



SIZE

100,734 square feet

DEMOGRAPHICS

|                       | 1 mile | 3 mile | 5 mile  |
|-----------------------|--------|--------|---------|
| Population            | 4,526  | 33,508 | 105,519 |
| Households            | 2,250  | 14,405 | 47,566  |
| Median HH Income (\$) | 73,043 | 80,575 | 77,457  |

MAJOR TENANT(S)

Publix  
H&R Block  
Pizza Hut



LOCATION

16960 Alico Mission Way | Fort Myers, FL 33912

PROPERTY HIGHLIGHTS

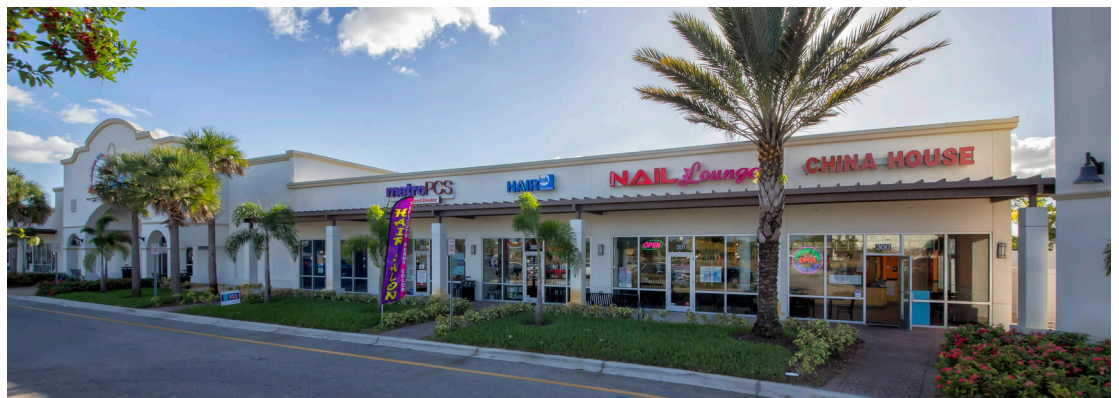
- Anchored by Publix, the number one grocer in the Ft. Myers area
- Additional tenants include H&R Block, Great Clips, Pizza Hut, SunTrust Bank and Humana
- The center is located at the high-traffic intersection of South Tamiami Trail and Alico Mission Way, which benefits from over 80,900 vehicles per day
- Located in Ft. Myers with a population exceeding 33,500 in a three-mile radius and an average household income greater than \$110,600

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



| SPACE                | TENANT                          | SQ. FT.         |
|----------------------|---------------------------------|-----------------|
| A100                 | Dental Crown In An Hour         | 2,480 SF        |
| A102                 | Mizuki Japanese Cuisine         | 2,480 SF        |
| A104                 | The Eatery. By Ryan             | 1,240 SF        |
| B200                 | Claire's Ark Pet Emporium & Spa | 3,720 SF        |
| B203                 | Dean's Dive Shop                | 1,240 SF        |
| B204                 | Pakratz Furniture Consignment   | 2,480 SF        |
| B206                 | Culture Beauty Hair Salon       | 1,240 SF        |
| B207                 | Retreats of Florida Design      | 2,480 SF        |
| B209                 | Burma Kava Company              | 2,480 SF        |
| C300                 | China One                       | 1,240 SF        |
| C301                 | Shine Nails and Spa             | 1,240 SF        |
| C302                 | Pizza Hut                       | 1,240 SF        |
| C303                 | CBD American Shaman             | 1,240 SF        |
| C304                 | ICE-SPOT                        | 1,272 SF        |
| C305                 | Non Stop Fitness                | 20,827 SF       |
| <b>D400</b>          | <b>COMING AVAILABLE</b>         | <b>1,700 SF</b> |
| D401                 | Rice Windows & Doors            | 1,700 SF        |
| D402                 | H&R Block                       | 1,693 SF        |
| D403                 | Publix                          | 45,600 SF       |
| OUT1                 | SunTrust Bank                   | 3,142 SF        |
| <b>TOTAL SQ. FT.</b> |                                 | <b>100,734</b>  |

| SITE LEGEND   |   |
|---|---|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #f4a460; border: 1px solid black;"></span> Available             | <span style="display: inline-block; width: 15px; height: 15px; background-color: #cccccc; border: 1px solid black;"></span> Occupied        |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #add8e6; border: 1px solid black;"></span> Leased (not occupied) | <span style="display: inline-block; width: 15px; height: 15px; background-color: #808080; border: 1px solid black;"></span> Owned by Others |
| <span style="border-bottom: 2px dashed blue; width: 20px; display: inline-block;"></span> Site Boundary   |   |





