

Two Exceptional Lots with US 41 Frontage



Directly Across the Street from Coconut Point Mall

Great Vehicle Access through Traffic Light Controlled Entrance/Exit

Regional Destination Shopping District

Surrounded by Affluent Residential Communities

Pending Sale 3.4 acres.

New parcel estimated at 1.4 acres. Mixed zoning Office and Retail uses. \$22 p/sf

New parcel to be platted estimated 3+ acres for Medical / Office only.



Estero, Florida

In the heart of a destination community, Coconut Trace lies directly in the middle of the high traffic area in Southwest Florida. The main entrance of this property is shared with the main entrance of the Coconut Point 500 acre mixed use development. Many top anchor tenants, offices, movie theater and world class retail are directly located across the street from Coconut Trace.

Exclusive Listing by Dennis J. Lynch, PA
 Contact: Christopher Lynch 239/261-1734



Two Lots Available

Block B - Lot C



US 41 Frontage:	235'
Lot Size:	83,821.79 SF (1.921 acres)
Max. Retail:	up to 24,000 buildable SF
Max. Office:	up to 17,000 buildable SF

Price:	\$1,841,906.00
Price/SF:	\$22.00

Description:

Second to the southern most lot with US 41 frontage. This lot is to be offered with Retail and Office zoning.

Block B - Lot D



US 41 Frontage:	260'
Lot Size:	70,699.02 SF (1.623 acres)
Max. Retail:	16,000 buildable SF
Max. Office:	0 buildable SF

Price:	\$1,554,718.00
Price/SF:	\$22.00

Description:

Southern most lot with US 41 frontage. This lot is to be offered with Retail zoning.



Key Southwest Florida Data

Traffic Count (average daily traffic volume)

Location: North of Old US 41, Traffic Recorder #25
 Year: 2000 = 31,500 vehicles
 2005 = 45,300 vehicles
 2008 = 50,100 vehicles
 Source: Lee County, Florida Department of Transportation

Regional Area Population

Location: Lee County (Fort Myers, Cape Coral, Estero, Lehigh & Bonita Springs)

Population, 2009 estimate: 586,908

Population percent change
 April 1, 2000 to July 1, 2009: 33.1%

Source: US Census Bureau State & County QuickFacts

Location: Collier County: (Naples, Golden Gate & Marco Island)

Population, 2009 estimate: 318,537

Population percent change,
 April 1, 2000 to July 1, 2009: 26.7%

Source: US Census Bureau State & County QuickFacts

Southwest Florida International Airport Total Passengers

Source: Lee County Port Authority Department of Public Affairs

1990	3,734,067 ▲	2000	5,207,212 ▲
1991	3,436,520 ▼	2001	5,277,708 ▲
1992	3,472,661 ▲	2002	5,185,648 ▼
1993	3,717,758 ▲	2003	5,891,668 ▲
1994	4,005,067 ▲	2004	6,736,630 ▲
1995	4,098,264 ▲	2005	7,518,169 ▲
1996	4,317,347 ▲	2006	7,643,217 ▲
1997	4,477,865 ▲	2007	8,049,676 ▲
1998	4,667,207 ▲	2008	7,603,845 ▼
1999	4,897,253 ▲	2009	7,415,958 ▼
		2010	7,514,316 ▲



Key Southwest Florida Data - 20 Mile Radius

	5 mile	10 mile	20 mile
2010 Population			
Total Population	65,001	169,369	762,567
Male	49.50%	48.90%	48.60%
Female	50.50%	51.10%	51.40%
Median Age	56.6	55.1	48.3
2010 Income			
Median HH Income	\$53,446	\$59,026	\$55,776
Per Capita Income	\$35,969	\$37,889	\$32,023
Average HH Income	\$78,114	\$83,824	\$75,784
2010 Households			
Total Households	30,054	76,210	320,512
Average HH Size	2.16	2.21	2.35
2010 Housing			
Owner Occupied Housing	47.00%	47.20%	51.30%
Renter Occupied Housing	10.50%	11.70%	17.40%
Vacant Housing Units	42.50%	41.10%	31.30%
Population			
1990	23,605	68,529	386,286
2000	44,512	120,036	554,075
2010	65,001	169,369	762,567
2015	71,601	183,816	817,184
1990-2000 Annula Rate	6.55%	5.77%	3.67%
2000-2010 Annual Rate	3.76%	3.42%	3.17%
2010-2015 Annual Rate	1.95%	1.65%	1.39%
Households			
1990	10,099	29,257	162,138
2000	19,756	53,299	235,523
2010	30,054	76,210	320,512
2015	33,306	82,981	343,305
1990-2000 Annual Rate	6.94%	6.18%	3.80%
2000-2010 Annual Rate	4.18%	3.55%	3.05%
2010-2015 Annual Rate	2.08%	1.72%	1.38%



