

Commercial parcels for sale

- Opportunity to acquire up to 10.39 a.c. of prime commercial land in Fort Myers' high-growth market
- Shovel-ready with five divisible parcels to flexibly suit a buyer's requisites
- Zoning allows for commercial retail and multifamily residential use - both usages are favorable with an underserved retail market along Winkler Ave and the area code's population surge and shift to rental multifamily units
- Excellent frontage, access and visibility along Winkler Ave (25,500 VPD)
- The site resides near pivotal roadways Colonial Blvd/FL-884 (62,500 VPD), Metro Pkwy/FL-739 (24,000 VPD) and Veronica Shoemaker Blvd (14,800 VPD)
- Many developments are planned, underway or newly-completed around the site to accommodate the influx of new residents, including new schools, apartments and gated-home communities

Up to 10.39 a.c.

**3350-3450 Winkler Ave
Fort Myers, FL 33916**

Contact

Brandon McCalla

Vice President

+1 954 665 3113

brandon.mccalla@jll.com



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Demographic Analysis

Demographics	1 Mi.	3 Mi.	5 Mi.
2025 Population	13,448	72,061	152,169
2030 Population	14,429	79,334	166,563
Annual Pop. Growth Rate (2019 to 2024)	1.42%	1.94%	1.82%
2025 Average HH Income	\$80,901	\$92,194	\$102,067
2030 Average HH Income	\$91,180	\$102,278	\$113,186
Households	5,853	30,343	66,976
Daytime Population	22,135	103,963	199,335
Median Age	34.9	39.1	43.9



Site
Aerial



Strong and flexible footprint in an ever-growing area of Fort Myers, Florida

The opportunity is situated across five adjacent parcels that are flexibly able to be divided, guaranteeing excellent exposure across Winkler Ave, Executive Cir and Veronica Shoemaker Blvd.

Year over year, the immediate area has benefited from a population surge, as indicated by the developments to accommodate the number of new residents migrating into the vicinity. Such development already in progress ensures the new owner retail market dominance in an underserved component of Winkler Ave.

The site can also be utilized for multifamily, blending into the residentially-heavy landscape that continues to shift favorably toward renter-occupied housing units.



Market Aerial

Monarch Luxury Apartments
472 units

Argos by Soltura
140 homes

Colonial Elementary School
760 students

City of Palms Charter High School
133 students

LEE HEALTH Colonial Campus
53 acres and 260 beds

Ray V. Pottorf Elementary School
753 students

Paul Laurence Dunbar Middle School
1,007 students

Southwest Florida Christian Academy
548 students

Bonavie Cove Phase II
66 homes

Montego Square
280 units

Cypress Woods Shopping Center

- BJS Burlington
- bealls TJ-maxx OUTLET
- ULTA GameStop
- Chili's
- Walmart
- AspenDental

Edison Mall

- Dillard's JCPenney
- macy's carter's
- Bath & Body Works
- AEROPOSTALE
- AMERICAN EAGLE OUTFITTERS
- VICTORIA'S SECRET

