

FOR LEASE

Redevelopment Opportunity at Edison Mall

4125 Cleveland Ave | Fort Myers, FL



SERITAGE
GROWTH PROPERTIES

Overview

TOTAL GLA AVAILABLE	144,175 SF
FORMER STORE	123,000 SF
FORMER AUTO CENTER	21,210 SF
LEASE RATE	Contact Broker

Description

- Redevelopment opportunity at Edison Mall, a 1,051,000 SF center anchored by Dillard's, JCPenney and Macy's
- 144,175 SF former department store and auto center for lease with the ability to subdivide
- Located at NEC of Tamiami Trail (US-41) and Colonial Blvd and 4 miles west of I-75

Nearby Retailers



Demographics

	3 MILES	5 MILES	10 MILES
Total Population	63,424	150,194	468,880
2024 Growth	2.04%	1.89%	1.80%
Avg. HH Income	\$60,880	\$70,336	\$74,229
Daytime Population	90,963	191,626	475,423

Year: 2019 | Source: ESRI

Contact

MARK SNEED, CCIM, CRX, CLS
813.371.1080 | mark.sneed@srsre.com

JORDAN GOLDBLUM
646.810.8821 | jgoldblum@seritage.com

Traffic Counts

US 41	49,000 VPD
Winkler Ave	19,100 VPD
Colonial Blvd	54,500 VPD
Solomon Blvd	7,400 VPD

Year: 2019 | Source: FDOT

SRS REAL ESTATE PARTNERS | 200 S Orange Avenue, Suite 1300 | Orlando, FL 32801 | 407.455.5030

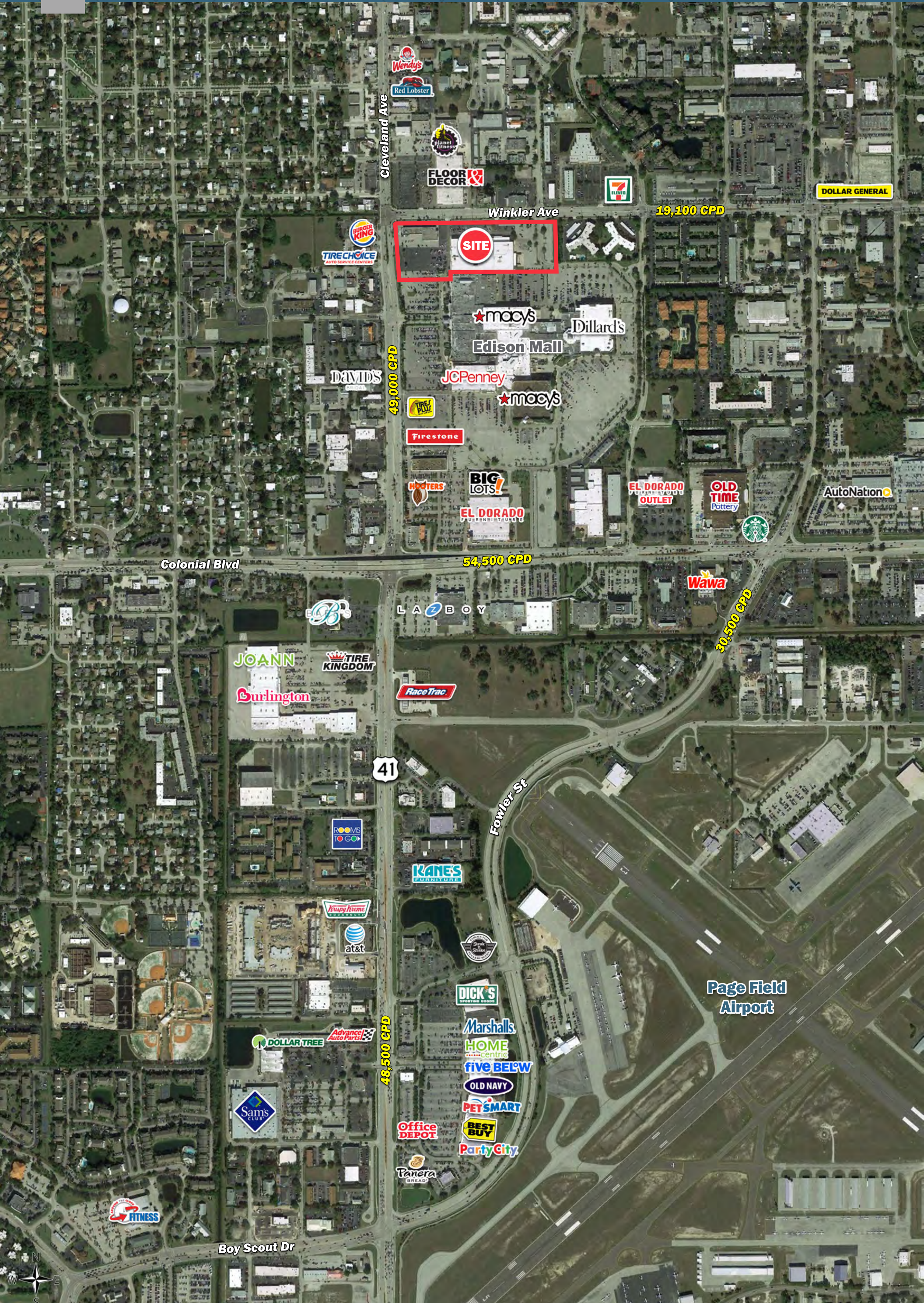
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Executive Summary

