

ESTERO MARKET OPPORTUNITY ASSESSMENT – FINAL REPORT

APPENDICES

Appendix F

Comprehensive Commercial Property Survey

A large compilation of office and retail listings gathered as part of the assessment of economic opportunities for the Estero community.

Due to the larger size of this Appendix and the considerable number of color photographs it is not recommended for printing.



SEGMENTATION ANALYSIS

FINANCIAL MODELING

FEASIBILITY STUDIES

MARKET RESEARCH

DESIGN TESTING

ESTERO AREA
REAL ESTATE MARKET ACTIVITY
FOR-SALE & FOR-LEASE LISTINGS AND DESCRIPTIONS
BY SELECT PROPERTY TYPES

Prepared for:

Don Eslick
On behalf of the Estero Council of Community Leaders

Prepared by:

Richard F. Hunt
PELTON RESEARCH PARTNERS

August 2, 2013

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**ESTERO MARKET AREA
REAL ESTATE MARKET ACTIVITY
AUGUST 2013**

August 2, 2013

Mr. Don Eslick
On behalf of the Estero Council of Community Leaders

Dear Mr. Eslick,

Please find enclosed a compilation of active real estate listings used by PELOTON RESEARCH PARTNERS (*PELOTON*) in preparation for a market study for the community of Estero. These listings form the basis for evaluation of the current market context and inventory of real estate listings in Estero.

The pages that follow organize the active and historical listing information, first by property type, then by listing type. Property types reviewed include *retail, office, land, senior housing, and assisted-living*. Listing types include properties that are listed *for-sale* and *for-lease*. Flyers and brochures for the various listings are provided as available from the listing brokers. Maps of the properties are also provided as available. It should be noted that properties listed for-sale are often also listed for-lease and vice versa, so duplications are found throughout.

The included *comparison reports* provide a summary description of each property in a side-by-side matrix format. The *history reports* show the details of changes to listing activity for the listed properties included in the comparison reports. The *full listing descriptions* provide more detailed data on the listings included in the comparison reports. The *full descriptions* are provided when available.

Section IV provides a list of property records and listing activity for properties surrounding the proposed Downtown Estero development. A total of 141 properties are included.

We hope you find this information helpful for your continuing work updating the Estero comprehensive plan. We have information for properties in the cities of Bonita Springs and Naples available upon request.

Thank you,
Richard Hunt
Principal
PELOTON RESEARCH PARTNERS

SEGMENTATION ANALYSIS
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Greater Estero Real Estate Market Property Listings by Type

Section I

Estero

Retail Buildings – Active *For-Sale* Listings – Comparison Report
Retail Buildings– Active *For-Sale* Listings – Listing History Report

Retail Buildings – Active *For-Lease* Listings – Comparison Report
Retail Buildings – Active *For-Lease* Listings – Listing History Report

Retail Buildings – Active *For-Sale* Listings – Full Listing Descriptions
Retail Buildings – Active *For-Lease* Listings – Full Listing Descriptions

Retail Listing Flyers – As Available

Section II

Estero

Office Buildings – Active *For-Sale* Listings – Comparison Report
Office Buildings– Active *For-Sale* Listings – Listing History Report

Office Buildings – Active *For-Lease* Listings – Comparison Report
Office Buildings – Active *For-Lease* Listings – Listing History Report

Office Buildings – Active *For-Sale* Listings – Full Listing Descriptions
Office Buildings – Active *For-Lease* Listings – Full Listing Descriptions

Office Listing Flyers – As Available

Section III

Estero

Land – Active *For-Sale* Listings – Comparison Report
Land– Active *For-Sale* Listings – Listing History Report
Land – Active *For-Sale* Listings – Full Listing Descriptions

Land Listing Flyers – As Available

Estero Greater Real Estate Market Listings - continued

Section IV

Estero – Proposed Downtown Area

Property Records with Available *For-Sale* & *For-Lease* Listings

All Property Types – Part 1

Map of Properties – Part 1

Property Records with Available *For-Sale* & *For-Lease* Listings

All Property Types – Part 2

Map of Properties – Part 2

Section V

Estero – Select Listings

Senior & Assisted Living – Active *For-Sale* Listings – Full Listing Description

Section I

Estero

Retail Buildings – Active *For-Sale* Listings – Comparison Report

Retail Buildings – Active *For-Sale* Listings – Listing History Report

Retail Buildings – Active *For-Lease* Listings – Comparison Report

Retail Buildings – Active *For-Lease* Listings – Listing History Report

Retail Buildings – Active *For-Sale* Listings – Full Listing Descriptions

Retail Buildings – Active *For-Lease* Listings – Full Listing Descriptions

Retail Listing Flyers – As Available

Retail Buildings
Active *For-Sale* Listings
Comparison Report

Properties for Sale

					
Address	22088 S Tamiami Trail Estero, FL 33928	22961 LYDEN DR Estero, FL 33928	8810 Commons Way Estero, FL 33928	9250 Corkscrew Rd, Estero, FL 33928 Estero, FL 33928	10000 Arcos Avenue Estero, FL 33928
Property Type	Retail	Retail	Retail	Retail	Retail
Property Subtype	Community Center	Restaurant	Retail (Other)	Neighborhood Center	Free Standing Bldg Center
Zoning			CPD		
Building Size	66,656 SF GLA			2,777 SF Bldg	8,567 SF Bldg
Year Built	2001			2005	
No. Stories	1			1	
Lot Size	7.23 AC	24 AC	0.94 AC		65,168 SF
APN / Parcel ID	04-47-25-00-00001.002F				35-46-25-31-0000H.0000
Asking Price	\$5,000,000	\$1,554,718 - 1,841,000	\$425,000	\$398,999.36	\$3,199,000
Price Per	\$75.01 /SF	\$22 /SF	\$452,127.66 /AC	\$143.68 /SF	\$373.41 /SF
Cap Rate					
Property Description	RMC Property Group is pleased to offer the opportunity to acquire fee simple interest in Williams Place, a 66,656-sf shopping center located on 7.2...	Excellent US 41 (Tamiami Trail) frontage! 2 complete entrances to the property and a third awaiting construction. Of the three entrances, Coconut...	Near new Hertz Headquarters....Out investment in the fastest growing area of the Coconut Point Mall. Zoning allows everything from retail ...	ESTERO PARK COMMONS, two contiguous units, #13 with 1,360 SF and #14-A with 1,417 SF, fronting on Corkscrew Road. May be purchased individually or ...	" Real Estate - 8,567 SF building including 1,500 SF of Leased office units on 1.49 Acres of Land." Business - Full service car wash & deta...
Location Description	The shopping center is well located on US Highway 41 approximately 1.0 mile south of Corkscrew Road. The 1.2 million square foot Coconut Point mall is 0.5 miles south of the center. The	Located in Estero, Florida, Coconut Trace offers a great central location in Southwest, Florida!	Corner of US 41 and Corkscrew Road. Located in the Corkscrew Village Shopping Center, next to Wendys and Blockbuster.	South side of Corkscrew Road East of US 41 and West of I-75	Located at Three Oaks Parkway and Corkscrew Road, just west of I-75.
Notes					

Retail Buildings

Active *For-Sale* Listings

Listing History Report

Properties for Sale

Change	Price	Price/Size	Cap Rate	Date	Address	SubType	Size
Price Changed	\$425,000	\$452,127.66/AC		5/24/2013	8810 Commons Way		0.94 AC
Set Active	\$5,000,000	\$75.01/SF		3/18/2013	22088 S Tamiami Trail		66,656 SF
Set Off-Market	\$5,000,000	\$75.01/SF		3/11/2013	22088 S Tamiami Trail		66,656 SF
Set Active	\$450,000			3/7/2013	8810 Commons Way		
Set Off-Market	\$450,000			11/21/2012	8810 Commons Way		
Price Changed	\$3,199,000	\$373.41/SF		8/1/2012	10000 Arcos Avenue	Free Standing Bldg	8,567 SF
New Listing	\$5,000,000	\$75.01/SF		6/19/2012	22088 S Tamiami Trail	Community Center	66,656 SF
Price Changed	\$398,999.36	\$143.68/SF		4/3/2012	9250 Corkscrew Rd, Estero, FL 33928	Medical Office	2,777 SF
Price Changed	\$400,000	\$425,531.91/AC		9/8/2011	8810 Commons Way		0.94 AC
New Lot	\$450,000	\$478,723.40/AC		9/8/2011	8810 Commons Way		0.94 AC
New Listing	\$450,000			9/8/2011	8810 Commons Way	Commercial/Other (land)	
New Listing	\$519,909.94	\$187.22/SF		1/7/2011	9250 Corkscrew Rd, Estero, FL 33928	Medical Office	2,777 SF
Price Changed	\$1,554,718	\$22/SF		12/22/2010	22961 LYDEN DR		70,669 SF
Price Changed	\$1,841,906	\$22/SF		12/22/2010	22961 LYDEN DR		83,723 SF
Price Changed	\$1,908,063	\$27/SF		3/11/2010	22961 LYDEN DR		70,669 SF
Price Changed	\$2,260,521	\$27/SF		3/11/2010	22961 LYDEN DR		83,723 SF
New Lot	\$2,261,408	\$32/SF		3/11/2010	22961 LYDEN DR		70,669 SF
New Lot	\$2,679,136	\$32/SF		3/11/2010	22961 LYDEN DR		83,723 SF
New Listing	\$3,600,000	\$420.22/SF		3/6/2009	10000 Arcos Avenue	Free Standing Bldg	8,567 SF
New Listing	\$64	\$2.67/AC		1/20/2009	22961 LYDEN DR	Office (land)	24 AC
Set Active				12/22/2008	8810 Commons Way		
Set Off-Market				6/29/2008	8810 Commons Way		

Retail Buildings
Active *For-Lease* Listings
Comparison Report

Properties for Lease

						
Address	20461 South Tamiami Trail Estero, FL33928	20301 Grande Oak Shoppes Boulevard Estero, FL33928	21301 S. Tamiami Trail Estero, FL33928	20301 Grande Oak Shoppes Blvd Estero, FL33928	9451 Corkscrew Road Estero, FL33928	S Tamiami Trail & Corkscrew Rd Estero, FL33928
Property Type	Retail	Retail	Retail	Retail	Retail	Retail
Property Subtype	Strip Center	Neighborhood Center	Neighborhood Center	Retail (Other)	Strip Center	Retail (Other)
Zoning						
Building Size	13,129 SF GLA	78,784 SF GLA	82,011 SF GLA	78,784 SF Bldg	10,132 SF GLA	82,011 SF Bldg
Year Built			1997			
No. Stories						
Lot Size	42,648 SF					
APN / Parcel ID						
Space Available	784 - 3,066 SF	1,200 - 2,800 SF	1,400 - 2,249 SF	1,200 - 2,800 SF	10,132 SF	1,400 - 2,240 SF
Asking Rent	\$0.71 - 1 /SF/Mo				\$1.33 /SF/Mo	
Spaces	8 Spaces	2 Spaces	2 Spaces	2 Spaces	1 Space	2 Spaces
Property Description	New Construction Lease Rates! Rates have reduced to \$8.50/sf NNN for the North Building and \$12.00/sf NNN for the South Building. Broadway Shop...	Ideal visibility and accessibility off of Corkscrew Rd and Ben Hill Griffin Pkwy with 28,000+ VPDConveniently located next to Miromar Outlets and...	Corkscrew Village offers quality restaurant, office and retail space in a highly trafficked center with Publix drawing an average of more than 18,0...	-	The building is permitted as a shell building and the space available is from 1,400 sf to a maximum of 10,132 sf. Owners are also open to a sale w...	
Location Description	Plaza is located in Estero, FL. Located on the corner of US 41 and Broadway Ave East. The current construction for the North Bound U.S. 41 expansion is expected to be completed in the summer of 2013.	Located on the northeast corner of Ben Hill Griffin Parkway & Corkscrew Road in Estero, Florida.	Corkscrew Village is conveniently located at the southeast corner of Corkscrew Road and Highway 41 in Estero, Florida.	-	Prime location on the north side of Corkscrew Road with direct access.	
Notes						

						
Address	8784 Alico Rd Estero, FL33929	22941 Lyden Drive Estero, FL33928	19970-6 South Tamiami Trail Estero, FL33928	21740 S. Tamiami Trl Estero, FL33928	20451 South Tamiami Trail Estero, FL33928	21253 Stoneybrook Golf Blvd. Estero, FL33928
Property Type	Office	Retail	Retail	Retail	Retail	Retail
Property Subtype	Office Building	Strip Center	Neighborhood Center	Strip Center	Retail (Other)	Restaurant
Zoning			Community Planned Development			Planned Development
Building Size	2,478 SF Bldg	25,275 SF GLA	21,311 SF GLA	25,970 SF GLA	42,648 SF Bldg	8,500 SF Bldg
Year Built			2011			2000
No. Stories						
Lot Size			3.60 AC			4.20 AC
APN / Parcel ID						
Space Available	1,239 SF	25,275 SF	700 - 2,002 SF	1,050 - 67,518 SF	1,617 - 3,279 SF	7,129 SF
Asking Rent	\$0.83 - 0.92 /SF/Mo	\$2.33 /SF/Mo	\$0.96 - 1.21 /SF/Mo	\$1 - 3,763.44 /SF/Mo	\$0.75 /SF/Mo	\$1.08 /SF/Mo
Spaces	2 Spaces	1 Space	14 Spaces	9 Spaces	9 Spaces	1 Space
Property Description	Two 1,239 SFT Office spaces at f=ground and second floor, at \$10-11 PSF Gross.	1.9 Acre Mixed Use Development consisting of 25,275 SF +/- . Prime retail and office spaces from 1,400 SF. Traffic Counts: 53,400 AADT on US 41.	** Directly across from proposed 24HR WalMart center (slated to start construction FALL 2013) ** **Great visibility to US 41 ** ** Premier mixed-u...	This is a newly built shopping center located on SR 41 just South of Corkscrew Rd. This shopping center services the high income demographics of t...	Broadway Shoppes is a premiere shopping center located in Estero, FL. Plaza totals 42,648 SF. Units ranging from 784 SF- 8,208 are available for l...	7,100 SF restaurant available for immediate occupancy, includes fixtures and equipment (inventory list to be provided). The building sits on 4+ ac...
Location Description	West of I-75 on Alico Rd.	High Growth Corridor. Located directly across from 1.3 million SF of retail at Coconut Point Mall	Directly on U.S. 41 just north of Estero Parkway intersection. Directly across from the proposed 24-hour Super WalMart center!! *** Construction Start Date > FALL 2013 ***Click on link above ...	We are just North of Coconut Point and Just south of Corkscrew Rd.	Plaza is located in Estero, FL. Located on the corner of US41 and Broadway Ave East.	Located at the southeast signalized intersection of Corkscrew Rd and Ben Hill Griffin Parkway (One half mile east of I-75 at exit 123, across from Miromar Outlet Mall).
Notes						

