

SANIBEL BEACH PLACE

FORT MYERS, FL



SIZE

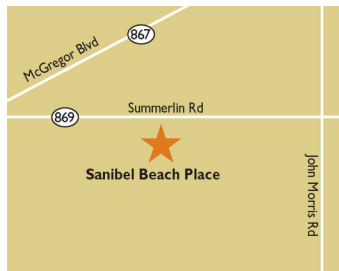
74,286 square feet

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 Donuts | |
| 20321 | Publix | 44,271 SF |
| TOTAL SQ. FT. | | 74,286 |

| 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.

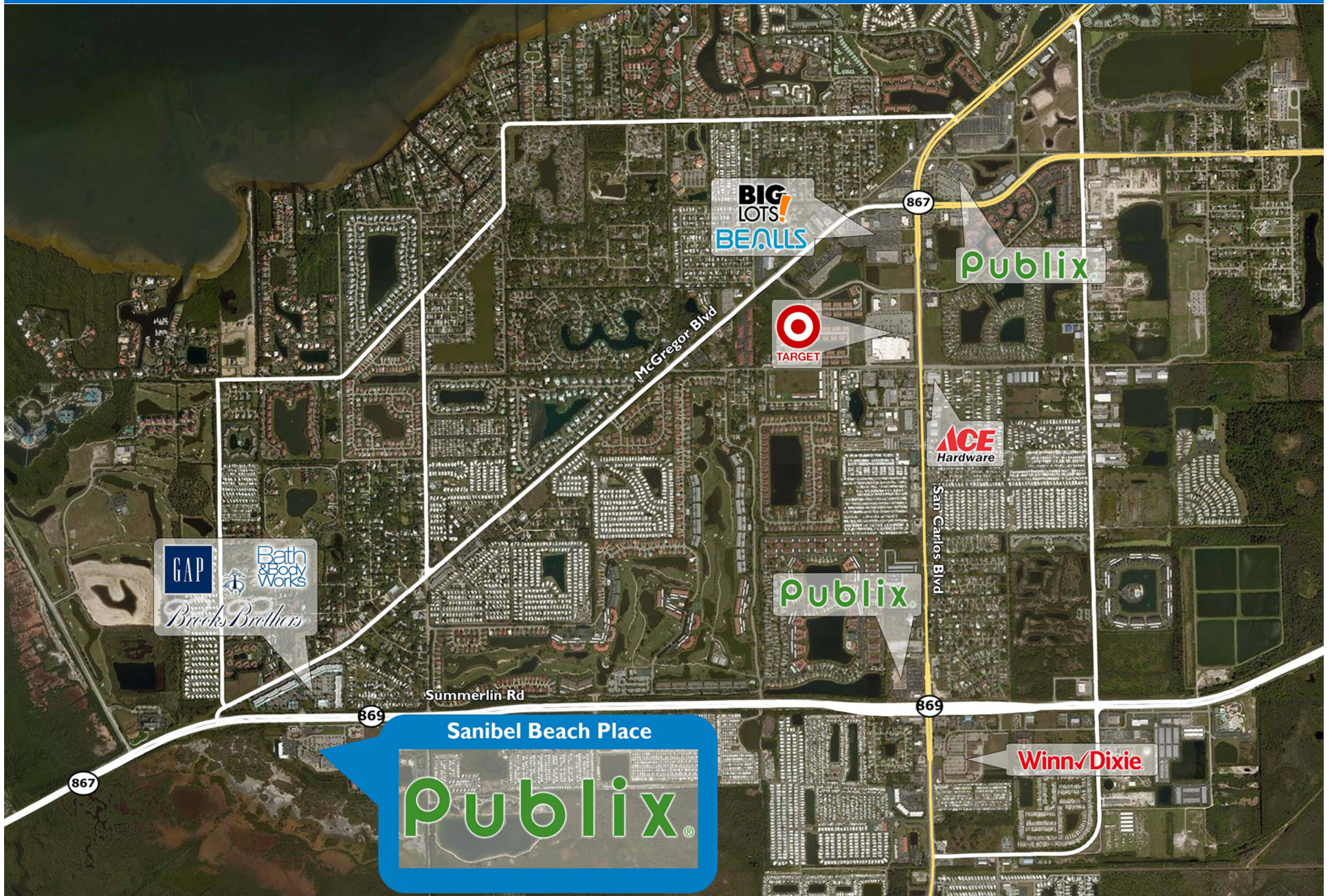
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Demographic Summary Report

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.