# ALICO COMMONS

16960 Alico Mission Way | Fort Myers, FL 33912





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# Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 26.493048

Longitude: -81.849802

| Alico Commons<br>Fort Myers, FL |                                       | 1.00 Mile Radius | 3.00 Mile Radius | 5.00 Mile Radius |
|---------------------------------|---------------------------------------|------------------|------------------|------------------|
| Population                      | Q4 2023 Estimated Population          | 4,526            | 33,508           | 105,519          |
|                                 | 2028 Projected Population             | 3,983            | 32,714           | 106,115          |
|                                 | 2010 Census Population                | 3,924            | 27,411           | 82,388           |
|                                 | 2000 Census Population                | 3,946            | 23,193           | 60,728           |
|                                 | 1990 Census Population                | 2,603            | 16,665           | 40,921           |
|                                 | Historical Annual Growth 1990 to 2000 | 4.25%            | 3.36%            | 4.03%            |
|                                 | Historical Annual Growth 2000 to 2010 | -0.05%           | 1.68%            | 3.10%            |
|                                 | Estimated Annual Growth 2010 to 2023  | 1.04%            | 1.47%            | 1.82%            |
|                                 | Projected Annual Growth 2023 to 2028  | -2.52%           | -0.48%           | 0.11%            |
|                                 | Median Age                            | 55.9             | 48.9             | 53.9             |
| Households                      | Q4 2023 Estimated Households          | 2,250            | 14,405           | 47,566           |
|                                 | 2028 Projected Households             | 1,968            | 13,936           | 47,551           |
|                                 | 2010 Census Households                | 1,947            | 11,797           | 37,468           |
|                                 | 2000 Census Households                | 1,860            | 9,695            | 27,210           |
|                                 | 1990 Census Households                | 1,159            | 6,861            | 17,613           |
|                                 | Historical Annual Growth 1990 to 2000 | 4.84%            | 3.52%            | 4.45%            |
|                                 | Historical Annual Growth 2000 to 2010 | 0.46%            | 1.98%            | 3.25%            |
|                                 | Estimated Annual Growth 2010 to 2023  | 1.06%            | 1.46%            | 1.75%            |
|                                 | Projected Annual Growth 2023 to 2028  | -2.64%           | -0.66%           | -0.01%           |
|                                 | Population per Household              | 2.01             | 2.32             | 2.16             |
| Population by Race              | White                                 | 85.0%            | 74.3%            | 78.2%            |
|                                 | Black or African American             | 1.0%             | 2.4%             | 2.6%             |
|                                 | Asian & Pacific Islander              | 1.5%             | 1.9%             | 2.5%             |
|                                 | Other Races                           | 2.9%             | 4.2%             | 3.5%             |
|                                 | Hispanic Population                   | 9.6%             | 17.1%            | 13.3%            |
| Income                          | Average Household Income              | \$111,527        | \$110,655        | \$104,855        |
|                                 | Median Household Income               | \$73,043         | \$80,575         | \$77,457         |
|                                 | Per Capita Income                     | \$55,520         | \$47,685         | \$48,570         |
| Education (Age 25+)             | Elementary                            | 1.1%             | 2.6%             | 2.4%             |
|                                 | Some High School                      | 2.5%             | 4.1%             | 3.3%             |
|                                 | High School Graduate                  | 24.3%            | 26.5%            | 25.4%            |
|                                 | Some College                          | 13.5%            | 20.8%            | 19.8%            |
|                                 | Associates Degree Only                | 14.9%            | 10.3%            | 9.9%             |
|                                 | Bachelors Degree Only                 | 18.1%            | 20.4%            | 23.3%            |
|                                 | Graduate Degree                       | 25.7%            | 15.2%            | 15.9%            |
| Business                        | Number of Businesses                  | 245              | 1,702            | 5,025            |
|                                 | Total Number of Employees             | 2,010            | 14,265           | 47,556           |
|                                 | Employees per Business                | 8.21             | 8.38             | 9.46             |
|                                 | Residential Population per Business   | 18.48            | 19.69            | 21.00            |

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.