Starbucks

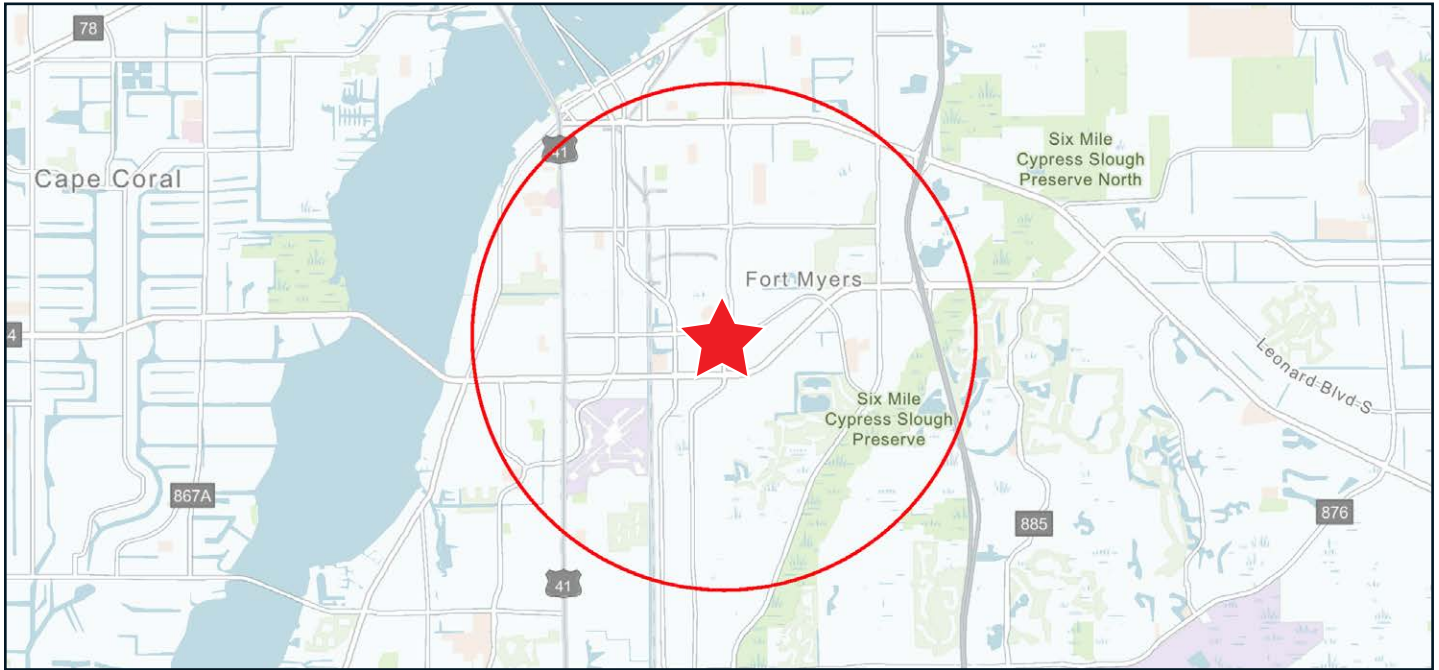
- OLD TIME Pottery
- Guitar Center
- SMOOTHIE KING



- Subject property
- Anchored shopping center
- Educational institution
- Developments planned/underway



Who Lives in the Three-Mile Radius?



METRO FUSION: Highly-mobile, young renters, well-connected to social media

Median Age: 32.8
Median HH Income: \$55,443
LifeMode Group: Metro Vibes

Socioeconomic Traits: Metro Fusion lives primarily multifamily housing and prioritize social media for leisure and networking. Their shopping is predominantly at neighborhood centers with the exception of food - delivery apps are key. They are tech-savvy bargain hunters who also seek digital coupons.



EMERGING HUB: Professionals in growing urban centers willing to relocate for job growth

Median Age: 36.0
Median HH Income: \$70,356
LifeMode Group: Tech Trailblazers

Socioeconomic Traits: Emerging Hub represents educated, young professionals working in management, tech and healthcare with above-average remote work rates. They are digitally native online shoppers who enjoy domestic travel, fitness and video games while often relocating for job growth.



YOUNG AND RESTLESS: Urban young professionals and students in diverse metro neighborhoods

Median Age: 31.4
Median HH Income: \$56,258
LifeMode Group: Urban Threads

Socioeconomic Traits: Young and Restless represents highly-mobile individuals living in culturally-diverse urban neighborhoods. They prioritize convenience with frequent fast food, online streaming and digital services. Many are college-educated renters focused on career building over homeownership.



WELCOME WAVES: Young families and workers in urban centers of MSAs, DIY-ers

Median Age: 30.0
Median HH Income: \$50,427
LifeMode Group: Urban Threads

Socioeconomic Traits: Welcome Waves encompasses young families with many working in construction, manufacturing and service industries. They are budget-conscious renters who prioritize necessities such as clothing, maintain their own vehicles and save money to visit family while building new lives in America.

Contact



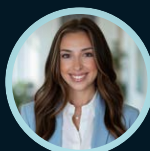
Brandon McCalla
 Vice President
 brandon.mccalla@jll.com
 +1 954 665 3113



Colette Santana
 Senior Vice President
 colette.santana@jll.com
 +1 813 777 8611



Billy Rodriguez
 Senior Vice President
 billy.rodriguez@jll.com
 +1 407 443 3925



Taylar Ling
 Associate
 taylar.ling@jll.com
 +1 407 271 3067

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