					
Address	10011 Estero Town Commons Drive Estero, FL33928	20041 S. Tamiami Trail Estero, FL33928	20041 S. Tamiami Trail Estero, FL33928	20041 S. Tamiami Trail Estero, FL33928	20041 S. Tamiami Trail Estero, FL33928
Property Type	Retail	Retail	Retail	Retail	Retail
Property Subtype	Community Center	Neighborhood Center	Neighborhood Center	Community Center	Community Center
Zoning					
Building Size	206,600 SF GLA	1,586 SF GLA	4,264 SF GLA	41,682 SF GLA	41,682 SF GLA
Year Built					2008
No. Stories					
Lot Size				5.84 AC	5.84 AC
APN / Parcel ID					
Space Available	0.03 - 1.88 AC	1,586 SF	4,264 SF	1,513 - 2,358 SF	2,449 SF
Asking Rent		\$1.25 /SF/Mo	\$1.25 /SF/Mo	\$1.25 /SF/Mo	\$1.25 /SF/Mo
Spaces	10 Spaces	1 Space	1 Space	3 Spaces	1 Space
Property Description	Estero Town Commons is anchored by Lowe's Home Improvement and is located on Corkscrew Road between Three Oaks Parkway and I-75. The intersection ...	A newer, well-kept retail center built in 2008. Excellent location with great visibility, in a high volume traffic area. Existing plans for a new...	Prime Anchor Restaurant space available in a newer retail center. The unit fronts S. Tamiami Trail (US 41) and is an excellent opportunity in a hig...	A newer, well kept retail center built in 2008. There are plans for a new Wal Mart Super Center across the street.	A newer, well kept retail center built in 2008. There are plans for a new Wal Mart Super Center across the street.
Location Description	Florida Gulf Coast University (FGCU) is within 2 miles of Estero Town Commons. FGCU employs nearly 1,000 people. Enrollment for the current campus is expected to reach build-out in the next 7-8 yea...	Located on the corner of S. Tamiami Trail (US 41) and Estero Parkway.	Corner of S. Tamiami Trail and Estero Parkway.	Located on the corner of US 41 and Estero Parkway in a high volume traffic area.	Located on the corner of US 41 and Estero Parkway in a high volume traffic area.
Notes					

Retail Buildings
Active *For-Lease* Listings
Listing History Report

Properties for Lease

Change	Rent	Space Available	Lease Type	Date	Address	SubType	Su
New Space	\$15 /SF/Yr	1,586 SF	NNN	7/25/2013	20041 S. Tamiami Trail	Neighborhood Center	
New Space	\$15 /SF/Yr	4,264 SF	NNN	7/15/2013	20041 S. Tamiami Trail	Neighborhood Center	
Set Off-Market	\$990 /SF/Mo	824 SF	NNN	7/11/2013	19970-6 South Tamiami Trail		
New Space	\$15 /SF/Yr	1,525 SF		7/2/2013	20041 S. Tamiami Trail	Community Center	
New Space	\$15 /SF/Yr	2,358 SF		7/2/2013	20041 S. Tamiami Trail	Community Center	
New Space	\$15 /SF/Yr	1,513 SF	NNN	7/2/2013	20041 S. Tamiami Trail	Community Center	
Set Off-Market	\$15 /SF/Yr	1,513 SF		7/2/2013	20041 S. Tamiami Trail		
Set Off-Market	\$15 /SF/Yr	2,358 SF		7/2/2013	20041 S. Tamiami Trail		
Set Off-Market	\$15 /SF/Yr	1,525 SF	NNN	7/2/2013	20041 S. Tamiami Trail		
New Space	\$15 /SF/Yr	2,449 SF	NNN	7/2/2013	20041 S. Tamiami Trail	Community Center	
New Space	\$15 /SF/Yr	1,513 SF		7/2/2013	20041 S. Tamiami Trail	Community Center	
New Space	\$15 /SF/Yr	2,358 SF		7/2/2013	20041 S. Tamiami Trail	Community Center	
New Space	\$15 /SF/Yr	1,525 SF	NNN	7/2/2013	20041 S. Tamiami Trail	Community Center	
Set Off-Market	\$1,125 /SF/Mo	960 SF	NNN	5/23/2013	19970-6 South Tamiami Trail		
Set Off-Market	\$1,125 /SF/Mo	960 SF	NNN	5/23/2013	19970-6 South Tamiami Trail		
Set Off-Market	\$875 /SF/Mo	800 SF	NNN	5/23/2013	19970-6 South Tamiami Trail		
Set Off-Market	\$850 /SF/Mo	800 SF	NNN	5/23/2013	19970-6 South Tamiami Trail		
Rent Changed	\$850 /SF/Mo	800 SF	NNN	5/23/2013	19970-6 South Tamiami Trail	Neighborhood Center	
Set Off-Market				5/9/2013	20301 Grande Oak Shoppes Boulevard		
Rent Changed	\$1,090 /SF/Mo	900 SF	NNN	5/7/2013	19970-6 South Tamiami Trail	Neighborhood Center	
Rent Changed	\$1,090 /SF/Mo	900 SF	NNN	5/7/2013	19970-6 South Tamiami Trail	Neighborhood Center	
Rent Changed	\$1,090 /SF/Mo	900 SF	NNN	5/7/2013	19970-6 South Tamiami Trail	Neighborhood Center	
Rent Changed	\$990 /SF/Mo	824 SF	NNN	5/7/2013	19970-6 South Tamiami Trail	Neighborhood Center	
Set Off-Market	\$9 /SF/Yr	1,629 SF		4/24/2013	20451 South Tamiami Trail		
Rent Changed	\$12 /SF/Yr	785 SF	NNN	4/23/2013	20461 South Tamiami Trail	Strip Center	
Rent Changed	\$12 /SF/Yr	3,066 SF	NNN	4/23/2013	20461 South Tamiami Trail	Restaurant	
Rent Changed	\$12 /SF/Yr	1,548 SF	NNN	4/23/2013	20461 South Tamiami Trail	Street Retail	
Rent Changed	\$12 /SF/Yr	882 SF	NNN	4/23/2013	20461 South Tamiami Trail	Street Retail	
Rent Changed	\$12 /SF/Yr	1,483 SF	NNN	4/23/2013	20461 South Tamiami Trail	Street Retail	
Rent Changed	\$12 /SF/Yr	1,113 SF	NNN	4/23/2013	20461 South Tamiami Trail	Street Retail	
New Space	\$8.50 /SF/Yr	1,650 SF		4/23/2013	20461 South Tamiami Trail	Street Retail	
New Space	\$8.50 /SF/Yr	1,629 SF		4/23/2013	20461 South Tamiami Trail	Street Retail	
New Space	\$12 /SF/Yr	784 SF		4/23/2013	20461 South Tamiami Trail	Street Retail	
Set Active	\$17 /SF/Yr	7,129 SF	NNN	4/22/2013	21253 Stoneybrook Golf Blvd.		
New Space				4/11/2013	20301 Grande Oak Shoppes Boulevard		

New Space			NNN	4/11/2013	21301 S. Tamiami Trail	
New Space				4/11/2013	21301 S. Tamiami Trail	
Set Off-Market	\$990 /SF/Mo	850 SF	NNN	4/2/2013	19970-6 South Tamiami Trail	
Set Off-Market	\$12 /SF/Yr	1,400 SF	NNN	3/25/2013	21740 S. Tamiami Trl	
Rent Changed	\$14 /SF/Yr	1,600 SF	NNN	3/25/2013	21740 S. Tamiami Trl	Strip Center
Rent Changed	\$14 /SF/Yr	1,400 SF	NNN	3/25/2013	21740 S. Tamiami Trl	Strip Center
Rent Changed	\$14 /SF/Yr	1,400 SF	NNN	3/25/2013	21740 S. Tamiami Trl	Strip Center
Rent Changed	\$14 /SF/Yr	1,400 SF	NNN	3/25/2013	21740 S. Tamiami Trl	Strip Center
Rent Changed	\$14 /SF/Yr	1,400 SF	NNN	3/25/2013	21740 S. Tamiami Trl	Strip Center
Rent Changed	\$70,000 /AC/Yr	1.15 AC		3/25/2013	21740 S. Tamiami Trl	Retail (land)
Set Active	\$16 /SF/Yr	1,050 SF	NNN	3/25/2013	21740 S. Tamiami Trl	
Set Off-Market	\$12 /SF/Yr	1,400 SF	NNN	3/25/2013	21740 S. Tamiami Trl	
Rent Changed	\$16 /SF/Yr	1,050 SF	NNN	3/25/2013	21740 S. Tamiami Trl	Strip Center
Rent Changed	\$14 /SF/Yr	2,800 SF		3/25/2013	21740 S. Tamiami Trl	Strip Center
Rent Changed	\$12 /SF/Yr	4,000 SF		3/25/2013	21740 S. Tamiami Trl	Strip Center
Rent Changed	\$12 /SF/Yr	4,000 SF		3/25/2013	21740 S. Tamiami Trl	Strip Center
New Space	\$16 /SF/Yr	10,132 SF	NNN	3/11/2013	9451 Corkscrew Road	Strip Center
Rent Changed	\$11 /SF/Yr	1,239 SF	Modified Gross	2/3/2013	8784 Alico Rd	
New Space	\$10 /SF/Yr	1,239 SF	Modified Gross	2/3/2013	8784 Alico Rd	Office Building
New Space				1/10/2013	20301 Grande Oak Shoppes Boulevard	
New Space				1/10/2013	20301 Grande Oak Shoppes Boulevard	
Set Active	\$1,050 /SF/Mo	900 SF	NNN	12/17/2012	19970-6 South Tamiami Trail	
Rent Changed	\$15 /SF/Yr	1,548 SF	NNN	11/13/2012	20461 South Tamiami Trail	Street Retail
Rent Changed	\$15 /SF/Yr	1,113 SF	NNN	11/13/2012	20461 South Tamiami Trail	Street Retail
Set Off-Market	\$1,050 /SF/Mo	900 SF	NNN	11/9/2012	19970-6 South Tamiami Trail	
Set Off-Market	\$9 /SF/Yr	784 SF	NNN	11/9/2012	20461 South Tamiami Trail	
New Space	\$9 /SF/Yr	1,113 SF	NNN	11/9/2012	20461 South Tamiami Trail	Street Retail
New Space	\$9 /SF/Yr	784 SF	NNN	11/9/2012	20461 South Tamiami Trail	Street Retail
Rent Changed	\$765 /SF/Mo	765 SF	NNN	10/6/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$1,125 /SF/Mo	960 SF	NNN	10/6/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$1,125 /SF/Mo	960 SF	NNN	10/6/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$1,055 /SF/Mo	900 SF	NNN	10/6/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$1,055 /SF/Mo	900 SF	NNN	10/6/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$990 /SF/Mo	850 SF	NNN	10/6/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$990 /SF/Mo	850 SF	NNN	10/6/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$1,050 /SF/Mo	900 SF	NNN	10/6/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$960 /SF/Mo	824 SF	NNN	10/6/2012	19970-6 South Tamiami Trail	Neighborhood Center
Set Active	\$1,000 /SF/Mo	900 SF	NNN	10/6/2012	19970-6 South Tamiami Trail	
Set Off-Market	\$875 /SF/Mo	800 SF	NNN	10/6/2012	19970-6 South Tamiami Trail	
Set Active	\$1,100 /SF/Mo	960 SF	NNN	10/6/2012	19970-6 South Tamiami Trail	
Set Active	\$1,100 /SF/Mo	960 SF	NNN	10/6/2012	19970-6 South Tamiami Trail	

Set Off-Market	\$9 /SF/Yr	784 SF	NNN	7/31/2012	20461 South Tamiami Trail	
Set Off-Market	\$9 /SF/Yr	1,483 SF	NNN	7/31/2012	20461 South Tamiami Trail	
New Space	\$9 /SF/Yr	784 SF	NNN	7/31/2012	20461 South Tamiami Trail	Street Retail
Set Off-Market	\$920 /SF/Mo	850 SF	NNN	7/16/2012	19970-6 South Tamiami Trail	
Set Off-Market	\$1,100 /SF/Mo	960 SF	NNN	7/16/2012	19970-6 South Tamiami Trail	
Set Off-Market	\$1,100 /SF/Mo	960 SF	NNN	7/16/2012	19970-6 South Tamiami Trail	
Set Off-Market	\$875 /SF/Mo	800 SF		7/16/2012	19970-6 South Tamiami Trail	
Rent Changed	\$675 /SF/Mo	700 SF	NNN	5/29/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$750 /SF/Mo	750 SF	NNN	5/29/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$825 /SF/Mo	800 SF	NNN	5/29/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$875 /SF/Mo	800 SF	NNN	5/29/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$1,100 /SF/Mo	960 SF	NNN	5/29/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$1,100 /SF/Mo	960 SF	NNN	5/29/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$875 /SF/Mo	800 SF		5/29/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$875 /SF/Mo	800 SF	NNN	5/29/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$850 /SF/Mo	800 SF	NNN	5/29/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$800 /SF/Mo	800 SF	NNN	5/29/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$735 /SF/Mo	731 SF	NNN	5/29/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$850 /SF/Mo	850 SF	NNN	5/29/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$850 /SF/Mo	850 SF	NNN	5/29/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$885 /SF/Mo	850 SF	NNN	5/29/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$925 /SF/Mo	850 SF	NNN	5/29/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$995 /SF/Mo	900 SF	NNN	5/29/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$995 /SF/Mo	900 SF	NNN	5/29/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$920 /SF/Mo	850 SF	NNN	5/29/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$920 /SF/Mo	850 SF	NNN	5/29/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$1,000 /SF/Mo	900 SF	NNN	5/29/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$925 /SF/Mo	824 SF	NNN	5/29/2012	19970-6 South Tamiami Trail	Neighborhood Center
Set Off-Market	\$1,075 /SF/Mo	900 SF	NNN	3/10/2012	19970-6 South Tamiami Trail	
Set Off-Market	\$9 /SF/Yr	1,694 SF		3/9/2012	20451 South Tamiami Trail	
Set Active	\$10 /SF/Yr	3,066 SF	NNN	3/3/2012	20461 South Tamiami Trail	
Set Off-Market	\$12 /SF/Yr	2,800 SF		2/10/2012	21740 S. Tamiami Trl	
Rent Changed	\$12 /SF/Yr	1,400 SF	NNN	2/10/2012	21740 S. Tamiami Trl	Strip Center
Rent Changed	\$10 /SF/Yr	4,000 SF		2/10/2012	21740 S. Tamiami Trl	Strip Center
Rent Changed	\$12 /SF/Yr	1,600 SF	NNN	2/10/2012	21740 S. Tamiami Trl	Strip Center
Rent Changed	\$12 /SF/Yr	1,400 SF	NNN	2/10/2012	21740 S. Tamiami Trl	Strip Center
Rent Changed	\$10 /SF/Yr	1,400 SF	NNN	2/10/2012	21740 S. Tamiami Trl	Strip Center
Rent Changed	\$735 /SF/Mo	700 SF	NNN	2/8/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$800 /SF/Mo	750 SF	NNN	2/8/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$830 /SF/Mo	750 SF	NNN	2/8/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$885 /SF/Mo	800 SF	NNN	2/8/2012	19970-6 South Tamiami Trail	Neighborhood Center

