

SANIBEL BEACH PLACE

FORT MYERS, FL



SIZE

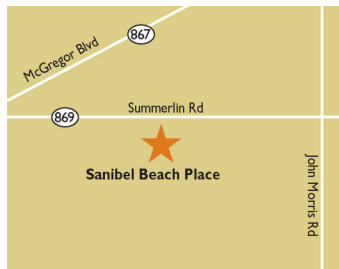
74,286 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
3,067	20,402	53,434
Households		
1,690	10,997	26,870
Median HH Income (\$)		
47,671	66,396	70,136

MAJOR TENANT(S)

Publix



LOCATION

20321 Summerlin Road | Fort Myers, FL 33908

PROPERTY HIGHLIGHTS

- Anchored by Publix, the number one grocer in the Ft. Myers area
- Located in Fort Myers, a major tourist destination with a population exceeding 20,400 in a three-mile radius and an average household income greater than \$96,500
- The center is located at the high-traffic intersection of Summerlin Road and McGregor Boulevard, which benefits from over 25,000 vehicles per day

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



PHILLIPS EDISON & COMPANY®

SANIBEL BEACH PLACE

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SPACE TENANT SQ. FT.

SHAD1	7-Eleven Inc.	
SHAD2	Branch Banking and Trust Co.	
SHAD3	Sanibel Beach Place Hotel LLC	
SHAD4	Sanibel Beach Place of Southwest FL	
101	Hammerhead Gym	1,400 SF
102	Florida Nails	1,050 SF
103	Shanghai Chinese Restaurant	1,050 SF
104	Tobacco & Vape	1,400 SF
105	VIPcare	2,800 SF
107	Your Public Adjuster Inc	1,400 SF
108	Last Chance Liquors	1,400 SF
109	Paradise Asian Spa	1,400 SF
110	The Bike Bistro	1,400 SF
111	Courtney's Continental Cuisine	2,800 SF
113	Treasure Cove	2,715 SF
114	The Bike Bistro	2,800 SF
116	Sanibel Beach Spa and Salon	1,400 SF
117	13 Barrels Kava Lounge	1,400 SF
118	AVAILABLE	1,400 SF
120	Gatorbites Tail & Ale	4,200 SF
201	Dunkin'	
20321	Publix	44,271 SF
TOTAL SQ. FT.		74,286

SITE LEGEND

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



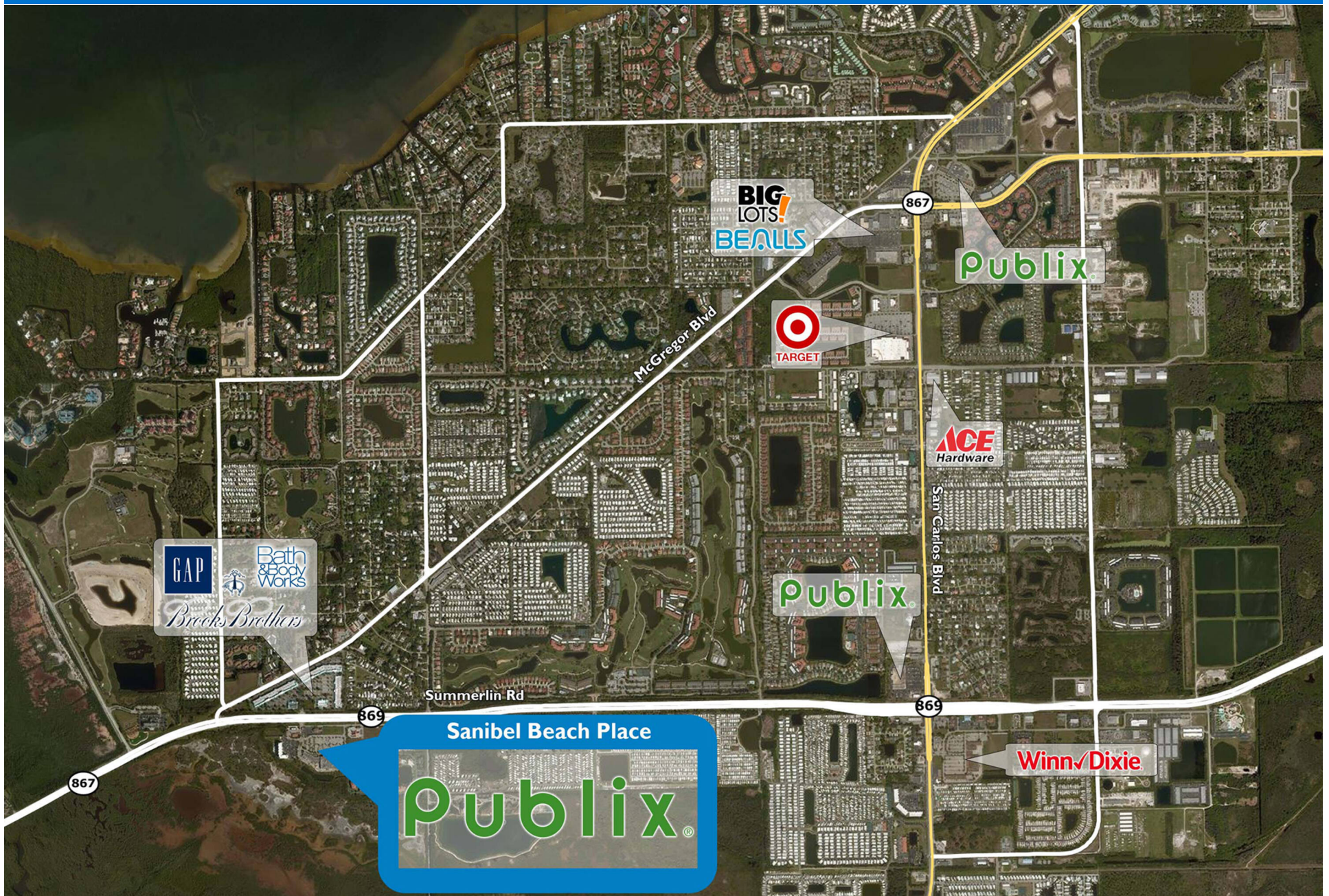
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SANIBEL BEACH PLACE

