

LANDQWEST

MIROMAR DESIGN CENTER

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10800 CORKSCREW ROAD

ESTERO, FL 33928

LANDQWEST COMMERCIAL

ADAM PALMER, CCIM, SIOR

PRINCIPAL & MANAGING DIRECTOR

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LandQwest
COMMERCIAL REAL ESTATE SERVICES

TAMPA | ORLANDO | FORT MYERS | NAPLES

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OFFER SUMMARY

MIROMAR DESIGN CENTER

10800 CORKSCREW ROAD, ESTERO, FL 33928

| | |
|---------------------------|------------------|
| PRICE: | Call For Details |
| BUILDING SIZE: | 238,160 SF |
| PROPERTY SIZE: | 14.19± AC |
| BUILT: | 2006 |
| CORKSCREW RD AADT: | 33,000 CPD |

| DEMOGRAPHICS | 1-MILE | 3-MILES | 5-MILES |
|------------------|-----------|-----------|-----------|
| Total Population | 6,587 | 33,828 | 79,090 |
| 5-Year Increase | 1.6% | 1.5% | 1.6% |
| Avg HH Income | \$119,892 | \$124,011 | \$106,755 |
| Total Households | 3,028 | 14,327 | 33,822 |
| Employees | 2,889 | 16,942 | 29,358 |

Applied Geographic Solutions 2020

- Unparalleled opportunity to locate your headquarters within this 14.19 acre development. The site is prominently placed at the I-75 and Corkscrew Road interchange and adjacent from the in-vogue Miromar Outlets.
- Space interiors boast exquisite finishes that feature a three-story, sunlit atrium, elegant inlaid marble flooring stately woodwork and glass perimeter walls.
- The parcel is conveniently located within 6 miles of the recently renovated RSW International Airport, 3 miles from the rapidly-growing Florida Gulf Coast University and close proximity to other Fortune 500 HQ locations.





PHOTOS

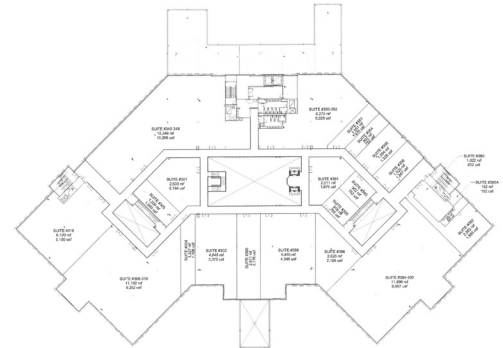
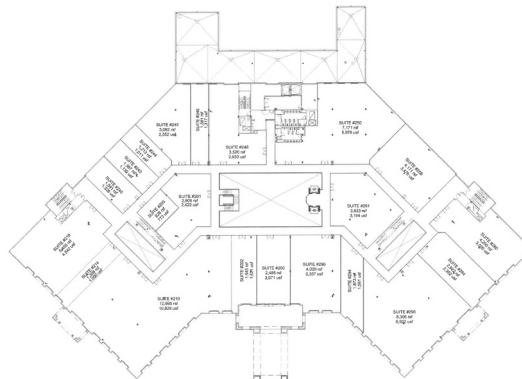
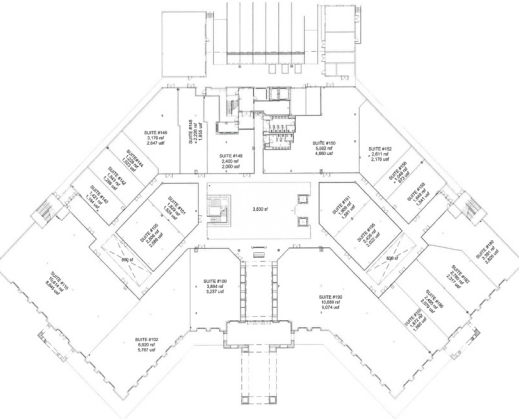
MIROMAR DESIGN CENTER



FIRST FLOOR PLAN

SECOND FLOOR PLAN

THIRD FLOOR PLAN



POPULATION, AGE & INCOMES

| COUNTY | RESIDENTS | MEDIAN AGE | INCOME |
|-----------|-----------|------------|-----------|
| Lee | 779,036 | 47.7 | \$76,083 |
| Collier | 388,605 | 50.0 | \$104,656 |
| Charlotte | 189,534 | 59.0 | \$68,312 |
| Hendry | 41,994 | 33.8 | \$58,991 |
| Glades | 13,872 | 46.2 | \$54,378 |