Rent Changed	\$900 /SF/Mo	800 SF	NNN	2/8/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$870 /SF/Mo	800 SF	NNN	2/8/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$795 /SF/Mo	731 SF	NNN	2/8/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$925 /SF/Mo	850 SF	NNN	2/8/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$925 /SF/Mo	850 SF	NNN	2/8/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$960 /SF/Mo	850 SF	NNN	2/8/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$1,075 /SF/Mo	900 SF	NNN	2/8/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$1,075 /SF/Mo	900 SF	NNN	2/8/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$1,075 /SF/Mo	900 SF	NNN	2/8/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$755 /SF/Mo	700 SF	NNN	2/7/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$810 /SF/Mo	750 SF	NNN	2/7/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$810 /SF/Mo	750 SF	NNN	2/7/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$865 /SF/Mo	800 SF	NNN	2/7/2012	19970-6 South Tamiami Trail	Neighborhood Center
Set Off-Market	\$9 /SF/Yr	882 SF	NNN	1/23/2012	20461 South Tamiami Trail	
Rent Changed	\$800 /SF/Mo	700 SF	NNN	1/5/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$850 /SF/Mo	750 SF	NNN	1/5/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$850 /SF/Mo	750 SF	NNN	1/5/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$900 /SF/Mo	800 SF	NNN	1/5/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$950 /SF/Mo	800 SF	NNN	1/5/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$1,150 /SF/Mo	960 SF	NNN	1/5/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$1,150 /SF/Mo	960 SF	NNN	1/5/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$950 /SF/Mo	800 SF		1/5/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$950 /SF/Mo	800 SF	NNN	1/5/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$900 /SF/Mo	800 SF	NNN	1/5/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$900 /SF/Mo	800 SF	NNN	1/5/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$825 /SF/Mo	731 SF	NNN	1/5/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$950 /SF/Mo	850 SF	NNN	1/5/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$950 /SF/Mo	850 SF	NNN	1/5/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$975 /SF/Mo	850 SF	NNN	1/5/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$1,000 /SF/Mo	850 SF	NNN	1/5/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$1,100 /SF/Mo	900 SF	NNN	1/5/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$1,100 /SF/Mo	900 SF	NNN	1/5/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$1,000 /SF/Mo	850 SF	NNN	1/5/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$1,000 /SF/Mo	850 SF	NNN	1/5/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$1,100 /SF/Mo	900 SF	NNN	1/5/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$1,000 /SF/Mo	824 SF	NNN	1/5/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$17 /SF/Yr	800 SF		10/17/2011	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$15 /SF/Yr	850 SF	NNN	10/17/2011	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$17 /SF/Yr	850 SF	NNN	10/17/2011	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$13 /SF/Yr	700 SF	NNN	10/17/2011	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$13 /SF/Yr	750 SF	NNN	10/17/2011	19970-6 South Tamiami Trail	Neighborhood Center

Rent Changed	\$14 /SF/Yr	750 SF	NNN	10/17/2011	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$17 /SF/Yr	800 SF	NNN	10/17/2011	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$15 /SF/Yr	800 SF	NNN	10/17/2011	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$15 /SF/Yr	800 SF	NNN	10/17/2011	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$14 /SF/Yr	800 SF	NNN	10/17/2011	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$17 /SF/Yr	850 SF	NNN	10/17/2011	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$17 /SF/Yr	850 SF	NNN	10/17/2011	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$17 /SF/Yr	900 SF	NNN	10/17/2011	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$17 /SF/Yr	824 SF	NNN	10/17/2011	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$12 /SF/Yr	2,800 SF		9/12/2011	21740 S. Tamiami Trl	Strip Center
Rent Changed	\$10 /SF/Yr	4,000 SF		9/12/2011	21740 S. Tamiami Trl	Strip Center
Rent Changed	\$9 /SF/Yr	1,548 SF	NNN	9/9/2011	20461 South Tamiami Trail	Street Retail
Rent Changed	\$9 /SF/Yr	882 SF	NNN	9/9/2011	20461 South Tamiami Trail	Street Retail
Rent Changed	\$9 /SF/Yr	1,483 SF	NNN	9/9/2011	20461 South Tamiami Trail	Street Retail
Rent Changed	\$14 /SF/Yr	700 SF	NNN	8/23/2011	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$14 /SF/Yr	750 SF	NNN	8/23/2011	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$15 /SF/Yr	750 SF	NNN	8/23/2011	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$15 /SF/Yr	800 SF	NNN	8/23/2011	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$18 /SF/Yr	800 SF	NNN	8/23/2011	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$19 /SF/Yr	960 SF	NNN	8/23/2011	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$19 /SF/Yr	960 SF	NNN	8/23/2011	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$18 /SF/Yr	800 SF	NNN	8/23/2011	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$16 /SF/Yr	800 SF	NNN	8/23/2011	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$16 /SF/Yr	800 SF	NNN	8/23/2011	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$15 /SF/Yr	800 SF	NNN	8/23/2011	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$14 /SF/Yr	731 SF	NNN	8/23/2011	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$15 /SF/Yr	850 SF	NNN	8/23/2011	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$16 /SF/Yr	850 SF	NNN	8/23/2011	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$16 /SF/Yr	850 SF	NNN	8/23/2011	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$18 /SF/Yr	850 SF	NNN	8/23/2011	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$18 /SF/Yr	850 SF	NNN	8/23/2011	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$18 /SF/Yr	850 SF	NNN	8/23/2011	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$18 /SF/Yr	850 SF	NNN	8/23/2011	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$18 /SF/Yr	900 SF	NNN	8/23/2011	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$18 /SF/Yr	824 SF	NNN	8/23/2011	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$13.75 /SF/Yr	700 SF	NNN	8/14/2011	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$14.75 /SF/Yr	731 SF	NNN	8/14/2011	19970-6 South Tamiami Trail	Neighborhood Center
Set Off-Market	\$15 /SF/Yr	1,050 SF	NNN	8/11/2011	21740 S. Tamiami Trl	
Rent Changed	\$15 /SF/Yr	731 SF	NNN	8/7/2011	19970-6 South Tamiami Trail	Neighborhood Center
New Space	\$28 /SF/Yr	25,275 SF	NNN	8/1/2011	22941 Lyden Drive	Strip Center
Rent Changed	\$15.50 /SF/Yr	750 SF	NNN	7/29/2011	19970-6 South Tamiami Trail	
Rent Changed	\$16 /SF/Yr	750 SF	NNN	7/29/2011	19970-6 South Tamiami Trail	

Rent Changed	\$16.50 /SF/Yr	800 SF	NNN	7/29/2011	19970-6 South Tamiami Trail	
Rent Changed	\$17 /SF/Yr	731 SF	NNN	7/29/2011	19970-6 South Tamiami Trail	
Rent Changed	\$17 /SF/Yr	850 SF	NNN	7/29/2011	19970-6 South Tamiami Trail	
Rent Changed	\$17.50 /SF/Yr	850 SF	NNN	7/29/2011	19970-6 South Tamiami Trail	
Rent Changed	\$17.50 /SF/Yr	850 SF	NNN	7/29/2011	19970-6 South Tamiami Trail	
Rent Changed	\$17.50 /SF/Yr	850 SF	NNN	7/29/2011	19970-6 South Tamiami Trail	
Rent Changed	\$17 /SF/Yr	850 SF	NNN	7/12/2011	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$17.50 /SF/Yr	850 SF	NNN	7/12/2011	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$17.50 /SF/Yr	850 SF	NNN	7/12/2011	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$17.50 /SF/Yr	850 SF	NNN	7/12/2011	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$15.50 /SF/Yr	750 SF	NNN	7/12/2011	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$16 /SF/Yr	750 SF	NNN	7/12/2011	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$16.50 /SF/Yr	800 SF	NNN	7/12/2011	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$15 /SF/Yr	700 SF	NNN	7/12/2011	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$17 /SF/Yr	731 SF	NNN	7/12/2011	19970-6 South Tamiami Trail	Neighborhood Center
New Space			NNN	7/1/2011	19970-6 South Tamiami Trail	
New Space			NNN	7/1/2011	19970-6 South Tamiami Trail	
New Space			NNN	7/1/2011	19970-6 South Tamiami Trail	
New Space			NNN	7/1/2011	19970-6 South Tamiami Trail	
New Space			NNN	7/1/2011	19970-6 South Tamiami Trail	
New Space			NNN	7/1/2011	19970-6 South Tamiami Trail	
New Space			NNN	7/1/2011	19970-6 South Tamiami Trail	
New Space			NNN	7/1/2011	19970-6 South Tamiami Trail	
New Space			NNN	7/1/2011	19970-6 South Tamiami Trail	
New Space			NNN	7/1/2011	19970-6 South Tamiami Trail	
New Space			NNN	7/1/2011	19970-6 South Tamiami Trail	
New Space			NNN	7/1/2011	19970-6 South Tamiami Trail	
New Space			NNN	7/1/2011	19970-6 South Tamiami Trail	
New Space			NNN	7/1/2011	19970-6 South Tamiami Trail	
New Space			NNN	7/1/2011	19970-6 South Tamiami Trail	
New Space			NNN	7/1/2011	19970-6 South Tamiami Trail	
New Space			NNN	7/1/2011	19970-6 South Tamiami Trail	
New Space			NNN	7/1/2011	19970-6 South Tamiami Trail	
New Space			NNN	7/1/2011	19970-6 South Tamiami Trail	
New Space			NNN	7/1/2011	19970-6 South Tamiami Trail	
New Space			NNN	7/1/2011	19970-6 South Tamiami Trail	
New Space			NNN	7/1/2011	19970-6 South Tamiami Trail	
New Space			NNN	7/1/2011	19970-6 South Tamiami Trail	
New Space			NNN	7/1/2011	19970-6 South Tamiami Trail	
New Space			NNN	7/1/2011	19970-6 South Tamiami Trail	
Rent Changed	\$15 /SF/Yr	1,400 SF	NNN	7/1/2011	21740 S. Tamiami Trl	Strip Center
Rent Changed	\$14 /SF/Yr	2,800 SF		7/1/2011	21740 S. Tamiami Trl	Strip Center
Rent Changed	\$14 /SF/Yr	1,600 SF	NNN	7/1/2011	21740 S. Tamiami Trl	Strip Center

Rent Changed	\$13 /SF/Yr	1,400 SF	NNN	7/1/2011	21740 S. Tamiami Trl	Strip Center
Rent Changed	\$12 /SF/Yr	1,400 SF	NNN	7/1/2011	21740 S. Tamiami Trl	Strip Center
Rent Changed	\$12 /SF/Yr	1,400 SF	NNN	7/1/2011	21740 S. Tamiami Trl	Strip Center
Rent Changed	\$12 /SF/Yr	1,400 SF	NNN	7/1/2011	21740 S. Tamiami Trl	Strip Center
New Space	\$15 /SF/Yr	1,050 SF	NNN	6/23/2011	21740 S. Tamiami Trl	Strip Center
New Space	\$13 /SF/Yr	1,400 SF	NNN	6/23/2011	21740 S. Tamiami Trl	Strip Center
New Space	\$12 /SF/Yr	2,800 SF		6/23/2011	21740 S. Tamiami Trl	Strip Center
New Space	\$12 /SF/Yr	4,000 SF		6/23/2011	21740 S. Tamiami Trl	Strip Center
New Space	\$12 /SF/Yr	4,000 SF		6/23/2011	21740 S. Tamiami Trl	Strip Center
New Space	\$12 /SF/Yr	1,600 SF	NNN	6/23/2011	21740 S. Tamiami Trl	Strip Center
New Space	\$12 /SF/Yr	1,400 SF	NNN	6/23/2011	21740 S. Tamiami Trl	Strip Center
New Space	\$10 /SF/Yr	1,400 SF	NNN	6/23/2011	21740 S. Tamiami Trl	Strip Center
New Space	\$10 /SF/Yr	1,400 SF	NNN	6/23/2011	21740 S. Tamiami Trl	Strip Center
New Space	\$10 /SF/Yr	1,400 SF	NNN	6/23/2011	21740 S. Tamiami Trl	Strip Center
New Space	\$10 /SF/Yr	1,400 SF	NNN	6/23/2011	21740 S. Tamiami Trl	Strip Center
New Space	\$100,000 /AC/Yr	1.15 AC		6/23/2011	21740 S. Tamiami Trl	Retail (land)
Set Off-Market	\$10 /SF/Yr	3,066 SF	NNN	6/17/2011	20461 South Tamiami Trail	
New Space	\$15 /SF/Yr	882 SF	NNN	5/16/2011	20461 South Tamiami Trail	Street Retail
New Space	\$10 /SF/Yr	1,483 SF	NNN	5/16/2011	20461 South Tamiami Trail	Street Retail
Rent Changed	\$15 /SF/Yr	785 SF	NNN	5/16/2011	20461 South Tamiami Trail	Strip Center
Rent Changed	\$10 /SF/Yr	3,066 SF	NNN	5/16/2011	20461 South Tamiami Trail	Restaurant
Rent Changed	\$10 /SF/Yr	1,548 SF	NNN	5/16/2011	20461 South Tamiami Trail	Street Retail
New Space	\$18 /SF/Yr	785 SF	NNN	4/29/2011	20461 South Tamiami Trail	Strip Center
New Space	\$13 /SF/Yr	3,066 SF	NNN	4/29/2011	20461 South Tamiami Trail	Restaurant
New Space	\$13 /SF/Yr	1,548 SF	NNN	4/29/2011	20461 South Tamiami Trail	Street Retail
New Space	\$13 /SF/Yr	1,548 SF	NNN	4/28/2011	20461 South Tamiami Trail	Medical Office
New Space	\$13 /SF/Yr	3,066 SF	NNN	4/28/2011	20461 South Tamiami Trail	Restaurant
New Space	\$15 /SF/Yr	785 SF	NNN	4/28/2011	20461 South Tamiami Trail	Strip Center
Set Off-Market	\$9 /SF/Yr	1,548 SF	NNN	4/28/2011	20451 South Tamiami Trail	
Set Off-Market	\$9 /SF/Yr	1,533 SF	NNN	4/28/2011	20451 South Tamiami Trail	
Set Off-Market	\$9 /SF/Yr	1,548 SF	NNN	4/28/2011	20451 South Tamiami Trail	
Set Off-Market	\$13 /SF/Yr	784 SF	NNN	4/28/2011	20451 South Tamiami Trail	
Set Off-Market	\$9 /SF/Yr	3,066 SF		4/28/2011	20451 South Tamiami Trail	
Rent Changed	\$13 /SF/Yr	784 SF	NNN	4/28/2011	20451 South Tamiami Trail	Retail (Other)
New Space	\$9 /SF/Yr	3,066 SF		4/25/2011	20451 South Tamiami Trail	Street Retail
New Space	\$9 /SF/Yr	4,908 SF		4/25/2011	20451 South Tamiami Trail	Street Retail
Rent Changed	\$9 /SF/Yr	1,533 SF	NNN	4/13/2011	20451 South Tamiami Trail	Retail (Other)
Rent Changed	\$9 /SF/Yr	1,548 SF	NNN	4/13/2011	20451 South Tamiami Trail	Retail (Other)
Rent Changed	\$9 /SF/Yr	784 SF	NNN	4/13/2011	20451 South Tamiami Trail	Retail (Other)
New Space	\$9 /SF/Mo	1,548 SF	NNN	4/13/2011	20451 South Tamiami Trail	Retail (Other)
New Space	\$9 /SF/Mo	784 SF	NNN	4/13/2011	20451 South Tamiami Trail	Retail (Other)

New Space	\$9 /SF/Mo	785 SF	NNN	8/5/2010	20451 South Tamiami Trail	Retail (Other)
New Space	\$9 /SF/Yr	1,650 SF		1/26/2010	20451 South Tamiami Trail	Retail (Other)
New Space	\$9 /SF/Yr	1,629 SF		1/26/2010	20451 South Tamiami Trail	Retail (Other)
New Space	\$9 /SF/Yr	1,650 SF		1/26/2010	20451 South Tamiami Trail	Retail (Other)
New Space	\$9 /SF/Yr	1,629 SF		1/26/2010	20451 South Tamiami Trail	Retail (Other)
New Space	\$9 /SF/Yr	1,650 SF		1/26/2010	20451 South Tamiami Trail	Retail (Other)
New Space	\$9 /SF/Yr	1,629 SF		1/26/2010	20451 South Tamiami Trail	Retail (Other)
New Space	\$9 /SF/Yr	1,650 SF		1/26/2010	20451 South Tamiami Trail	Retail (Other)
New Space	\$9 /SF/Yr	1,629 SF		1/26/2010	20451 South Tamiami Trail	Retail (Other)
New Space	\$9 /SF/Yr	1,694 SF		1/26/2010	20451 South Tamiami Trail	Retail (Other)
New Space	\$9 /SF/Yr	1,617 SF		1/26/2010	20451 South Tamiami Trail	Retail (Other)
New Space	\$9 /SF/Yr	1,548 SF	NNN	1/26/2010	20451 South Tamiami Trail	Retail (Other)
Set Off-Market	\$17 /SF/Yr	7,129 SF	NNN	12/26/2008	21253 Stoneybrook Golf Blvd.	
New Space	\$17 /SF/Yr	7,129 SF	NNN	10/15/2008	21253 Stoneybrook Golf Blvd.	

