



MORSE SHORES RETAIL SHOPPING CENTER

4901 PALM BEACH BLVD
FORT MYERS, FL 33905

JUNIOR BOX
FOR LEASE

 **7,000 SF**  **FOR LEASE**  **\$12.00 PSF**

PROPERTY SUMMARY

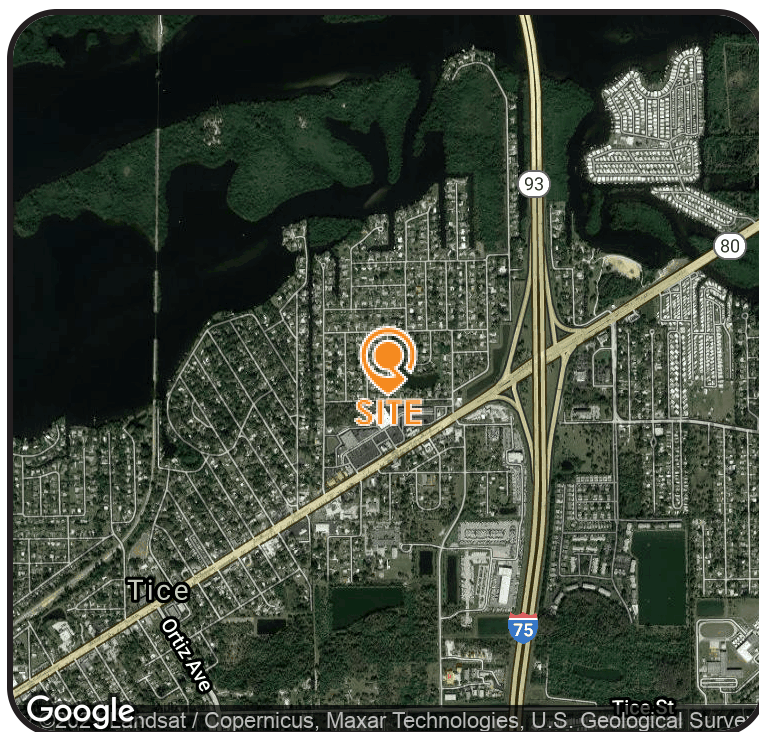
Lease Rate:	\$12.00 PSF (NNN)
GLA (SF):	169,948 SF
Size Available:	7,000 SF
I-75 AADT:	93,500 AADT
Palm Beach Blvd AADT:	25,000 AADT

Morse Shores Center is a well established retail development at the NWC of I-75 & Palm Beach Blvd. in Fort Myers, FL.

Ample parking and excellent signage opportunity to Palm Beach Blvd.

Anchors include: Big Lots, Citi Trends, Save A Lot & Dollar Tree.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population	5,739	27,896	77,014
5-Yr Pop. Increase	2.3%	2.8%	2.3%
Average HH Income	\$55,842	\$52,309	\$56,023
# Households	2,153	9,833	30,602
# Employees	1,198	10,605	37,219



1614 Colonial Boulevard Suite 101, Fort Myers, FL 33907

BOB PEKOL
SENIOR ASSOCIATE
 D: 239.275.4922 x230
 C: 239.872.7777
 bpekol@lqwest.com

PROPERTIES.LQWEST.COM/871025-LEASE

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.

TAMPA



ORLANDO



FORT MYERS



NAPLES



Imagery © 2021 , Maxar Technologies, U.S. Geological Survey