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EDUCATION & ENROLLMENT

SOUTHWEST FLORIDA


FGCU
15,000

Ave Maria University
1,088

Nova Southeastern Area Campus

Florida Southwestern
16,672

Rasmussen College Area Campus

Barry University Area Campus

Hodges University
1,170

Keiser University Area Campus

Southern Technical Area Campus


TRANSPORTATION & TOURISM

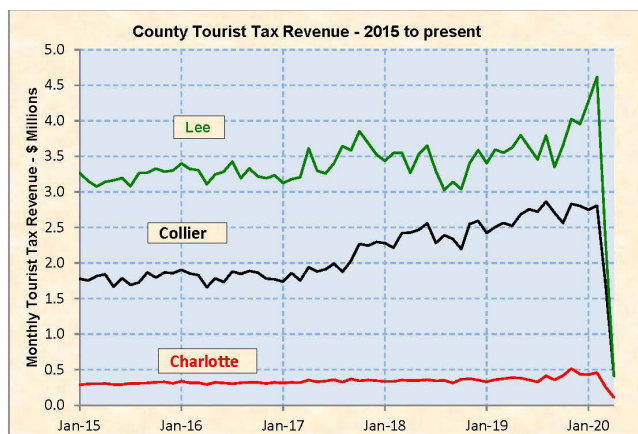
STATISTICS & GENERATORS

The metro is served by the region's signature airport, Southwest Florida International Airport, which serves over nine million passengers a year.

Fort Myers' port, Boca Grande, does not see much shipping activity and has lost most of its traffic to nearby Tampa.

Several state highways crisscross the metro, with Tamiami Trail serving as Fort Myers' main north-south arterial highway, and Interstate-75 connecting to Tampa and Naples.

Outside of Tamiami Trail, I-75 is the only other highway connecting to the Miami metropolitan area.



SOUTHWEST FL INDUSTRY STATS



FINANCIAL

2025: 1.43%



CONSTRUCTION

2025: 1.17%



PROFESSIONAL SERVICES

2025: 2.50%



LEISURE & HOSPITALITY

2025: 8.83%



MANUFACTURING

2025: 1.23%

Greater Fort Myers (pre-pandemic) was riding a wave of population + job growth, along with robust tourism that fueled leisure and hospitality jobs.

Education and health accounts for a large segment of the economy, as its seasoned demographic increasingly demands medical services. A \$306M Lee Health expansion at its Gulf Coast Medical Center will add 370,000 SF and 250+ extra beds.

Strong demos and a very business-centric environment bolstered recent job expansions like Hertz (1,000 employees), and the Scotlynn Group will break ground on a 60,000 SF HQ.

Gartner Inc. has its 2nd-largest location in Fort Myers with 1,200 employees. It is looking to add 900 employees by 2022 at a new campus.

Florida Gulf Coast University has a significant impact to the area, as nearly 60% of alumni stay in SWFL!



ADAM PALMER, CCIM, SIOR PRINCIPAL, MANAGING DIRECTOR

Adam's early professional experience began in software where he built applications and databases for Lucent Technologies, Sprint, and some of this country's largest police and fire departments.

After a career change in 2004, Palmer's focus became Commercial Real Estate. Through strategic acquisition, disposition and leasing, Adam and his team builds trust through performance instead of promises.

He excels for a wide range of clients. Whether it be for small local businesses, institutional investors, or the Fortune 500, each client is treated as if they are the only client.

Widely recognized as a leader within the industry and around the community, Palmer has now been recognized by CoStar® as an 18-time "Power Broker" award winner. He recently served as President of the Florida CCIM Chapter and currently serves as a National Board Member for the CCIM Institute and CCIM Technologies, Inc.. He is a past Board Member of the 180,000+ member Florida Realtors, past President of Commercial Investment Professionals, past Board Member for NAIOP, At-Large Board Member with the Horizon Council and regularly contributes to various philanthropic and charitable efforts. Palmer can also be found contributing to the courts as an Expert Witness or speaking at various Real Estate Events, Business Functions and Universities. He has been covered on National media outlets such as FOX, CBS, NBC, ABC, CNN, MSNBC, CNBC, Bloomberg, Wall Street Journal, USA Today and others.

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CLIENT EXPERIENCE & DESIGNATIONS



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