Key Southwest Florida Data - 20 Mile Radius

INCOME PROJECTIONS	5 Mile	10 Mile	20 Mile
2000 Households by Income			
Household Income Base	19,728	53,250	235,732
< \$15,000	8.7%	8.8%	11.6%
\$15,000 - \$24,999	13.3%	11.8%	12.9%
\$25,000 - \$34,999	13.8%	12.4%	13.9%
\$35,000 - \$49,999	18.9%	17.9%	18.4%
\$50,000 - \$74,999	19.3%	20.2%	19.8%
\$75,000 - \$99,999	9.4%	10.9%	9.5%
\$100,000 - \$149,999	8.0%	9.5%	7.5%
\$150,000 - \$199,999	3.3%	3.3%	2.4%
\$200,000+	5.3%	5.2%	4.0%
Average Household Income	\$76,947	\$75,616	\$64,665
2010 Households by Income			
Household Income Base	30,054	76,212	320,512
< \$15,000	7.1%	6.8%	8.5%
\$15,000 - \$24,999	9.5%	8.0%	8.4%
\$25,000 - \$34,999	13.2%	10.8%	11.3%
\$35,000 - \$49,999	15.9%	14.8%	15.3%
\$50,000 - \$74,999	22.1%	22.3%	22.5%
\$75,000 - \$99,999	14.1%	14.8%	14.9%
\$100,000 - \$149,999	9.6%	12.5%	11.3%
\$150,000 - \$199,999	3.0%	3.9%	3.1%
\$200,000+	5.5%	6.1%	4.7%
Average Household Income	\$78,114	\$83,824	\$75,784
2015 Households by Income			
Household Income Base	33,306	82,981	343,305
< \$15,000	5.9%	5.5%	7.0%
\$15,000 - \$24,999	7.6%	6.4%	6.7%
\$25,000 - \$34,999	10.3%	8.4%	8.9%
\$35,000 - \$49,999	12.4%	11.3%	11.9%
\$50,000 - \$74,999	27.9%	26.9%	27.1%
\$75,000 - \$99,999	14.2%	14.6%	14.9%
\$100,000 - \$149,999	11.9%	15.3%	14.4%
\$150,000 - \$199,999	3.7%	4.7%	3.8%
\$200,000+	6.1%	6.8%	5.3%
Average Household Income	\$86,298	\$92,453	\$83,631



Local Feeding Attractions and Communities

Proximity to Major Demand Generators:

1. Southwest Florida International Airport
13.3 miles or 20-25 minutes depending on traffic conditions
2. Florida Gulf Coast University
8.9 miles or 15-20 minutes depending on traffic conditions
3. Miromar Outlets
5.0 miles or 10 minutes depending on traffic conditions
4. Coconut Point Mall
Less than one mile or less than 5 minutes
5. Gulf Coast Town Center Mall
10.3 miles or 17-21 minutes depending on traffic conditions
6. Hyatt Regency Resort at Coconut Point
2.3 miles or approximately 6 minutes
7. Hyatt Place Coconut Point
0.4 miles or approximately 2 minutes
8. Germain Arena
5.1 miles or 10 minutes
9. Bonita Community Health Centers (Brooks Medical Area)
0.9 miles or 2 minutes
10. Koreshan State Park
2.2 miles or 7 minutes

Proximity to Nearby Residential Communities

- | | |
|---------------------------------|-------------------------------|
| 1. Pelican Landing
1.7 miles | 5. West Bay Club
2.9 miles |
| 2. The Brooks
1.1 miles | 6. Grandezza
5.0 miles |
| 3. Rapallo
1.5 miles | 7. Bella Terra
5.8 miles |
| 4. Bonita Bay
3.8 miles | 8. StoneyBrook
4.3 miles |
| | 9. Miromar Lakes
7.1 miles |



