

SHOPPES OF FORUM RESERVE

10201 State Road 82 | Fort Myers, FL 33905
New Retail Development For Lease

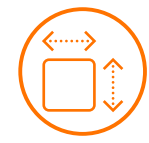


- Located across from The Forum, a 706 acre master planned, mixed-use development including major retailers including Target, Home Depot, Ross, Staples and many other national restaurant and retail chains stores.
- Huge residential growth with several thousand apartment, condominium and single family homes under construction within two miles of the site.
- Interchange project located just off of I-75 with 109,500 CPD.

LQCRE.COM/FORUM-RETAIL-DEVELOPMENT



CALL FOR RATES



18± AC



5-MILE POPULATION
117,669



5-YEAR HISTORIC ANNUAL GROWTH
4.8%



5-MILE AVG. HOUSEHOLD INCOME
\$88,972



3-MILE MEDIAN AGE
41.4



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Information obtained from owner(s) or sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. Property is subject to change or withdraw without notice.

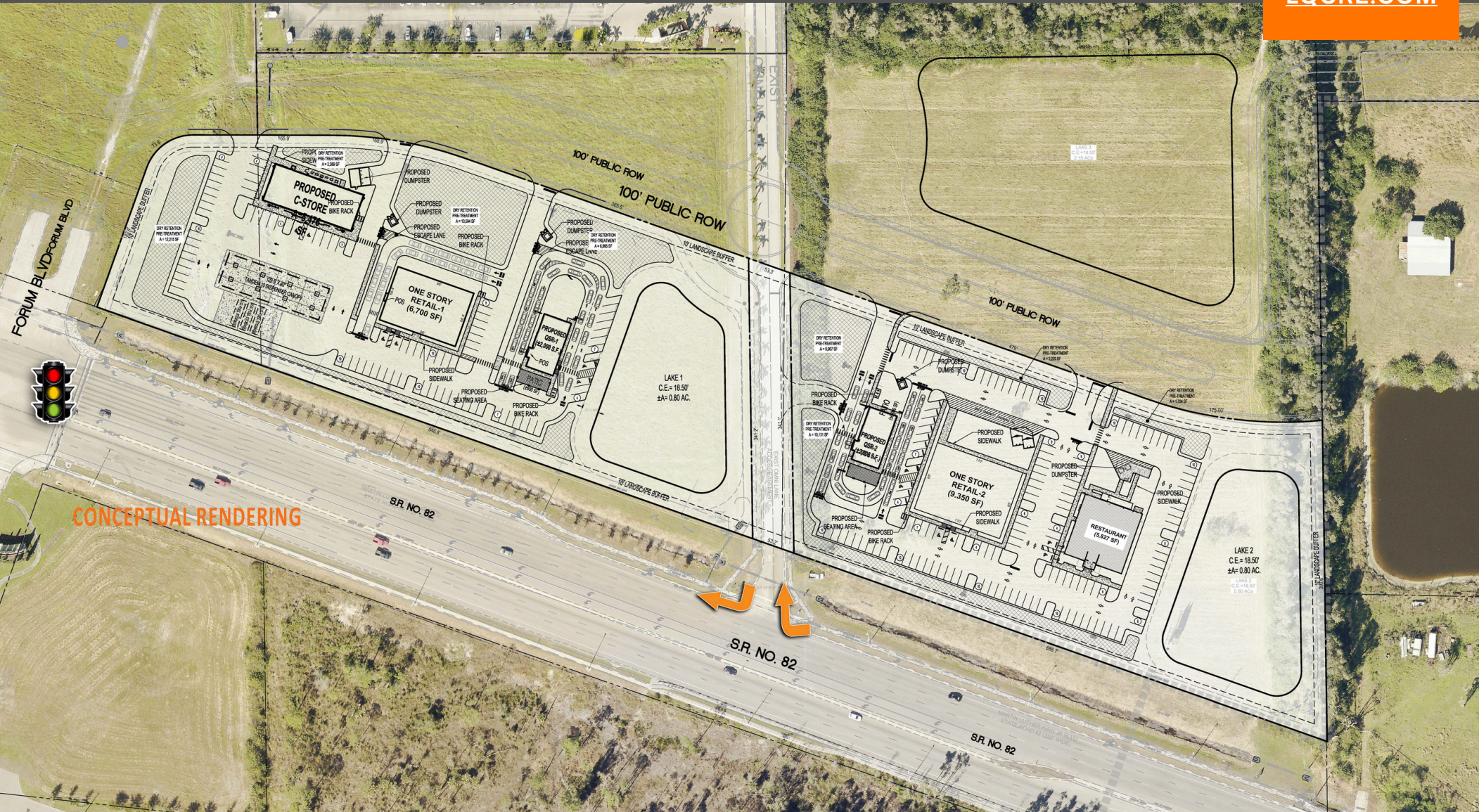
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LQ Commercial
REAL ESTATE SERVICES

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CONCEPTUAL RENDERING

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1614 Colonial Blvd #101
Fort Myers, FL 33907
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- 1** **The Exchange at Keystone Creek**
Stage: Permitting
340 Units MF Development
- 2** **North Forum Reserve**
Stage: Permitting
304 Units MF Development
- 3** **Highway 82 MF Development**
Stage: Permitting
364 Units MF Development
- 4** **Asher Park**
Stage: Construction
Mixed SF and Townhomes
- 5** **Novo**
Stage: Construction
290 Units MF Development
- 6** **The Mark**
Stage: Construction
404 Units MF Development
- 7** **The Forum at Fort Myers**
Stage: Perm./Constr./Complete
3,192 Units MF Development



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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	2,403	29,518	117,669
Five-Year Increase (#)	3,216	36,550	145,836
Five-Year Increase (%)	6.8%	4.8%	4.8%
Median Age	39.7	41.7	41.4
Households	959	10,426	45,323
Projected Annual Growth to 2028	8.3%	6.1%	5.8%
White	66.0%	53.6%	55.0%
Black or African American	10.8%	20.9%	21.2%
Asian or Pacific Islander	4.0%	2.6%	2.3%
American Indian or Native Alaskan	0.3%	0.6%	0.7%
Other Races	18.9%	22.3%	20.9%
Hispanic	24.1%	29.7%	27.8%
Average Household Income	\$81,144	\$87,385	\$88,972
Median Household Income	\$83,658	\$74,021	\$77,796
Elementary (Grades 0 - 8)	3.3%	7.9%	7.2%
Some High School (Grades 9 - 11)	3.4%	7.3%	6.7%
High School Graduate	27.3%	30.8%	29.0%
Some College	19.8%	16.9%	16.9%
Associates Degree Only	9.8%	9.4%	9.6%
Bachelors Degree Only	23.6%	17.4%	19.0%
Graduate Degree	12.8%	10.3%	11.6%
Total Businesses	27	1,740	5,587
Total Employees	158	14,200	40,146

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