

ORANGE GROVE SHOPPING CENTER

NORTH FORT MYERS, FL



SIZE

68,865 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	9,326	55,121	166,262
Households	3,872	23,166	68,307
Median HH Income (\$)	65,948	59,871	55,372

MAJOR TENANT(S)

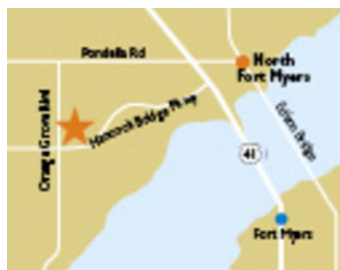
Publix

LEASING CONTACT

Mark Porter
Mobile (803) 338-6004
mporter@phillipsedison.com

MORE INFO

www.phillipsedison.com



LOCATION

4065 Hancock Bridges Parkway | North Fort Myers, FL 33903

PROPERTY HIGHLIGHTS

- Anchored by Publix with Papa Murphy's Pizza and Supercuts
- Located in North Fort Myers with a population exceeding 55,100 in a three-mile radius and an average household income over \$75,300
- The center is location at the high-traffic intersection of Hancock Bridge Parkway (23,500 VPD) and Orange Grove Boulevard (11,000 VPD)



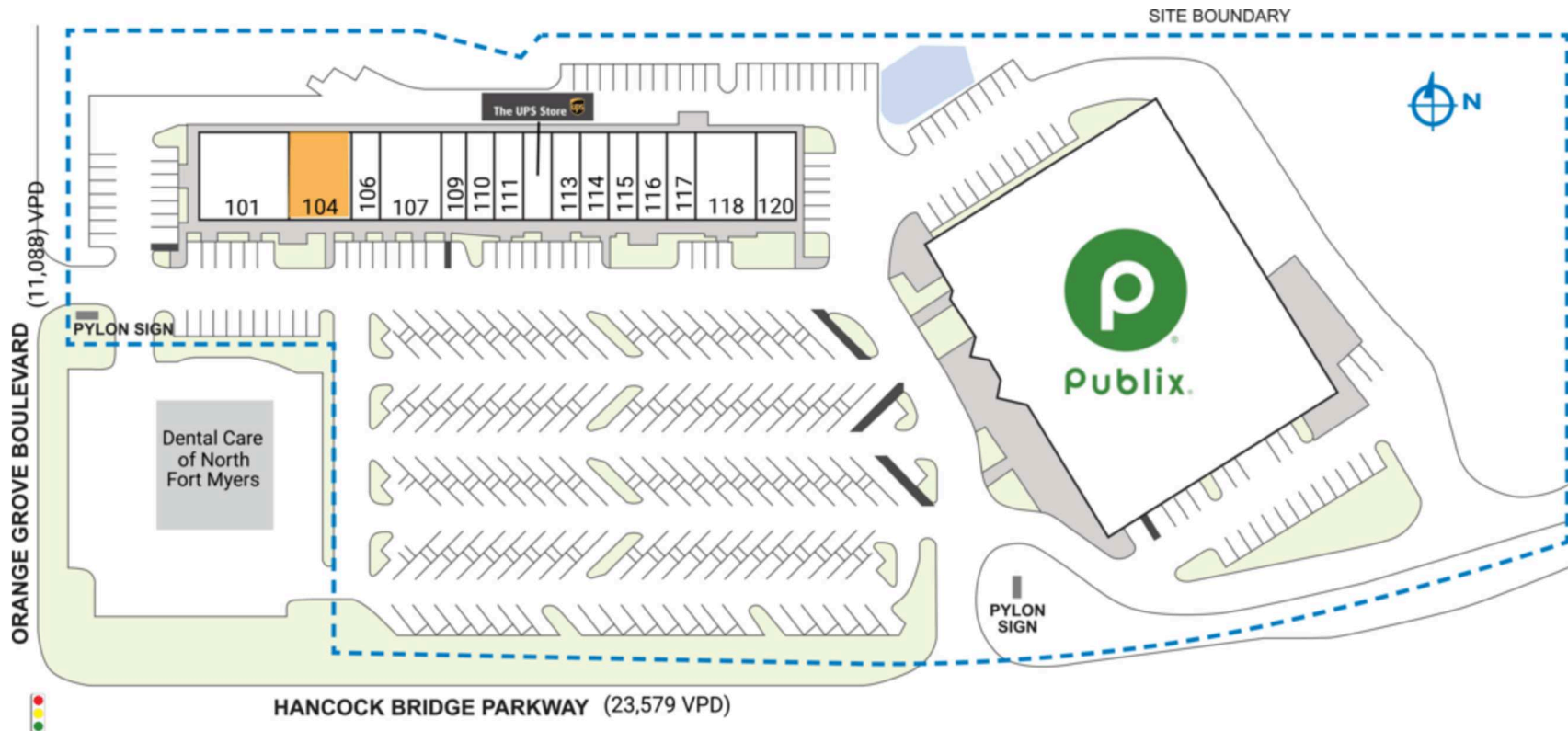
PHILLIPS EDISON & COMPANY®

ORANGE GROVE SHOPPING CENTER

4065 Hancock Bridges Parkway | North Fort Myers, FL 33903

SPACE	TENANT	SQ. FT.						
101	Florida Autism Center	3,900 SF	110	Ditto Boutique	1,200 SF	116	Tobacco & Vape	1,200 SF
104	AVAILABLE	2,400 SF	111	Trendsetters Barber Shop	1,200 SF	117	Hair Shapers	1,200 SF
106	Quench'd	1,200 SF	112	The UPS Store	1,200 SF	118	Pu Thai	2,400 SF
107	Monte Alban	2,554 SF	113	Chinatown Restaurant	1,200 SF	120	Pizza Connection	1,500 SF
109	Liberty Tax and Loans	1,046 SF	114	Nail Art	1,200 SF	200	Publix	44,265 SF
			115	Hibachi Express III	1,200 SF	TOTAL SQ. FT.		68,865

SITE LEGEND	
	Available
	Occupied
	Leased (not occupied)
	Owned by Others
	Site Boundary