Businesses Nearby

Aeropostale
Aldo Shoes
Am Trust Bank
American Eagle Outfitters
Apple Computer
AT&T
Avalon
Banana Republic
Barnes & Noble
Bath & Body Works
bebe
Bed Bath & Beyond
Best Buy
Blue Diamond Jewelers
Brookstone
Buckle
Build-A-Bear Workshop®
Caché
CenturyLink
Champs Sports
Charming Charlie
Chico's
Christopher & Banks
CJ Banks
Clarks
Coach
Coldwater Creek
dELiAs
Diamond District
Dillard's
Disney Store, The
DSW Shoes
European Wax Center
Everything But Water
Express
Famous Footwear
Felix Andrew by Aveda
Five Guys Famous Burgers and Fries
Fossil
GameStop
GNC
GQ'z
Guess
Gymboree
Hair Color Xperts
Hair Cuttery
Hollister Co.
Hollywood Theaters
Icing by Claire's
J. Jill
J.Crew
Jared The Galleria of Jewelry
Jos. A. Bank Clothiers
Journeys
Justice
Kirkland's
Lady Foot Locker
Lane Bryant
Lee Spa Nails
LensCrafters
Lids
LOFT
Lucky Brand Jeans
Marble Slab Creamery
Massage Envy
Mayors Jewelers
Men's Wearhouse
OfficeMax
Old Navy
PacSun
Party City
Patchington
Payless ShoeSource
Perfumania
PetsMart
Picture People
Pier 1 Imports
Relax the Back
Ross Dress for Less
Rug Decor
Sephora
Solstice Sunglass Boutique
Soma Intimates
Sports Clips
Stir Crazy
Stride Rite Shoes
Sunglass Hut
Super Cuts
Super Target
T.J. Maxx
Talbots
Tara Grinna
Teavana
The Sports Authority
The Walking Company
Toys R Us Express
Trade Secret
Trek Bicycles
Ulta Salon & Cosmetics
Victoria's Secret
West Elm
White House / Black Market
World Market
Amore Brick Oven Pizza
Auntie Anne's Pretzels
Bice Grand Cafe
Blue Water Bistro
Bonita Bay Trianon
California Pizza Kitchen
Chops City Grill
Embassy Suites Hotel
Haagen Daz/ Nestle Toll House
Hampton Inn and Suites
Hemingway's Island Grill
Hurricane Grill and Wings
Hyatt Place
Hyatt Regency Coconut Point Resort
Kilwin's Chocolates, Ice Cream & Fudge
Moe's Southwest Grill
Paciugo Gelato Cafe
Pagelli's Italiano
Panera Bread
Planet Smoothie
Ruth's Chris Steak House
Starbucks Coffee
T.G.I. Friday's
Ted's Montana Grill
The Grape - Wine Bar*Bistro*Wine Shop
The Grillroom
Tony Sacco's Coal Oven Pizza



Developer Notes

Coconut Trace is part of a Commercial Planned Development under the guide of the Estero Community Planning Panel (ECP). Each parcel has been assigned a maximum allowed buildable square feet for retail and/or office building(s). The ECP has designated what types of businesses can function on the parcels at Coconut Trace in the form of resolutions. A list of these uses can be found in the zoning resolutions located at www.djlcommercial.com/CoconutTrace.html. There are design guidelines that also take precedence over the appearance of the structures at Coconut Trace. The design guide, approved by the ECP for Coconut Trace, can also be found at the mentioned web address.

The guides set by the ECP are in addition to the Lee County laws and ordinances of the Lee Plan and Land Development Code.

It is encouraged that you review your project as a part of your due diligence with a local land planner/engineer.

All information regarding a property for sale, rental, and area data are from sources deemed reliable; PROVIDED, HOWEVER, that representations and warranties are not made about the accuracy thereof, and such information is subject to errors, omissions, updates, modifications, changes of price, rent rates, commissions, prior sales, leases or financing, or withdrawal without notice. All information should be independently verified if any person intends to engage in a transaction based upon such information.