Retail Buildings

Active *For-Sale* Listings

Full Listing Descriptions

Properties for Sale

1 22088 S Tamiami Trail, Estero, FL 33928



Property Details

Price	\$5,000,000
Gross Leasable Area	66,656 SF
Lot Size	7.23 AC
Price/SF	\$75.01 /SF
Property Type	Retail
Property Sub-type	Community Center
Property Use Type	Investment
Occupancy	96%
No. Stories	1
Tenancy	Multiple
Year Built	2001
Tax ID/APN	04-47-25-00-00001.002F
Status	Active

Property Notes

Property Description

RMC Property Group is pleased to offer the opportunity to acquire fee simple interest in Williams Place, a 66,656-sf shopping center located on 7.23 acres in Estero, FL. The shopping center consists of the following: Albertson's grocery store (ground lease) - 59,040 SF, Albertson's convenience store (ground lease) - 1,216 sf, and 6,400 sf of retail shop space.

Location Description

The shopping center is well located on US Highway 41 approximately 1.0 mile south of Corkscrew Road. The 1.2 million square foot Coconut Point mall is 0.5 miles south of the center. The demographics of the submarket are strong with a population of 65,300 boasting an average household income of \$97,500 within a 5-mile radius.

Highlights

66,656-SF shopping center located on US Hwy 41 in Estero, FL

Long-term ground lease in place with Albertson's for a 59,040 SF grocery store

Significant upside potential by repositioning the property and leasing shop space vacancy

Excellent demographics with high income and good density

Fantastic frontage and visibility to US Hwy 41

Close proximity to two of SW FL's largest retail developments (Coconut Point Mall and Miramar Outlets)

Unit Mix Information

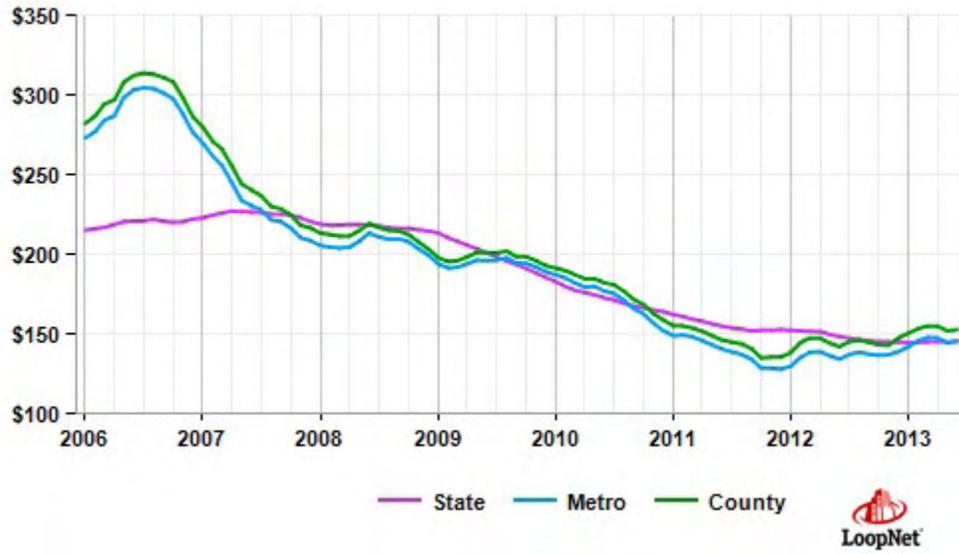
Tenant	SF Occupied	Lease Expired
Albertson's	59,040	

Photos



Market Trends

Asking Prices Retail for Sale Estero, FL (\$/SF)



Jun 13 vs. 3 mo. Y-O-Y prior

State	\$145	+0.1%	-2.2%
Metro	\$146	-1.4%	+8.5%
County	\$153	-1.5%	+7.5%



Property Details

Price	\$1,554,718 - 1,841,906
Lot Size	70,669 - 83,723 SF
Total Lot Size	24 AC
Price/SF	\$22 /SF
Property Type	Retail
Property Sub-type	Restaurant
Additional Sub-types	Office Building Strip Center Retail (land)
Features	Electricity/Power - Florida Power and Light Water - Bonita Springs Utilities
Status	Active

Property Notes

Lots

#	Price	Size	Price/Size	Description
D of B	\$1,554,718	70,669 SF	\$22 /SF	Commercial Planned Development - Bank site potential!
C of B	\$1,841,906	83,723 SF	\$22 /SF	Commercial Planned Development

Property Description

Excellent US 41 (Tamiami Trail) frontage! 2 complete entrances to the property and a third awaiting construction. Of the three entrances, Coconut Trace shares a 4-way traffic light controlled intersection with Coconut Point's main intersection.

Location Description

Located in Estero, Florida, Coconut Trace offers a great central location in Southwest, Florida!



Property Details

Price	\$425,000
Lot Size	0.94 AC
Price/AC	\$452,127.66 /AC
Property Type	Retail
Property Sub-type	Retail (Other)
Additional Sub-types	Office Showroom Retail (land) Commercial/Other (land)
Zoning Description	CPD
Features	Electricity/Power Water Telephone
Status	Active

Property Notes

Lots

#	Price	Size	Price/Size	Description
1	\$425,000	0.94 AC	\$452,127.66 /AC	

Property Description

Near new Hertz Headquarters....Outstanding investment in the fastest growing area of the Coconut Point Mall. Zoning allows everything from retail to Contractors.

Location Description

Corner of US 41 and Corkscrew Road. Located in the Corkscrew Village Shopping Center, next to Wendys and Blockbuster.

Highlights

- GREAT LOCATION.
- READY TO BUILD ON!
- MANY USES.
- GOOD EXPOSURE.

Photos





Property Details

Price	\$398,999.36
Building Size	2,777 SF
Price/SF	\$143.68 /SF
Property Type	Retail
Property Sub-type	Neighborhood Center
Additional Sub-types	Medical Office
Property Use Type	Vacant/Owner-User
Commission Split	3%
No. Stories	1
Building Class	A
Property on Ground Lease?	Yes
Year Built	2005
Status	Active

Property Notes

Property Description

ESTERO PARK COMMONS, two contiguous units, #13 with 1,360 SF and #14-A with 1,417 SF, fronting on Corkscrew Road. May be purchased individually or combined to create 2,777 SF. Great location between US 41 & I-75 close to Coconut Point Mall, Miromar Outlet Mall, Florida Gulf Coast University and many upscale residential communities. Delivered as a grey shell. Zoned for medical, retail, and general office space.

Location Description

South side of Corkscrew Road East of US 41 and West of I-75

Highlights

General or Medical Office Use

Class "A" Office Space

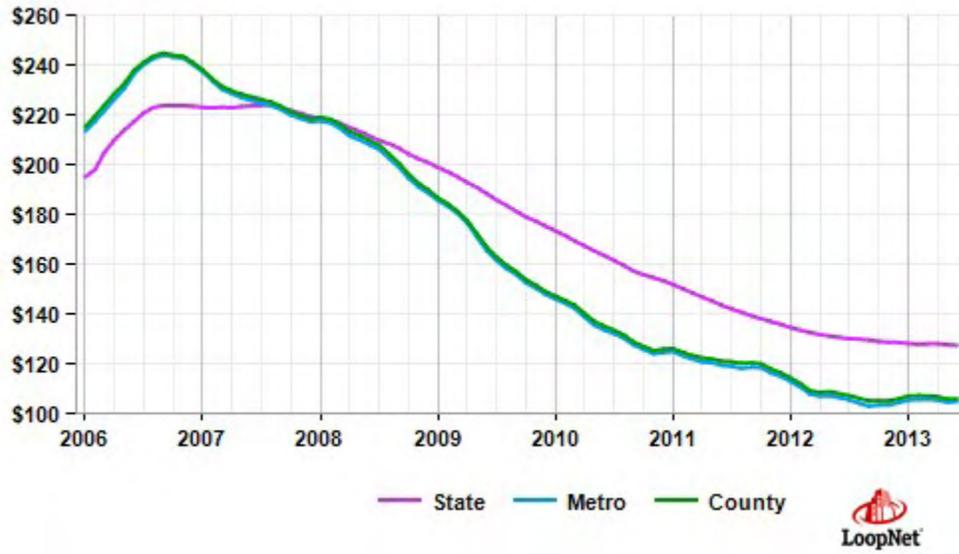
Retail Space

Signage on Corkscrew Road

Frontage on Corkscrew Road

Market Trends

Asking Prices Office for Sale Estero, FL (\$/SF)



		Jun 13 vs. 3 mo. Y-O-Y prior	
State	\$128	-0.5%	-2.4%
Metro	\$105	-0.9%	-1.5%
County	\$106	-1.0%	-1.8%



Property Details

Price	\$3,199,000
Building Size	8,567 SF
Lot Size	65,168 SF
Price/SF	\$373.41 /SF
Property Type	Retail
Property Sub-type	Free Standing Bldg
Additional Sub-types	Vehicle Related Retail (Other)
Property Use Type	Investment
Occupancy	100%
Tenancy	Multiple
Tax ID/APN	35-46-25-31-0000H.0000
Status	Active

Property Notes

Property Description

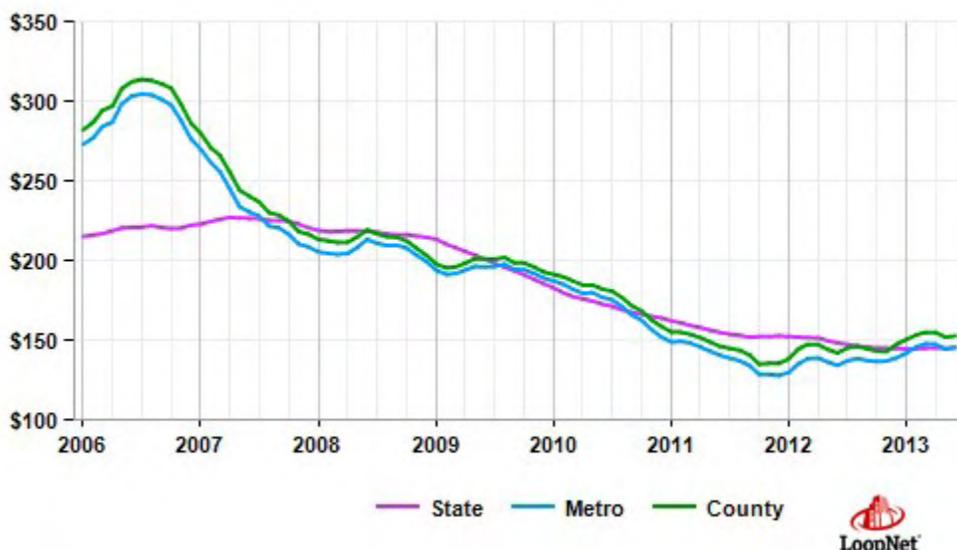
" Real Estate - 8,567 SF building including 1,500 SF of Leased office units on 1.49 Acres of Land." Business - Full service car wash & detail shop and Express oil change." Average Sales of \$1 million per year since opening in 2007." Assumable Mortgage" Call to request financials." Please do not talk to employees.

Location Description

Located at Three Oaks Parkway and Corkscrew Road, just west of I-75.

Market Trends

Asking Prices Retail for Sale Estero, FL (\$/SF)



		Jun 13 vs. 3 mo. Y-O-Y prior	
State	\$145	+0.1%	-2.2%
Metro	\$146	-1.4%	+8.5%
County	\$153	-1.5%	+7.5%

Retail Buildings

Active *For-Lease* Listings

Full Listing Descriptions

Properties for Lease

1 20461 South Tamiami Trail, Estero, FL 33928



Property Details

Total Space Available	12,058 SF
Rental Rate	\$0.71 - 1 /SF/Mo
Min. Divisible	784 SF
Max. Contiguous	8,208 SF
Property Type	Retail
Property Sub-type	Strip Center
Additional Sub-types	Flex Space
Gross Leasable Area	13,129 SF
Lot Size	42,648 SF
Status	Active

Property Notes

Spaces

#	Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Unit 21	785 SF	\$1 /SF/Mo	785 SF	785 SF	NNN	Now	This unit is a wide open floor plan with a handicap accessible restroom in the back. Situated between an insurance office and Lush Bakery, this unit can accommodate any retail use in addition to office users who need exceptional visibility from 41.	
12 & 13	3,066 SF	\$1 /SF/Mo	1,533 SF	3,066 SF	NNN	Now		
14	1,548 SF	\$1 /SF/Mo	1,548 SF	1,548 SF	NNN	Now		
15	1,483 SF	\$1 /SF/Mo	1,483 SF	1,483 SF	NNN	Now		
18	1,113 SF	\$1 /SF/Mo			NNN	Now		
2	1,650 SF	\$0.71 /SF/Mo	1,650 SF	8,208 SF		Now	Located in North Building with U.S. 41 exposure	
5	1,629 SF	\$0.71 /SF/Mo				Now	Located in North Building with U.S. 41 exposure	
21	784 SF	\$1 /SF/Mo				Now	Located in South Building with direct visibility on U.S. 41 between Lush Bakery and Insurance Company.	