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

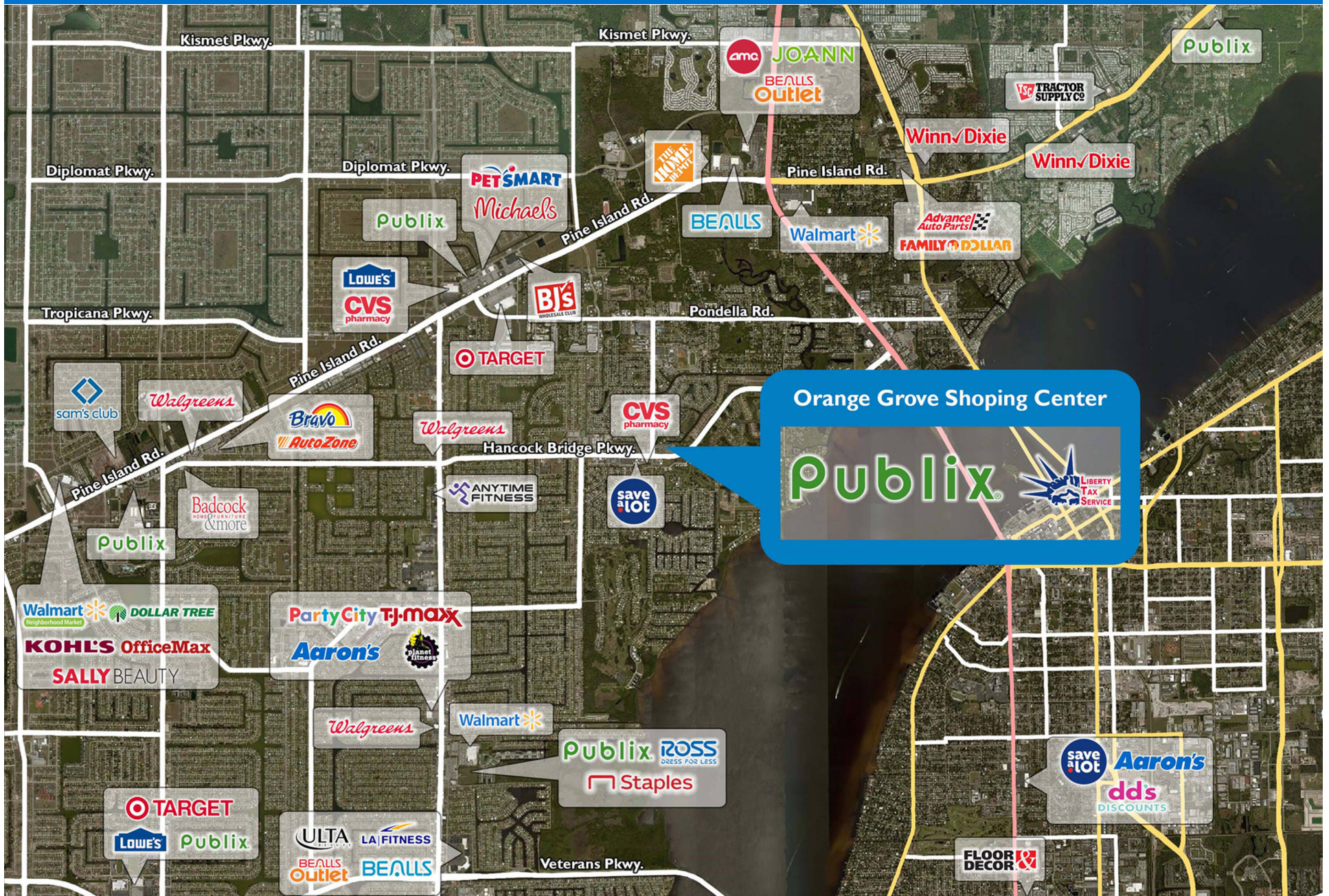
ORANGE GROVE SHOPPING CENTER

4065 Hancock Bridges Parkway | North Fort Myers, FL 33903



ORANGE GROVE SHOPPING CENTER

4065 Hancock Bridges Parkway | North Fort Myers, FL 33903



Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Orange Grove Shopping Center North Fort Myers, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	9,326	55,121	166,262
	2027 Projected Population	9,391	56,991	173,992
	2010 Census Population	7,910	44,974	133,370
	2000 Census Population	7,205	40,162	117,255
	1990 Census Population	6,484	36,778	105,229
	Historical Annual Growth 1990 to 2000	1.06%	0.88%	1.09%
	Historical Annual Growth 2000 to 2010	0.94%	1.14%	1.30%
	Estimated Annual Growth 2010 to 2022	1.30%	1.61%	1.74%
	Projected Annual Growth 2022 to 2027	0.14%	0.67%	0.91%
	Median Age	49.2	46.5	44.4
Households	Q2 2022 Estimated Households	3,872	23,166	68,307
	2027 Projected Households	3,893	23,851	70,995
	2010 Census Households	3,281	18,958	55,372
	2000 Census Households	2,848	16,709	48,461
	1990 Census Households	2,553	14,893	42,811
