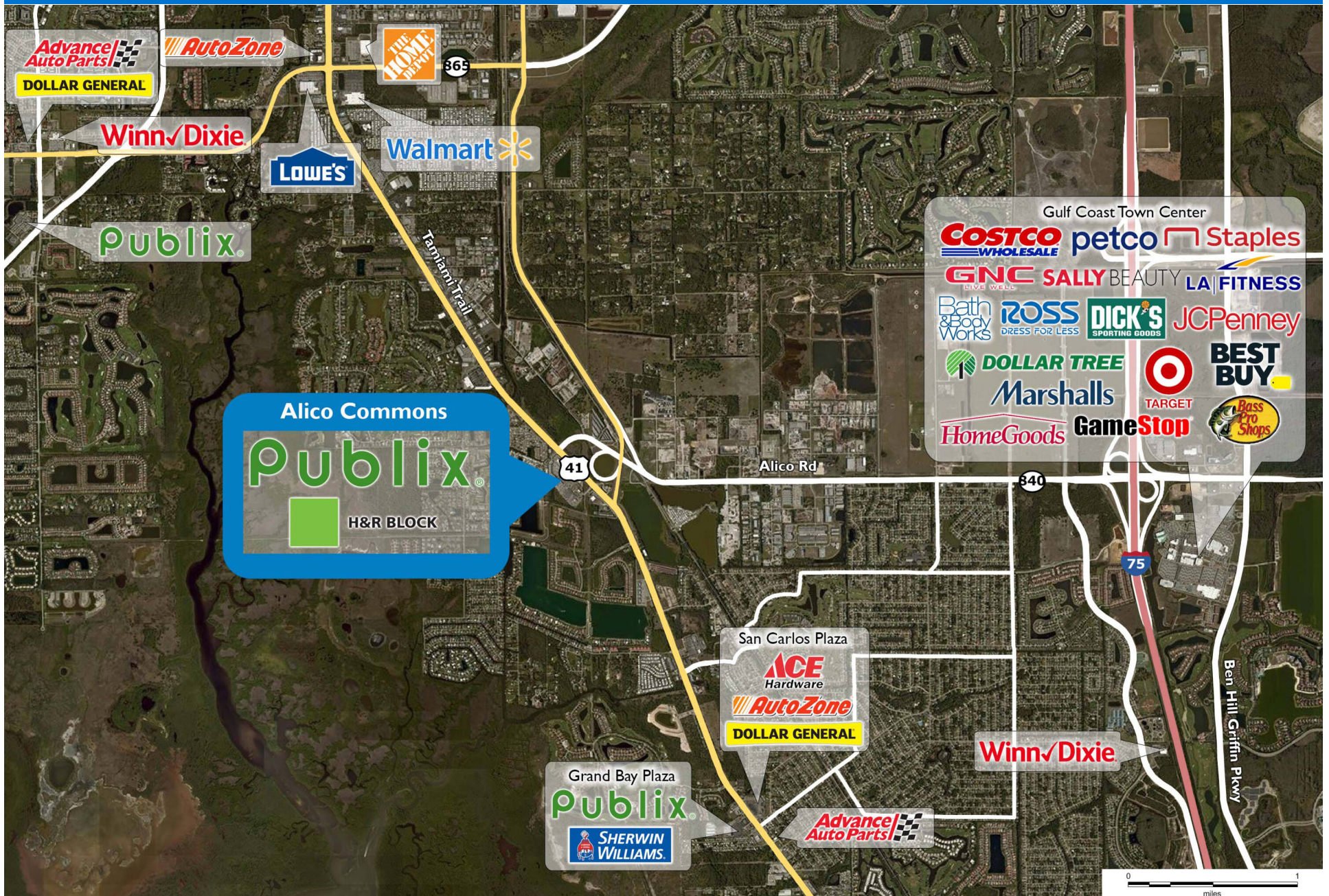
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# ALICO COMMONS

16960 Alico Mission Way | Fort Myers, FL 33908





# Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 26.493048

Longitude: -81.849802

Alico Commons Fort Myers, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	4,526	33,508	105,519
	2028 Projected Population	3,983	32,714	106,115
	2010 Census Population	3,924	27,411	82,388
	2000 Census Population	3,946	23,193	60,728
	1990 Census Population	2,603	16,665	40,921
	Historical Annual Growth 1990 to 2000	4.25%	3.36%	4.03%
	Historical Annual Growth 2000 to 2010	-0.05%	1.68%	3.10%
	Estimated Annual Growth 2010 to 2023	1.04%	1.47%	1.82%
	Projected Annual Growth 2023 to 2028	-2.52%	-0.48%	0.11%
	Median Age	55.9	48.9	53.9
Households	Q4 2023 Estimated Households	2,250	14,405	47,566
	2028 Projected Households	1,968	13,936	47,551
	2010 Census Households	1,947	11,797	37,468
	2000 Census Households	1,860	9,695	27,210
	1990 Census Households	1,159	6,861	17,613
	Historical Annual Growth 1990 to 2000	4.84%	3.52%	4.45%
	Historical Annual Growth 2000 to 2010	0.46%	1.98%	3.25%
	Estimated Annual Growth 2010 to 2023	1.06%	1.46%	1.75%
	Projected Annual Growth 2023 to 2028	-2.64%	-0.66%	-0.01%
	Population per Household	2.01	2.32	2.16
Population by Race	White	85.0%	74.3%	78.2%
	Black or African American	1.0%	2.4%	2.6%
	Asian & Pacific Islander	1.5%	1.9%	2.5%
	Other Races	2.9%	4.2%	3.5%
	Hispanic Population	9.6%	17.1%	13.3%
Income	Average Household Income	\$111,527	\$110,655	\$104,855
	Median Household Income	\$73,043	\$80,575	\$77,457
	Per Capita Income	\$55,520	\$47,685	\$48,570
Education (Age 25+)	Elementary	1.1%	2.6%	2.4%
	Some High School	2.5%	4.1%	3.3%
	High School Graduate	24.3%	26.5%	25.4%
	Some College	13.5%	20.8%	19.8%
	Associates Degree Only	14.9%	10.3%	9.9%
	Bachelors Degree Only	18.1%	20.4%	23.3%
	Graduate Degree	25.7%	15.2%	15.9%
Business	Number of Businesses	245	1,702	5,025
	Total Number of Employees	2,010	14,265	47,556
	Employees per Business	8.21	8.38	9.46
	Residential Population per Business	18.48	19.69	21.00

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