2032I Summerlin Road | Fort Myers, FL 33908



Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 26.491565

Longitude: -81.972653

Sanibel Beach Place Fort Myers, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	3,067	20,402	53,434
	2028 Projected Population	2,634	18,228	49,233
	2010 Census Population	3,753	23,884	54,378
	2000 Census Population	3,122	18,914	41,566
	1990 Census Population	2,739	14,945	33,610
	Historical Annual Growth 1990 to 2000	1.32%	2.38%	2.15%
	Historical Annual Growth 2000 to 2010	1.86%	2.36%	2.72%
	Estimated Annual Growth 2010 to 2023	-1.46%	-1.14%	-0.13%
	Projected Annual Growth 2023 to 2028	-2.99%	-2.23%	-1.62%
	Median Age	70.3	70.8	65.7
Households	Q4 2023 Estimated Households	1,690	10,997	26,870
	2028 Projected Households	1,446	9,792	24,700
	2010 Census Households	2,121	12,855	27,281
	2000 Census Households	1,736	9,811	20,482
	1990 Census Households	1,356	7,279	15,737
	Historical Annual Growth 1990 to 2000	2.50%	3.03%	2.67%
	Historical Annual Growth 2000 to 2010	2.02%	2.74%	2.91%
	Estimated Annual Growth 2010 to 2023	-1.64%	-1.13%	-0.11%
	Projected Annual Growth 2023 to 2028	-3.07%	-2.29%	-1.67%
	Population per Household	1.76	1.77	1.93
Population by Race	White	92.6%	90.7%	84.8%
	Black or African American	0.7%	1.2%	2.0%
	Asian & Pacific Islander	0.6%	1.0%	1.8%
	Other Races	3.8%	2.2%	2.5%
	Hispanic Population	2.3%	4.9%	8.9%
Income	Average Household Income	\$72,295	\$95,566	\$111,715
	Median Household Income	\$47,671	\$66,396	\$70,136
	Per Capita Income	\$41,731	\$54,413	\$57,572
Education (Age 25+)	Elementary	0.0%	1.9%	1.5%
	Some High School	6.6%	3.5%	3.0%
	High School Graduate	33.2%	27.0%	27.4%
	Some College	19.9%	19.9%	19.2%
	Associates Degree Only	6.4%	7.9%	8.7%
	Bachelors Degree Only	23.4%	24.3%	24.4%
	Graduate Degree	10.6%	15.5%	15.9%
Business	Number of Businesses	94	782	1,993
	Total Number of Employees	809	6,843	15,550
	Employees per Business	8.63	8.75	7.80
	Residential Population per Business	32.72	26.10	26.82

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