Property Description

New Construction Lease Rates! Rates have reduced to \$8.50/sf NNN for the North Building and \$12.00/sf NNN for the South Building. Broadway Shoppes is a premiere shopping center located in Estero, FL directly on Tamiami Trail (U.S. 41). Plaza totals 42,648 SF. Units range from 785-3066 SF in the South Building and 1629sf - 1650sf for the North Building. Landmark signage on Tamiami Trail also available. Tenants include: Rick Johnson Tire and Auto Care, We're Hair for You Salon, Rosie's Tailoring and Alterations, Wallpaper Studio, Studio 41 Photography, West Coast Fitness, Auvix Innovations and Great Florida Insurance Co.

Location Description

Plaza is located in Estero, FL. Located on the corner of US 41 and Broadway Ave East. The current construction for the North Bound U.S. 41 expansion is expected to be completed in the summer of 2013.

Photos





Property Details

Total Space Available	4,000 SF
Rental Rate	Negotiable
Min. Divisible	1,200 SF
Max. Contiguous	2,800 SF
Property Type	Retail
Property Sub-type	Neighborhood Center
Gross Leasable Area	78,784 SF
Anchor Tenants	Publix Beef O'Brady's Marsala Eatery
Traffic Count	28,000
Cross Streets	Ben Hill Griffin Pkwy & Corkscrew Road
Status	Active

Property Notes

Spaces

#	Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
0314	2,800 SF					Now	Endcap space	
0114	1,200 SF					Now		

Property Description

Ideal visibility and accessibility off of Corkscrew Rd and Ben Hill Griffin Pkwy with 28,000+ VPD Conveniently located next to Miromar Outlets and two miles from Gulf Coast Town Center & Florida Gulf Coast University with student population of 10,000+ Highly trafficked center with Publix drawing an average of more than 19,000 customers/week

Location Description

Located on the northeast corner of Ben Hill Griffin Parkway & Corkscrew Road in Estero, Florida.



Property Details

Total Space Available	3,649 SF
Rental Rate	Negotiable
Min. Divisible	1,400 SF
Max. Contiguous	2,249 SF
Property Type	Retail
Property Sub-type	Neighborhood Center
Gross Leasable Area	82,011 SF
Year Built	1997
Anchor Tenants	Publix Hallmark Ristorante Farfalla
Traffic Count	51,500
Cross Streets	51,500
Status	Active

Property Notes

Spaces

#	Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
130	2,249 SF				NNN	Now		
400	1,400 SF					Now	2nd Generation Restaurant Space	

Property Description

Corkscrew Village offers quality restaurant, office and retail space in a highly trafficked center with Publix drawing an average of more than 18,000+ customers weekly; located in an affluent area boasting an average household income of \$90,000.

Location Description

Corkscrew Village is conveniently located at the southeast corner of Corkscrew Road and Highway 41 in Estero, Florida.



Property Details

Total Space Available	4,000 SF
Rental Rate	Negotiable
Min. Divisible	1,200 SF
Max. Contiguous	2,800 SF
Property Type	Retail
Property Sub-type	Retail (Other)
Additional Sub-types	Medical Office Neighborhood Center
Building Size	78,784 SF
Status	Active

Property Notes

Spaces

#	Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
0314	2,800 SF		2,800 SF	2,800 SF		Now		
0114	1,200 SF		1,200 SF	1,200 SF				

Property Description

-

Location Description

-



Property Details

Total Space Available	10,132 SF
Rental Rate	\$1.33 /SF/Mo
Min. Divisible	1,400 SF
Max. Contiguous	10,132 SF
Property Type	Retail
Property Sub-type	Strip Center
Additional Sub-types	Office Building Medical Office
Gross Leasable Area	10,132 SF
Status	Active

Property Notes

Spaces

#	Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Available	10,132 SF	\$1.33 /SF/Mo	1,400 SF	10,132 SF	NNN	Now		

Property Description

The building is permitted as a shell building and the space available is from 1,400 sf to a maximum of 10,132 sf. Owners are also open to a sale with all development permits included,

Location Description

Prime location on the north side of Corkscrew Road with direct access.



Property Details

Total Space Available	3,640 SF
Rental Rate	Negotiable
Min. Divisible	1,400 SF
Max. Contiguous	2,240 SF
Property Type	Retail
Property Sub-type	Retail (Other)
Additional Sub-types	Medical Office Neighborhood Center
Building Size	82,011 SF
Status	Active

Property Notes

Spaces

#	Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
400	1,400 SF		1,400 SF	1,400 SF				
130	2,240 SF		2,240 SF	2,240 SF				



Property Details

Total Space Available	2,478 SF
Rental Rate	\$0.83 - 0.92 /SF/Mo
Min. Divisible	1,239 SF
Max. Contiguous	1,239 SF
Property Type	Office
Property Sub-type	Office Building
Building Size	2,478 SF
Building Class	C
Status	Active

Property Notes

Spaces

#	Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	1,239 SF	\$0.92 /SF/Mo	1,239 SF		Modified Gross	Now	1,239 SFT Retail/Office space on ground floor, Gross Lease.	
Space 2	1,239 SF	\$0.83 /SF/Mo	1,239 SF		Modified Gross	Now	1,239 SFT Office space on second floor, Gross Lease.	

Property Description

Two 1,239 SFT Office spaces at f=ground and second floor, at \$10-11 PSF Gross.

Location Description

West of I-75 on Alico Rd.



Property Details

Total Space Available	25,275 SF
Rental Rate	\$2.33 /SF/Mo
Min. Divisible	1,400 SF
Max. Contiguous	25,275 SF
Property Type	Retail
Property Sub-type	Strip Center
Gross Leasable Area	25,275 SF
Status	Active

Property Notes

Spaces

#	Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Multiple	25,275 SF	\$2.33 /SF/Mo	1,400 SF		NNN	Now		

Property Description

1.9 Acre Mixed Use Development consisting of 25,275 SF +/- . Prime retail and office spaces from 1,400 SF. Traffic Counts: 53,400 AADT on US 41.

Location Description

Hlgh Growth Corridor. Located directly across from 1.3 million SF of retail at Coconut Point Mall



Property Details

Total Space Available	12,648 SF
Rental Rate	\$0.96 - 1.21 /SF/Mo
Min. Divisible	700 SF
Max. Contiguous	2,002 SF
Property Type	Retail
Property Sub-type	Neighborhood Center
Gross Leasable Area	21,311 SF
Year Built	2011
NNN Expenses	2.50
Anchor Tenants	CENTURY 21 METRO PCS FIRST AID COMPUTER
Lot Size	3.60 AC
Traffic Count	42,000
Cross Streets	Estero Parkway
Zoning Description	Community Planned Development
Status	Active

Property Notes

Spaces

#	Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
101	700 SF	\$0.96 /SF/Mo	700 SF	700 SF	NNN	Now	Quite corner unit for medical or consulting practices * equipped with central air, drop down ceilings, ADA compliant restroom, wide glass displays, 2 phase circuit panel ** 2 months rent abatement **	
102	750 SF	\$1 /SF/Mo	750 SF	750 SF	NNN	Now	Quite space for medical or consulting practices * equipped with central air, drop down ceilings, ADA compliant restroom, wide glass displays, 2 phase circuit panel ** 2 months rent abatement **	
103	765 SF	\$1 /SF/Mo	750 SF	750 SF	NNN	Now	Quite space for medical or consulting practices * equipped with central air, drop down ceilings, ADA compliant restroom, wide glass displays, 2 phase circuit panel ** 2 months rent abatement **	
104	800 SF	\$1.03 /SF/Mo	800 SF	800 SF	NNN	Now	Quite space for medical or consulting practices * equipped with central	

							air, drop down ceilings, ADA compliant restroom, wide glass displays, 2 phase circuit panel ** 2 months rent abatement **
105/106	2,002 SF		1,202 SF	2,002 SF	NNN	Now	Perfect size for cozy, upscale Asian, Italian, French or other international eatery. Separate gas, grease trap and water meter system. Sliding glass doors for convenient access to outdoor cafe. Already approved for COP alcohol consumption license
113	800 SF	\$1.06 /SF/Mo	800 SF	800 SF	NNN	Now	Quite corner unit for medical or consulting practices * Across from the proposed 24hr WalMart center * Equipped with central air, drop down ceilings, ADA compliant restrooms, wide storefront glass displays, rear access, 2phase circuit panel
201	731 SF	\$1.01 /SF/Mo	731 SF	731 SF	NNN	Now	Quite corner unit for medical or consulting practices * Across from the proposed 24hr WalMart center * Equipped with central air, drop down ceilings, ADA compliant restrooms, wide storefront glass displays, rear access, 2phase circuit panel
202	850 SF	\$1 /SF/Mo	850 SF	850 SF	NNN	Now	Equipped with central air, drop down ceilings, ADA compliant restrooms, wide storefront glass displays, rear access, 2phase circuit panel. Call 239.470.3198 or 239.245.8477 for details
203	850 SF	\$1 /SF/Mo	850 SF	850 SF	NNN	Now	Across from the proposed 24hr WalMart center * Equipped with central air, drop down ceilings, ADA compliant restrooms, wide storefront glass displays, rear access, 2phase circuit panel
204	850 SF	\$1.04 /SF/Mo	850 SF	850 SF	NNN	Now	Across from the proposed 24hr WalMart center * Equipped with central air, drop down ceilings, ADA compliant restrooms, wide storefront glass displays, rear access, 2phase circuit panel

205	850 SF	\$1.09 /SF/Mo	850 SF	850 SF	NNN	Now	Across from the proposed 24hr WalMart center * Equipped with central air, drop down ceilings, ADA compliant restrooms, wide storefront glass displays, rear access, 2phase circuit panel
206	900 SF	\$1.21 /SF/Mo	900 SF	1,800 SF	NNN	Now	Prime corner unit facing US 41 and proposed 24hr WalMart center * 4 months rent abatement to assist with build-out. Call 239.470.3198 or 239.245.8477 for details.
207	900 SF	\$1.21 /SF/Mo	900 SF	1,800 SF	NNN	Now	Prime corner unit facing US 41 and proposed 24hr WalMart center * 4 months rent abatement to assist with build-out. Call 239.470.3198 or 239.245.8477 for details.
210	900 SF	\$1.21 /SF/Mo	900 SF	900 SF	NNN	Now	Unit built for deli, take-out/eat-in grill establishment * equipped with natural gas and 750 gallon grease trap, ADA compliant restroom, drop-down ceiling, central air. Already approved for COP alcohol consumption license!

Property Description

** Directly across from proposed 24HR WalMart center (slated to start construction FALL 2013) ** **Great visibility to US 41 ** ** Premier mixed-used retail center with Mediterranean-style features. **\$3.50 CAM Rate+6% TAX** ** 700 - 2002 SQ FT**. Already approved for 2 COP alcohol consumption licenses Call 239.245.8477 or 239.470.3198 to schedule walk-through or detail leasing information

Location Description

Directly on U.S. 41 just north of Estero Parkway intersection. Directly across from the proposed 24-hour Super WalMart center!! *** Construction Start Date > FALL 2013 ***Click on link above to view latest Wal-Mart permitting process

Photos







Property Details

Total Space Available	16,251.55 AC
Rental Rate	\$1 - 3,763.44 /AC/Mo
Min. Divisible	1.55 AC
Max. Contiguous	10,000 AC
Property Type	Retail
Property Sub-type	Strip Center
Gross Leasable Area	25,970 SF
Anchor Tenants	Jimmy Johns ABC Wine and Spirits Walgreens
Status	Active

Property Notes

Spaces

#	Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
110	1,050 SF	\$1.33 /SF/Mo	1,050 SF	1,050 SF	NNN	Now		
150	4,000 SF	\$1 /SF/Mo	4,000 SF	4,000 SF		Now		
170 - 180	4,000 SF	\$1 /SF/Mo	2,000 SF	10,000 SF		Now		
190	1,600 SF	\$1.17 /SF/Mo	1,600 SF	1,600 SF	NNN	Now		
210	1,400 SF	\$1.17 /SF/Mo	1,400 SF	10,000 SF	NNN	Now		
220	1,400 SF	\$1.17 /SF/Mo	1,400 SF	1,400 SF	NNN	Now		
230	1,400 SF	\$1.17 /SF/Mo	1,400 SF	1,400 SF	NNN	Now		
240	1,400 SF	\$1.17 /SF/Mo	1,400 SF	1,400 SF	NNN	Now		
OP	1.55 AC	\$3,763.44 /AC/Mo	1.55 AC	1.55 AC		Now		

Property Description

This is a newly built shopping center located on SR 41 just South of Corkscrew Rd. This shopping center services the high income demographics of the surrounding neighborhoods. Notable tenants include: Walgreens, ABC Wine and Spirits, Bank of America, Chick Fil A, Jimmy Johns, and FedEx

Location Description

We are just North of Coconut Point and Just south of Corkscrew Rd.

Photos





Property Details

Total Space Available	16,383 SF
Rental Rate	\$0.75 /SF/Mo
Min. Divisible	1,617 SF
Max. Contiguous	3,279 SF
Property Type	Retail
Property Sub-type	Retail (Other)
Additional Sub-types	Creative/Loft Medical Office Restaurant
Building Size	42,648 SF
Status	Active

Property Notes

Spaces

#	Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
2	1,650 SF	\$0.75 /SF/Mo				Now		
3	1,629 SF	\$0.75 /SF/Mo				Now		
4	1,650 SF	\$0.75 /SF/Mo				Now		
5	1,629 SF	\$0.75 /SF/Mo				Now		
6	1,650 SF	\$0.75 /SF/Mo				Now		
8	1,650 SF	\$0.75 /SF/Mo				Now		
9	1,629 SF	\$0.75 /SF/Mo				Now		
11	1,617 SF	\$0.75 /SF/Mo				Now		
5 & 6	3,279 SF	\$0.75 /SF/Mo	1,629 SF			Now		

Property Description

Broadway Shoppes is a premiere shopping center located in Estero, FL. Plaza totals 42,648 SF. Units ranging from 784 SF- 8,208 are available for lease. Starting at \$9.00 PSF/Yr and \$3.50 PSF CAM Tenants include: Rick Johnson Tire and Auto Care, We' re Hair for You Salon, Rosie's Tailoring and Alterations, Wallpaper Studio, Studio 41 Photography, West Coast Fitness, Petals and Presents Florist and Gift, and Great Florida Insurance. 5% Co-Brokerage for Tenant Brokers

Location Description

Plaza is located in Estero, FL. Located on the corner of US41 and Broadway Ave East.