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	3 miles	5 miles	10 miles
Population			
2019 Population	63,424	150,194	468,880
2000 Population	51,023	117,174	310,573
2010 Population	54,239	128,065	401,654
2024 Population	70,167	164,929	512,700
2000-2010 Annual Rate	0.61%	0.89%	2.61%
2010-2019 Population: Annual Growth Rate	1.71%	1.74%	1.69%
2019-2024 Population: Annual Growth Rate	2.04%	1.89%	1.80%
2019 Median Age	38.4	44.8	47.4
Households			
2000 Households	21,599	49,984	131,645
2010 Households	22,854	56,117	170,006
2019 Total Households	26,691	65,730	196,968
2024 Total Households	29,685	72,312	214,949
2000-2010 Annual Rate	0.57%	1.16%	2.59%
2010-2019 Households: Annual Growth Rate	1.69%	1.72%	1.60%
2019-2024 Households: Annual Growth Rate	2.15%	1.93%	1.76%
2019 Average Household Size	2.31	2.23	2.35
Housing Units			
2019 Total Housing Units	33,877	86,566	262,919
2019 Owner Occupied Housing Units	12,239	38,804	135,578
2019 Renter Occupied Housing Units	14,452	26,926	61,389
2019 Vacant Housing Units	7,186	20,836	65,951
Race and Ethnicity			
2019 White Alone	60.9%	70.9%	79.5%
2019 Black Alone	25.1%	17.2%	9.6%
2019 American Indian/Alaska Native Alone	0.4%	0.4%	0.4%
2019 Asian Alone	1.7%	2.2%	1.9%
2019 Pacific Islander Alone	0.1%	0.1%	0.1%
2019 Hispanic Origin (Any Race)	23.0%	19.5%	21.5%
Income			
2019 Median Household Income	\$40,699	\$50,473	\$53,398
2019 Average Household Income	\$60,880	\$70,336	\$74,229
Per Capita Income	\$25,926	\$30,714	\$31,261
2019 Population 25+ by Educational Attainment			
Total	44,115	111,513	352,340
High School Graduate	24.6%	25.0%	27.3%
GED/Alternative Credential	3.9%	3.9%	3.9%
Some College, No Degree	18.6%	18.9%	19.6%
Associate Degree	9.6%	9.3%	9.4%
Bachelor's Degree	18.3%	18.7%	17.9%
Graduate/Professional Degree	9.9%	11.3%	10.4%
Data for all businesses in area			
Total Businesses:	5,870	11,717	24,171
Total Employees:	60,057	114,806	216,340
Total Residential Population:	63,424	150,194	468,880
Employee/Residential Population Ratio:	0.95:1	0.76:1	0.46:1
2019 Total Daytime Population	90,963	191,626	475,423
Workers	57,998	109,433	206,589
Residents	32,965	82,193	268,834

Source: Esri, Esri and Infogroup, U.S. Census

SERITAGE

GROWTH PROPERTIES

Seritage Growth Properties is a publicly-traded, self-administered and self-managed REIT with 180 wholly-owned properties and 28 joint venture properties totaling approximately 30 million square feet of space across 45 states and Puerto Rico. The Company's mission is to create and own revitalized shopping, dining, entertainment and mixed-use destinations that provide enriched experiences for consumers and local communities and create long-term value for their shareholders.