	Historical Annual Growth 1990 to 2000	1.10%	1.16%	1.25%
	Historical Annual Growth 2000 to 2010	1.43%	1.27%	1.34%
	Estimated Annual Growth 2010 to 2022	1.31%	1.58%	1.66%
	Projected Annual Growth 2022 to 2027	0.11%	0.59%	0.77%
	Population per Household	2.38	2.35	2.40
Population by Race	White	76.6%	68.7%	62.5%
	Black or African American	3.9%	5.5%	12.4%
	Asian & Pacific Islander	1.3%	2.0%	1.6%
	Other Races	2.3%	2.2%	2.6%
	Hispanic Population	15.9%	21.6%	20.9%
Income	Average Household Income	\$84,385	\$75,334	\$72,157
	Median Household Income	\$65,948	\$59,871	\$55,372
	Per Capita Income	\$35,358	\$31,872	\$29,887
Education (Age 25+)	Elementary	2.8%	3.2%	4.3%
	Some High School	3.3%	6.2%	7.3%
	High School Graduate	31.8%	35.1%	36.3%
	Some College	22.5%	22.3%	21.4%
	Associates Degree Only	13.7%	10.3%	8.7%
	Bachelors Degree Only	17.8%	14.7%	14.1%
	Graduate Degree	8.1%	8.2%	7.9%
Business	Number of Businesses	125	2,046	4,775
	Total Number of Employees	1,503	24,475	60,469
	Employees per Business	12.06	11.96	12.66
	Residential Population per Business	74.84	26.94	34.82

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