Photos





Property Details

Total Space Available	7,129 SF
Rental Rate	\$1.08 /SF/Mo
Min. Divisible	7,100 SF
Max. Contiguous	7,100 SF
Property Type	Retail
Property Sub-type	Restaurant
Building Size	8,500 SF
Year Built	2000
Lot Size	4.20 AC
Cross Streets	Corkscrew Rd. & Ben Hill Griffin Pkwy.
Zoning Description	Planned Development
Status	Active

Property Notes

Spaces

#	Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	7,129 SF	\$1.08 /SF/Mo	7,100 SF	7,100 SF	NNN	Now		

Property Description

7,100 SF restaurant available for immediate occupancy, includes fixtures and equipment (inventory list to be provided). The building sits on 4+ acres and has over 200 parking spaces. THIS IS ONE OF THE BEST RESTAURANT LOCATIONS IN SOUTHWEST FLORIDA: Located 1 mile south of Germain Arena and 2 miles south of Florida Gulf Coast University: 14,000+ full time students and home of the 4,500 seat Alico Arena. Neighboring residential developments include Stoneybrook, Wildcat Run, Belle Terra, Grandezza, Miromar and More. This space is attached to the Stoneybrook Public Golf Course with over 45,000 rounds of golf per year.

Location Description

Located at the southeast signalized intersection of Corkscrew Rd and Ben Hill Griffin Parkway (One half mile east of I-75 at exit 123, across from Miromar Outlet Mall).

Photos





Property Details

Total Space Available	14,995.45 SF
Rental Rate	Negotiable
Min. Divisible	1.15 SF
Max. Contiguous	4,031 SF
Property Type	Retail
Property Sub-type	Community Center
Gross Leasable Area	206,600 SF
Status	Active

Property Notes

Spaces

#	Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
E	1.88 AC		1.88 AC	1.88 AC		Now		
D	1.15 AC		1.15 AC	1.15 AC		Now		
B	1.42 AC		1.42 AC	1.42 AC		Now		
10021-107	1,600 SF		1,600 SF	1,600 SF		Now		
10021-101	1,600 SF		1,600 SF	1,600 SF		Now		
1001-107	1,600 SF		1,600 SF	1,600 SF		Now		
10021-103	2,219 SF		2,219 SF	2,219 SF		Now		
10021-108	4,031 SF		4,031 SF	4,031 SF		Now		
10021-102	2,581 SF		2,581 SF	2,581 SF		Now		
10021-105	1,360 SF		1,360 SF	1,360 SF		Now		

Property Description

Estero Town Commons is anchored by Lowe's Home Improvement and is located on Corkscrew Road between Three Oaks Parkway and I-75. The intersection has a combined traffic count of over 42,000 vehicles per day.

Location Description

Florida Gulf Coast University (FGCU) is within 2 miles of Estero Town Commons. FGCU employs nearly 1,000 people. Enrollment for the current campus is expected to reach build-out in the next 7-8 years at 20,000 - 22,000 students. Germain Arena, southwest Florida's premier entertainment venue, is less than 1 mile from Estero Town Commons. Germain Arena has hosted over 1,000 events with 4,000,000 guests attending a variety of concerts and family events.



Property Details

Total Space Available	1,586 SF
Rental Rate	\$1.25 /SF/Mo
Min. Divisible	1,586 SF
Max. Contiguous	1,586 SF
Property Type	Retail
Property Sub-type	Neighborhood Center
Gross Leasable Area	1,586 SF
Status	Active

Property Notes

Spaces

#	Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Unit #4	1,586 SF	\$1.25 /SF/Mo			NNN	Now		

Property Description

A newer, well-kept retail center built in 2008. Excellent location with great visibility, in a high volume traffic area. Existing plans for a new Wal Mart Super Center across the street!!!

Location Description

Located on the corner of S. Tamiami Trail (US 41) and Estero Parkway.



Property Details	
Total Space Available	4,264 SF
Rental Rate	\$1.25 /SF/Mo
Min. Divisible	4,264 SF
Max. Contiguous	4,264 SF
Property Type	Retail
Property Sub-type	Neighborhood Center
Gross Leasable Area	4,264 SF
Status	Active

Property Notes

Spaces

#	Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Unit #19	4,264 SF	\$1.25 /SF/Mo			NNN	Now		

Property Description

Prime Anchor Restaurant space available in a newer retail center. The unit fronts S. Tamiami Trail (US 41) and is an excellent opportunity in a high volume traffic area. Included are (4) 1700 gallon grease traps. Equipment available for purchase at a reduced rate. Call for pricing.

Location Description

Corner of S. Tamiami Trail and Estero Parkway.



Property Details

Total Space Available	5,396 SF
Rental Rate	\$1.25 /SF/Mo
Min. Divisible	1,513 SF
Max. Contiguous	2,358 SF
Property Type	Retail
Property Sub-type	Community Center
Gross Leasable Area	41,682 SF
Lot Size	5.84 AC
Status	Active

Property Notes

Spaces

#	Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
#6	1,513 SF	\$1.25 /SF/Mo			NNN	Now		
#8	1,525 SF	\$1.25 /SF/Mo				Now		
#18	2,358 SF	\$1.25 /SF/Mo				Now		

Property Description

A newer, well kept retail center built in 2008. There are plans for a new Wal Mart Super Center across the street.

Location Description

Located on the corner of US 41 and Estero Parkway in a high volume traffic area.



Property Details

Total Space Available	2,449 SF
Rental Rate	\$1.25 /SF/Mo
Min. Divisible	2,449 SF
Max. Contiguous	2,449 SF
Property Type	Retail
Property Sub-type	Community Center
Gross Leasable Area	41,682 SF
Year Built	2008
NNN Expenses	4.61
Lot Size	5.84 AC
Status	Active

Property Notes

Spaces

#	Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
10	2,449 SF	\$1.25 /SF/Mo			NNN	Now		

Property Description

A newer, well kept retail center built in 2008. There are plans for a new Wal Mart Super Center across the street.

Location Description

Located on the corner of US 41 and Estero Parkway in a high volume traffic area.

Retail Listing Flyers
As Available



Partnership. Performance.



RETAIL SPACE FOR LEASE

Corkscrew Village is conveniently located at the southeast corner of Hwy 41 and Corkscrew Road.

- Ideal opportunity for restaurant, office and retail users to join national tenant mix in Estero.
- Located in an affluent trade area boasting an average household income of over \$90,000.
- Highly trafficked center with Publix drawing an average of more than 18,000 customers weekly.
- Excellent signalized access and visibility off of Hwy 41 and Corkscrew Road with a combined traffic count of over 65,500 VPD.

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CORKSCREW VILLAGE

ESTERO, FLORIDA



Partnership. Performance.

PROPERTY HIGHLIGHTS

Population: 36,192 (3-mile radius)

Avg. HH Income: \$87,487 (3-mile radius)

Traffic Counts: 65,500 cars daily

Center Size: ±82,011 sq. ft.

Retail Mix: Publix, The UPS Store, Wells Fargo, Chase Bank & Chevron



AVAILABLE SPACE

130 AVAILABLE	2,240 SF
400 AVAILABLE	1,400 SF - 2nd Generation Restaurant Space

CURRENT RETAILERS

100 CHRIS'S HALLMARK	4,560 SF
200 PUBLIX	51,420 SF
300 FOOT SOLUTIONS	1,832 SF
310 PHYSICIANS WEIGHT LOSS CENTERS	1,400 SF
320 THE UPS STORE	1,400 SF
330 TED A. TODD INSURANCE AGENCY	1,050 SF
340 REALTY WORLD FLORIDA, INC.	1,050 SF
350 STEVEN L. KNEPPER, DDS, PA	2,346 SF
360 MOLE HOLE	2,416 SF
380 GOLDEN GATE CHINESE RESTAURANT	1,400 SF
390 A NAILS & SPA	1,400 SF
410 CLASSIC CLEANERS	1,400 SF
420 FIRST CHOICE HAIRCUTTERS	1,400 SF
430 JOSEPH THOMAS SALON	1,400 SF
440 OPTICAL OUTLETS	1,400 SF
460 RISTORANTE FARFALLA	2,497 SF
500 CHASE BANK	0 SF
600 FIFTH / THIRD BANK	0 SF
700 WELLS FARGO	0 SF
800 CHEVRON	0 SF

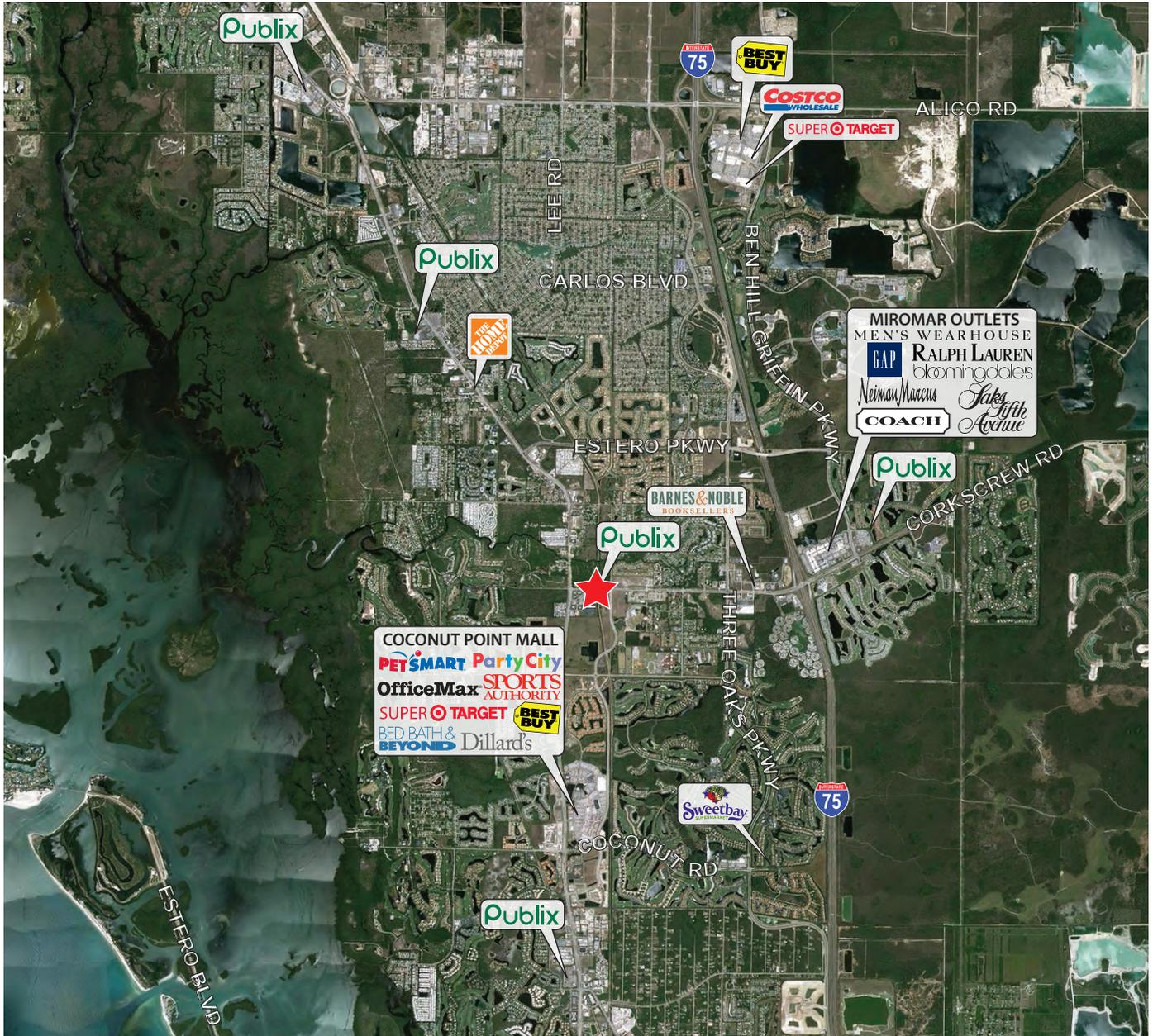
■ AVAILABLE ■ LEASED □ NAP (NOT A PART)

CENTER SIZE 82,011 SF

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Partnership. Performance.



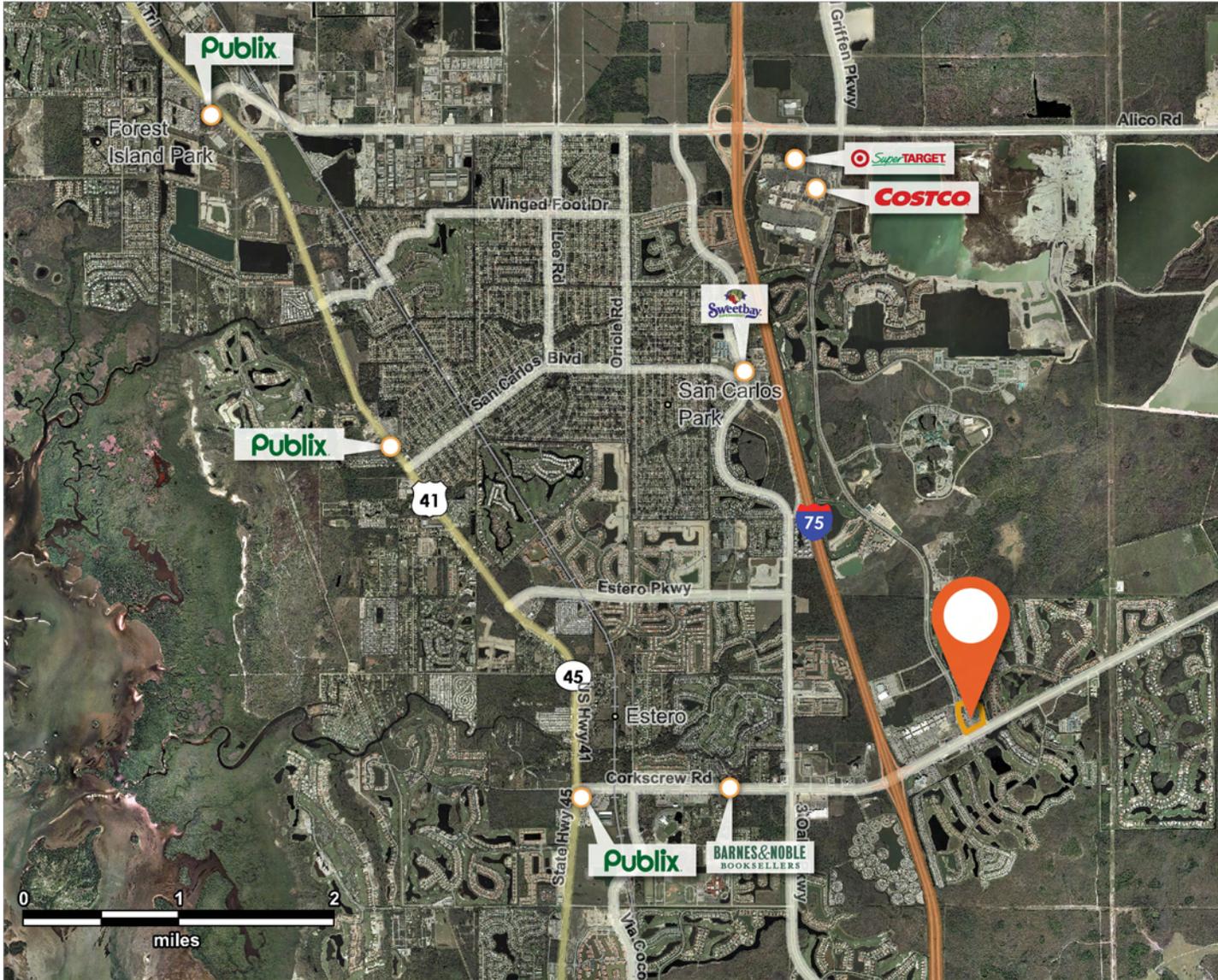
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Naples

