



ALICO BUSINESS CENTER

9961 INTERSTATE COMMERCE CT.
FORT MYERS, FL 33913

RETAIL/RESTAURANT/OFFICE

FOR LEASE



1,560-10,200 SF



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FOR LEASE



CALL FOR RATES

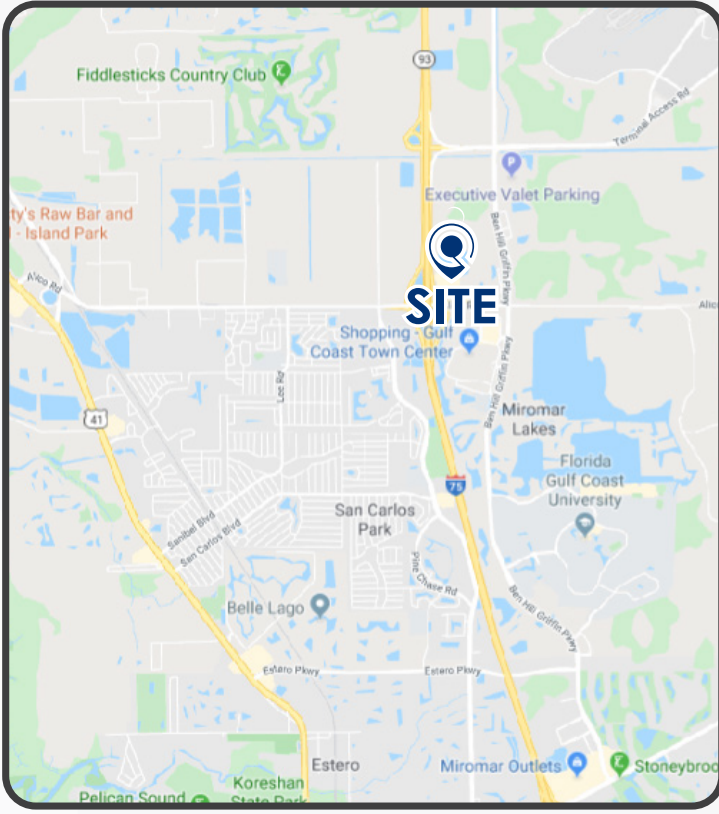
PROPERTY INFORMATION

Lease Rate:	Call For Rates
Suite 150 (Former Fitness):	3,030 SF
Suite 160 (Office):	4,431 SF
Suite 170 (Grey Shell):	2,761 SF
Suite 195 (Former Restaurant):	1,540 SF
Suite 230 (Available Dec 2021):	10,200 SF
Year Built/Renovated:	2012 / 2021

- Buildout allowance, dependent on lease terms.
- Located near Gulf Coast Town Center a 1.3 Million SF market dominant, super-regional, open-air shopping destination strategically positioned at the intersection of I-75 and Alico Rd in Southwest Florida's main growth corridor.
- Co-tenants include Scotlynn, Spigot, Platinum Fitness, PeopleReady, Farmers Insurance, KB Hair Salon.
- A well-established area of national retailers, restaurants and hotel chains.
- End-cap vanilla shell restaurant space available with patio.

DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
Total Population	2,675	53,978	134,843
Avg HH Income	\$82,323	\$102,384	\$62,866
# Households	1,189	26,713	62,866
# Employees	10,798	57,597	98,325

(Applied Geographic Solutions 2020)



3555 Kraft Road #260, Naples, FL 34105

ERIC EDWARDS
Senior Broker Associate

JESSICA MCEVOY
Associate

D: 239.494.5448

D: 239.333.4374

C: 239.877.3958

C: 239.220.1535

eedwards@lqwest.com

jmcevoy@lqwest.com

LQWEST.COM/ALICO-BUSINESS-CENTER

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



SITES OF INTEREST	DISTANCE (MILES)	ABOUT
Gulf Coast Town Center	1.5	1.2 MILLION SF OUTDOOR SHOPPING MALL
Miromar Lakes	2.3	#1 Community In United States
Hertz Arena	4.7	171,000 SF Arena For Florida Everblades / SWFL Entertainment
Florida Gulf Coast University	4.2	15,000 Students
Miromar Outlets	5.1	405,000 SF OUTDOOR SHOPPING MALL
Southwest International Airport	5.3	8.8 Million Passengers/Year

