



SIZE

100,734 square feet

DEMOGRAPHICS

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

MAJOR TENANT(S)

Publix
H&R Block
Pizza Hut



LOCATION

16960 Alico Mission Way | Fort Myers, FL 33912

PROPERTY HIGHLIGHTS

- Anchored by Publix, the number one grocer in the Ft. Myers area
- Additional tenants include H&R Block, Great Clips, Pizza Hut, SunTrust Bank and Humana
- 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

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MORE INFO

www.phillipsedison.com








ALICO COMMONS

16960 Alico Mission Way | Fort Myers, FL 33912

| 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 | Pakratz Furniture Consignment | 2,480 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 | COMING AVAILABLE | 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. | | 100,734 |

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.

ALICO COMMONS

16960 Alco Mission Way | Fort Myers, FL 33912



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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.