Shoppes of Grande Oak

20301 Grande Oak Shoppes Blvd | Estero, FL 33928



Publix

SUBWAY Great Clips® **BB&T**

Center Information	3-Mile
■ Square Footage	78,784
■ Population	25,605
■ Avg. Household Income	\$93,312
■ Estimated Households 2017	10,184

- Features**
- Ideal visibility and accessibility off of Corkscrew Rd and Ben Hill Griffin Pkwy with 28,000+ VPD
 - Conveniently located next to Miromar Outlets and two miles from Gulf Coast Town Center & Florida Gulf Coast University with student pop. of 10,000+
 - Highly trafficked center with Publix drawing an average of more than 19,000 customers/week



Naples

Shoppes of Grande Oak

20301 Grande Oak Shoppes Blvd | Estero, FL 33928

Center Size 78,784 SF

Available Space

0114 1,200 SF | 0314 2,800 SF

Current Retailers

0100	FASHION FRESH DRY CLEANING	1,200 SF
0102	CHINA GOURMET II	1,200 SF
0104	NAIL JAZZ	1,200 SF
0106	GRANDE OAKS LIQUOR	1,200 SF
0108	BEEF O'BRADY'S	2,400 SF
0112	SUBWAY	1,210 SF
0116	GREAT CLIPS	1,095 SF
0118	PACK & SEND EXPRESS	1,100 SF
0200	PUBLIX	54,379 SF
0300	MARSALA PIZZA & ITALIAN EATERY	2,800 SF
0304	GNC	1,400 SF
0306	EXTREME TAN	1,400 SF
0308	INSURANCE AGENCY	1,400 SF
0310	HCX THE HAIRCOLORXPERTS	1,400 SF
0312	TEXT BOOK BROKERS	1,400 SF
N.A.P.5	PERKIN'S	0 SF
N.A.P.7	RICK JOHNSON AUTO	0 SF
NAP1	BB&T	0 SF
NAP3	CHEVRON	0 SF
NAP4	MCDONALDS	0 SF



AVAILABLE
 LEASED
 NAP (NOT A PART)

Rev. 05/16/13

**Regency
Centers.**

Ross Kirchman 561 630 2314 RossKirchman@RegencyCenters.com



This site plan is not a representation, warranty or guarantee as to size, location, identity of any tenant, the suite number, address or any other physical indicator or parameter of the property and for use as approximated information only. The improvements are subject to changes, additions, and deletions as the architect, landlord, or any governmental agency may direct or determine in their absolute discretion.

Section II

Estero

Office Buildings – Active *For-Sale* Listings – Comparison Report

Office Buildings – Active *For-Sale* Listings – Listing History Report

Office Buildings – Active *For-Lease* Listings – Comparison Report

Office Buildings – Active *For-Lease* Listings – Listing History Report

Office Buildings – Active *For-Sale* Listings – Full Listing Descriptions

Office Buildings – Active *For-Lease* Listings – Full Listing Descriptions

Office Listing Flyers – As Available

Office Buildings
Active *For-Sale* Listings
Comparison Report

Properties for Sale

						
Address	9480 Corkscrew Palms Circle #4 Estero, FL33928	23160 Fashion Drive #225 & 226 Estero, FL33928	21101 Design Parc Ln Estero, FL33928	9220 Estero Park Commons Blvd. #1 Estero, FL33928	9410 Corkscrew Palms Circle Estero, FL33928	9250 Corkscrew Rd., Bldg. 7 Unit 6 Estero, FL33928
Property Type	Office	Office	Office	Office	Office	Office
Property Subtype	Office Condo	Office Condo	Office Condo	Office Building	Office Condo	Medical Office
Zoning						
Building Size			19,489 SF Bldg	1,598 SF Bldg	12,900 SF Bldg	1,923 SF Bldg
Year Built				2005		2005
No. Stories				1		1
Lot Size	11 AC	1,100 SF	9,238 - 10,251 SF		11 AC	
APN / Parcel ID						
Asking Price	\$247,500	\$199,900	\$692,850 - 768,825	\$279,000	\$177,550 - 737,800	\$650,000
Price Per	\$172.71 /SF	\$181.73 /SF	\$75 /SF	\$174.59 /SF	\$124 - 134 /SF	\$338.01 /SF
Cap Rate				7.60%		
Property Description	Gorgeous turn-key office (includes many furnishings, art, phone system, kitchen items, etc) with lots of upgrades and a terrific layout.	HUGE REDUCTION! Want an offer now! What a steal in Coconut Point! Seller looking for offers! POTENTIAL SHORT SALE --- PRESENT ALL OFFERS! Almost ...	located east US 41 and west of I-75 on the north side of Corkscrew Road. The condo complex itself has a total of 4 buildings located on approximate...	Upscale office condo for sale with a national tenant in place. The Estero Park Commons is a highly successful, mixed use office park with very litt...	Units available from 1,325sf to 12,900sf. Second floor units are offered fully improved with move-in ready office finishes. First floor units are...	MEDICAL SPA! You will find high end, high quality touches throughout this 1,923 sq. ft. space; tile flooring, comfortable furnishings, and soft lig...
Location Description	Between I-75 and US41 on the south side of Corkscrew Road in the Corkscrew Palms office park.	Located within Coconut Point right in the center of the mall -- one side overlooks Fashion Drive. Just behind the center restaurant courtyard. Elevator entry.	Corkscrew and Design Parc Ln	High visibility on the south side of Corkscrew Road. Quick access to Rt. 41 and I-75 in the heart of Estero. Close to Coconut Point Mall, Gulfcoast Town Center, Estero Community Park, FGCU and many...	Midway between Naples and Ft. Myers. Corkscrew Palms Commerce Center is located off Corkscrew Road, at entrance to new Estero Community Park & Fitness Center. 2 miles west of I-75 (Exit 123). Clo...	Within Estero Park Commons on the south side of Corkscrew Rd. east of US 41 and west of Three Oaks Pkwy.
Notes						

					
Address	22961 LYDEN DR Estero, FL33928	9351 Corkscrew Road Estero, FL33928	21105 Design Parc Lane Estero, FL33928	9250 Corkscrew Rd, Estero, FL 33928 Estero, FL33928	9911 & 9921 Corkscrew Road Estero, FL33928
Property Type	Office	Office	Office	Office	Office
Property Subtype	Office Building	Office Building	Office Building	Medical Office	Medical Office
Zoning					
Building Size		10,250 SF Bldg	9,240 SF Bldg	2,777 SF Bldg	24,000 SF Bldg
Year Built		2007	2007	2005	
No. Stories		1	1	1	
Lot Size	24 AC				
APN / Parcel ID					
Asking Price	\$1,554,718 - 1,844,000	\$1,450,000	\$1,155,000	\$398,999.36	
Price Per	\$22 /SF	\$141.46 /SF	\$125 /SF	\$143.68 /SF	
Cap Rate					
Property Description	Excellent US 41 (Tamiami Trail) frontage! 2 complete entrances to the property and a third awaiting construction. Of the three entrances, Coconut...	Luxurious, upscale, professional office space that is certain to impress your clients! This stand alone building fronts directly on Corkscrew Road ...	Premier office space on Corkscrew Road in Estero. Fantastic location between Rt-41 and I-75. Three separate office suites with 3,080 square feet ea...	ESTERO PARK COMMONS, two contiguous units, #13 with 1,360 SF and #14-A with 1,417 SF, fronting on Corkscrew Road. May be purchased individually or ...	9921 and 9911 Corkscrew Road - Medical office buildings available for sale. Partially gray shell and partially built out and occupied. Great locati...
Location Description	Located in Estero, Florida, Coconut Trace offers a great central location in Southwest, Florida!	Conveniently located midway between Rt-41 and I-75 on Corkscrew Road in Estero.	Conveniently located midway between Rt-41 and I-75 on Corkscrew Road in Estero.	South side of Corkscrew Road East of US 41 and West of I-75	Corkscrew Road frontage with access from both Three Oaks Parkway and Corkscrew Road. Great visibility in one of Lee Counties hottest growth areas.
Notes					

Office Buildings

Active *For-Sale* Listings

Listing History Report

Properties for Sale

Change	Price	Price/Size	Cap Rate	Date	Address	SubType	Size
New Unit	\$247,500	\$172.71/SF		7/22/2013	9480 Corkscrew Palms Circle #4		1,433 SF
New Listing	\$247,500			7/22/2013	9480 Corkscrew Palms Circle #4	Office Condo	
Set Active	\$199,900	\$181.73/SF		7/17/2013	23160 Fashion Drive #225 & 226		1,100 SF
Set In-Contract	\$239,900			6/16/2013	23160 Fashion Drive #225 & 226		
Price Changed	\$768,825	\$75/SF		6/7/2013	21101 Design Parc Ln		10,251 SF
Price Changed	\$692,850	\$75/SF		6/7/2013	21101 Design Parc Ln		9,238 SF
Price Changed	\$199,900	\$181.73/SF		6/6/2013	23160 Fashion Drive #225 & 226		1,100 SF
New Unit	\$239,900	\$218.09/SF		5/28/2013	23160 Fashion Drive #225 & 226		1,100 SF
New Listing	\$239,900			5/28/2013	23160 Fashion Drive #225 & 226	Office Condo	
Set Off-Market	\$279,000	\$174.59/SF		4/4/2013	9220 Estero Park Commons Blvd. #1		1,598 SF
Set Off-Market	\$572,756	\$62/SF		2/17/2013	21101 Design Parc Ln		9,238 SF
Set Off-Market	\$635,562	\$62/SF		2/17/2013	21101 Design Parc Ln		10,251 SF
New Unit	\$635,562	\$62/SF		2/17/2013	21101 Design Parc Ln		10,251 SF
New Unit	\$572,756	\$62/SF		2/17/2013	21101 Design Parc Ln		9,238 SF
Price Changed	\$572,756	\$62/SF		1/25/2013	21101 Design Parc Ln		9,238 SF
Price Changed	\$635,562	\$62/SF		1/25/2013	21101 Design Parc Ln		10,251 SF
Price Changed	\$650,000	\$338.01/SF		10/5/2012	9250 Corkscrew Rd., Bldg. 7 Unit 6	Medical Office	1,923 SF
Set Off-Market	\$329,840	\$124/SF		10/2/2012	9410 Corkscrew Palms Circle		2,660 SF
Set Off-Market	\$359,600	\$124/SF		10/2/2012	9410 Corkscrew Palms Circle		2,900 SF
Set Off-Market	\$737,800	\$124/SF		10/2/2012	9410 Corkscrew Palms Circle		5,950 SF
Set Off-Market	\$194,970	\$134/SF		10/2/2012	9410 Corkscrew Palms Circle		1,455 SF
Set Off-Market	\$1,535,100	\$119/SF		10/2/2012	9410 Corkscrew Palms Circle		12,900 SF
Price Changed	\$600,470	\$65/SF		5/21/2012	21101 Design Parc Ln		9,238 SF
Price Changed	\$666,315	\$65/SF		5/21/2012	21101 Design Parc Ln		10,251 SF
Price Changed	\$398,999.36	\$143.68/SF		4/3/2012	9250 Corkscrew Rd, Estero, FL 33928	Medical Office	2,777 SF
New Listing	\$1,450,000	\$141.46/SF		3/7/2012	9351 Corkscrew Road	Office Building	10,250 SF
New Listing	\$1,155,000	\$125/SF		3/7/2012	21105 Design Parc Lane	Office Building	9,240 SF
New Unit	\$692,850	\$75/SF		11/22/2011	21101 Design Parc Ln		9,238 SF
New Unit	\$768,825	\$75/SF		11/22/2011	21101 Design Parc Ln		10,251 SF
New Listing	\$150	\$0.01/SF		11/22/2011	21101 Design Parc Ln	Office Condo	19,489 SF
Price Changed	\$179,180	\$124/SF		7/5/2011	9410 Corkscrew Palms Circle		1,445 SF
Price Changed	\$165,540	\$124/SF		7/5/2011	9410 Corkscrew Palms Circle		1,335 SF
Price Changed	\$180,420	\$124/SF		7/5/2011	9410 Corkscrew Palms Circle		1,455 SF
Price Changed	\$329,840	\$124/SF		7/5/2011	9410 Corkscrew Palms Circle		2,660 SF
Price Changed	\$359,600	\$124/SF		7/5/2011	9410 Corkscrew Palms Circle		2,900 SF

Price Changed	\$737,800	\$124/SF	7/5/2011	9410 Corkscrew Palms Circle		5,950 SF
Price Changed	\$177,550	\$134/SF	7/5/2011	9410 Corkscrew Palms Circle		1,325 SF
Price Changed	\$193,630	\$134/SF	7/5/2011	9410 Corkscrew Palms Circle		1,445 SF
Price Changed	\$178,890	\$134/SF	7/5/2011	9410 Corkscrew Palms Circle		1,335 SF
Price Changed	\$194,970	\$134/SF	7/5/2011	9410 Corkscrew Palms Circle		1,455 SF
Price Changed	\$356,440	\$134/SF	7/5/2011	9410 Corkscrew Palms Circle		2,660 SF
Price Changed	\$388,600	\$134/SF	7/5/2011	9410 Corkscrew Palms Circle		2,900 SF
Price Changed	\$737,800	\$124/SF	7/5/2011	9410 Corkscrew Palms Circle		5,950 SF
Price Changed	\$1,535,100	\$119/SF	7/5/2011	9410 Corkscrew Palms Circle		12,900 SF
Price Changed	\$164,300	\$124/SF	7/5/2011	9410 Corkscrew Palms Circle		1,325 SF
New Unit	\$279,000	\$174.59/SF	4/15/2011	9220 Estero Park Commons Blvd. #1		1,598 SF
New Listing	\$279,000		4/15/2011	9220 Estero Park Commons Blvd. #1	Office Condo	
New Listing	\$519,909.94	\$187.22/SF	1/7/2011	9250 Corkscrew Rd, Estero, FL 33928	Medical Office	2,777 SF
Price Changed	\$1,554,718	\$22/SF	12/22/2010	22961 LYDEN DR		70,669 SF
Price Changed	\$1,841,906	\$22/SF	12/22/2010	22961 LYDEN DR		83,723 SF
New Listing	\$4,058,000	\$250/SF	9/14/2010	9911 & 9921 Corkscrew Road	Medical Office	16,232 SF
New Unit	\$205,375	\$155/SF	8/17/2010	9410 Corkscrew Palms Circle		1,325 SF
New Unit	\$223,975	\$155/SF	8/17/2010	9410 Corkscrew Palms Circle		1,445 SF
New Unit	\$206,925	\$155/SF	8/17/2010	9410 Corkscrew Palms Circle		1,335 SF
New Unit	\$225,525	\$155/SF	8/17/2010	9410 Corkscrew Palms Circle		1,455 SF
New Unit	\$412,300	\$155/SF	8/17/2010	9410 Corkscrew Palms Circle		2,660 SF
New Unit	\$449,500	\$155/SF	8/17/2010	9410 Corkscrew Palms Circle		2,900 SF
New Unit	\$862,750	\$145/SF	8/17/2010	9410 Corkscrew Palms Circle		5,950 SF
New Unit	\$237,175	\$179/SF	8/17/2010	9410 Corkscrew Palms Circle		1,325 SF
New Unit	\$258,655	\$179/SF	8/17/2010	9410 Corkscrew Palms Circle		1,445 SF
New Unit	\$238,965	\$179/SF	8/17/2010	9410 Corkscrew Palms Circle		1,335 SF
New Unit	\$260,445	\$179/SF	8/17/2010	9410 Corkscrew Palms Circle		1,455 SF
New Unit	\$476,140	\$179/SF	8/17/2010	9410 Corkscrew Palms Circle		2,660 SF
New Unit	\$519,100	\$179/SF	8/17/2010	9410 Corkscrew Palms Circle		2,900 SF
New Unit	\$999,600	\$168/SF	8/17/2010	9410 Corkscrew Palms Circle		5,950 SF
New Unit	\$1,857,600	\$144/SF	8/17/2010	9410 Corkscrew Palms Circle		12,900 SF
New Listing	\$2,461	\$0.19/SF	8/17/2010	9410 Corkscrew Palms Circle	Office Condo	12,900 SF
Price Changed	\$1,908,063	\$27/SF	3/11/2010	22961 LYDEN DR		70,669 SF
Price Changed	\$2,260,521	\$27/SF	3/11/2010	22961 LYDEN DR		83,723 SF
New Lot	\$2,261,408	\$32/SF	3/11/2010	22961 LYDEN DR		70,669 SF
New Lot	\$2,679,136	\$32/SF	3/11/2010	22961 LYDEN DR		83,723 SF
New Listing	\$780,000	\$27.97/SF	6/29/2009	9250 Corkscrew Rd., Bldg. 7 Unit 6	Medical Office	27,885 SF
New Listing	\$64	\$2.67/AC	1/20/2009	22961 LYDEN DR	Office (land)	24 AC

Office Buildings
Active *For-Lease* Listings
Comparison Report

Properties for Lease

						
Address	9921 Corkscrew Road Estero, FL33928	9240 Estero Park Commons Blvd Estero, FL33928	19910 S. Tamiami Trail Fort Myers, FL33908	20301 Grande Oak Shoppes Blvd Estero, FL33928	9200 Estero Park Commons Blvd. Estero, FL33928	23160 Fashion Drive Estero, FL33928
Property Type	Office	Office	Office	Office	Office	Office
Property Subtype	Medical Office	Office Building	Office Building	Medical Office	Office Building	Office Building
Zoning	Office	CPD - Lee County			General Office	DRI
Building Size	25,528 SF Bldg	24,290 SF Bldg	1,404 SF Bldg	78,784 SF Bldg	10,953 SF Bldg	30,617 SF Bldg
Year Built	2005	2006	1996		2005	2006
No. Stories						
Lot Size	3.40 AC					500 AC
APN / Parcel ID						
Space Available	6,270 - 7,816 SF	2,134 - 8,675 SF	6,460 SF	1,200 - 2,800 SF	2,438 SF	754 - 1,148 SF
Asking Rent	\$1.33 /SF/Mo	\$1.17 /SF/Mo	\$1.17 /SF/Mo		\$1.42 /SF/Mo	\$1.74 - 2.65 /SF/Mo
Spaces	2 Spaces	4 Spaces	1 Space	2 Spaces	1 Space	2 Spaces
Property Description	Newer built medical office park; some completed space. Up to 6200 sq. ft. avail to be designed and built to user specs. 120 parking spaces avail ...	Two-story 23,808 SF office building within Estero Park Commons, keyless entry, energy efficient and impact resistant glass.	FULLY BUILT OUT MEDICAL OFFICE. An additional adjacent 3,944 square feet suite available	-	Beautifully decorated, upscale office space, fully built-out with high end finishes! Available for lease, this office is move in ready and will imp...	The Offices at Coconut Point is an ideal location for businesses eager to be in the heart of a dynamic, 500 acre mixed use destination community th...
Location Description	Great location near Lee Memorial expansion. Located on corner of Corkscrew and Three Oaks Parkway.	Located off Corkscrew Road between US 41 and Three Oaks Parkway. Quick and convenient access to Southwest Florida International Airport and a variety of shopping and dining.	Frontage on South Tamiami Trail (US 41) and Breckinridge Drive. Estero. Within 1/4 mile of Estero Parkway, easy access to FGCU.	-	High visibility on the south side of Corkscrew Road. Quick access to Rt-41 and I-75 in the heart of Estero.	The Offices at Coconut Point are located along Fashion Drive on the 2nd floor above the retail shops.
Notes						

						
Address	S Tamiami Trail & Corkscrew Rd Estero, FL33928	8784 Alico Rd Estero, FL33929	9401 Corkscrew Palms Blvd. Estero, FL33928	9351 Corkscrew Road Estero, FL33928	9410 Corkscrew Palms Boulevard Estero, FL33928	19970-6 South Tamiami Trail Estero, FL33928
Property Type	Office	Office	Office	Office	Office	Retail
Property Subtype	Medical Office	Office Building	Office Building	Office Building	Office Building	Neighborhood Center
Zoning				Commercial Office		Community Planned Development
Building Size	82,011 SF Bldg	2,478 SF Bldg	18,000 SF Bldg	19,490 SF Bldg	12,900 SF Bldg	21,311 SF GLA
Year Built				2007		2011
No. Stories						
Lot Size			11 AC		11 AC	3.60 AC
APN / Parcel ID						
Space Available	1,400 - 2,240 SF	1,239 SF	6,000 SF	3,080 - 6,500 SF	1,455 SF	700 - 2,002 SF
Asking Rent		\$0.83 - 0.92 /SF/Mo	\$0.92 /SF/Mo	\$1.21 - 1.46 /SF/Mo	\$1.25 /SF/Mo	\$0.96 - 1.21 /SF/Mo
Spaces	2 Spaces	2 Spaces	2 Spaces	3 Spaces	1 Space	14 Spaces
Property Description		Two 1,239 SFT Office spaces at f=ground and second floor, at \$10-11 PSF Gross.	Class A office on Corkscrew Road with visibility, building signage possible. Building includes a training room, multiple kitchens, workout room, a...	Luxurious, upscale, professional office space that is certain to impress your clients! These two buildings front directly on Corkscrew Road with di...	\$15 MODIFIED GROSS LEASE RATE (Tenant pays their own electric). Class A office space with Tenant Sign-Board on the first floor. Offered for lease...	** Directly across from proposed 24HR WalMart center (slated to start construction FALL 2013) ** **Great visibility to US 41 ** ** Premier mixed-u...
Location Description		West of I-75 on Alico Rd.	At the entrance to the Estero Community Park on Corkscrew Road this building is located in the Corkscrew Palms office park and has parking equivalent to 7 spaces per 1000sf. Medical is an approved...	Conveniently located midway between Rt-41 and I-75 on Corkscrew Road in Estero.	On Corkscrew Road between Three Oaks Parkway and US41 in the Corkscrew Palms Office Park.	Directly on U.S. 41 just north of Estero Parkway intersection. Directly across from the proposed 24-hour Super WalMart center!! *** Construction Start Date > FALL 2013 *** Click on link above ...
Notes						

						
Address	19910 S. Tamiami Trail Fort Myers, FL33908	9250 Corkscrew Rd., Bldg. 7 Unit 6 Estero, FL33928	10201 Arcos Way Estero, FL33928	19910 S. Tamiami Trail Fort Myers, FL33908	9210 Estero Park Commons Blvd. Estero, FL33928	9250 Corkscrew Road, Estero, FL 33928 Estero, FL33928
Property Type	Office	Office	Office	Office	Office	Office
Property Subtype	Office Building	Medical Office	Medical Office	Office Building	Office Building	Medical Office
Zoning			CPD			Medical, Retail, General Office
Building Size	8,086 SF Bldg	1,923 SF Bldg	43,815 SF Bldg	8,086 SF Bldg	13,446 SF Bldg	13,924 SF Bldg
Year Built	1996	2005	2006	1996		2005
No. Stories						
Lot Size			11.19 AC			
APN / Parcel ID						
Space Available	3,944 SF	1,923 SF	3,166 SF	6,460 SF	1,244 SF	2,777 SF
Asking Rent	\$1.01 /SF/Mo	\$1.67 /SF/Mo	\$1.69 /SF/Mo	\$1.17 /SF/Mo	\$0.83 /SF/Mo	\$1 /SF/Mo
Spaces	1 Space	1 Space	1 Space	1 Space	1 Space	1 Space
Property Description	Professional Office Complex. Consists of 2 Well Maintained and Landscaped Buildings. Pylon Signage Available	MEDICAL SPA! You will find high end, high quality touches throughout this 1,923 sq. ft. space; tile flooring, comfortable furnishings, and soft lig...	Sublease of built-out highly functional medical office space in the Estero Medical Center building just off of Corkscrew Road. Up to a total of 3,1...	FULLY BUILT OUT MEDICAL OFFICE. An additional adjacent 3,944 square feet suite available.	Office space available for lease in premier office park located directly off of Corkscrew Rd. Move in ready. Space has an open layout with partic...	ESTERO PARK COMMONS, two contiguous units, #13 with 1,360 SF and #14-A with 1,417 SF, fronting on Corkscrew Road. May be purchased/leased individua...
Location Description	Frontage on South Tamiami Trail (US 41) and Breckinridge Drive. Estero. Within 1/4 mile of Estero Parkway, easy access to FGCU. Great Location for Professional Office.	Within Estero Park Commons on the south side of Corkscrew Rd. east of US 41 and west of Three Oaks Pkwy.	The Estero Medical Center is an exclusive medical office building located 1 mile West of I-75 on Corkscrew Road in Estero, FL.	Frontage on South Tamiami Trail (US 41) and Breckinridge Drive. Estero. Within 1/4 mile of Estero Parkway, easy access to FGCU.	Located midway between US 41 and I-75 on Corkscrew Rd. in Estero.	South side of Corkscrew Road East of US 41 and West of I-75
Notes						



Address	19910 S. Tamiami Trail Estero, FL 33928
Property Type	Office
Property Subtype	Office Building
Zoning	
Building Size	8,086 SF Bldg
Year Built	1996
No. Stories	
Lot Size	
APN / Parcel ID	
Space Available	3,944 - 7,741 SF
Asking Rent	\$1 /SF/Mo
Spaces	2 Spaces
Property Description	2 Suites Available - PROFESSIONAL OFFICE - Reception with large open area for Receptionist, 7 Private Offices, 4 Meeting Rooms, Extra Large Confere...
Location Description	Frontage on South Tamiami Trail (U.S. 41) and Breckenridge Dr. Estero. Within 1/4 mile of Estero Parkway, easy access to FGCU. Perfect location!!
Notes	

Office Buildings
Active *For-Lease* Listings
Listing History Report

Properties for Lease

Change	Rent	Space Available	Lease Type	Date	Address	SubType	Sub
New Space	\$14 /SF/Yr	2,846 SF	NNN	8/2/2013	9240 Estero Park Commons Blvd	Office Building	
New Space	\$16 /SF/Yr	6,270 SF	NNN	7/29/2013	9921 Corkscrew Road	Medical Office	
New Space	\$16 /SF/Yr	7,816 SF	NNN	7/29/2013	9921 Corkscrew Road	Medical Office	
Set Off-Market	\$990 /SF/Mo	824 SF	NNN	7/11/2013	19970-6 South Tamiami Trail		
New Space	\$14 /SF/Yr	6,460 SF	Modified Gross	7/8/2013	19910 S. Tamiami Trail	Office Building	
Set Off-Market	\$1,125 /SF/Mo	960 SF	NNN	5/23/2013	19970-6 South Tamiami Trail		
Set Off-Market	\$1,125 /SF/Mo	960 SF	NNN	5/23/2013	19970-6 South Tamiami Trail		
Set Off-Market	\$875 /SF/Mo	800 SF	NNN	5/23/2013	19970-6 South Tamiami Trail		
Set Off-Market	\$850 /SF/Mo	800 SF	NNN	5/23/2013	19970-6 South Tamiami Trail		
Rent Changed	\$850 /SF/Mo	800 SF	NNN	5/23/2013	19970-6 South Tamiami Trail	Neighborhood Center	
Rent Changed	\$1,090 /SF/Mo	900 SF	NNN	5/7/2013	19970-6 South Tamiami Trail	Neighborhood Center	
Rent Changed	\$1,090 /SF/Mo	900 SF	NNN	5/7/2013	19970-6 South Tamiami Trail	Neighborhood Center	
Rent Changed	\$1,090 /SF/Mo	900 SF	NNN	5/7/2013	19970-6 South Tamiami Trail	Neighborhood Center	
Rent Changed	\$990 /SF/Mo	824 SF	NNN	5/7/2013	19970-6 South Tamiami Trail	Neighborhood Center	
Rent Changed	\$15 /SF/Yr	1,455 SF		4/30/2013	9410 Corkscrew Palms Boulevard	Office Building	Yes
Set Off-Market	\$11 /SF/Yr	6,000 SF	NNN	4/30/2013	9401 Corkscrew Palms Blvd.		
Rent Changed	\$17.50 /SF/Yr	6,500 SF	Modified Gross	4/8/2013	9351 Corkscrew Road	Office Building	
Rent Changed	\$14.50 /SF/Yr	3,080 SF	Modified Gross	4/8/2013	9351 Corkscrew Road	Office Building	
Rent Changed	\$14.50 /SF/Yr	3,080 SF	Modified Gross	4/8/2013	9351 Corkscrew Road	Office Building	
Set Off-Market	\$990 /SF/Mo	850 SF	NNN	4/2/2013	19970-6 South Tamiami Trail		
New Space	\$17 /SF/Yr	2,438 SF	Modified Gross	3/19/2013	9200 Estero Park Commons Blvd.	Office Building	
New Space	\$2,000 /SF/Mo	1,148 SF		3/5/2013	23160 Fashion Drive	Office Building	
Rent Changed	\$20.32 /SF/Yr	3,166 SF	NNN	2/22/2013	10201 Arcos Way	Medical Office	Yes
Set Off-Market	\$2,100 /SF/Mo	1,116 SF	Modified Gross	2/19/2013	23160 Fashion Drive		
Rent Changed	\$11 /SF/Yr	1,239 SF	Modified Gross	2/3/2013	8784 Alico Rd		
New Space	\$10 /SF/Yr	1,239 SF	Modified Gross	2/3/2013	8784 Alico Rd	Office Building	
New Space	\$11 /SF/Yr	6,000 SF	NNN	1/9/2013	9401 Corkscrew Palms Blvd.	Office Building	
New Space	\$11 /SF/Yr	6,000 SF	NNN	1/9/2013	9401 Corkscrew Palms Blvd.	Office Building	
New Space	\$11 /SF/Yr	6,000 SF	NNN	1/9/2013	9401 Corkscrew Palms Blvd.	Office Building	
Set Active	\$1,050 /SF/Mo	900 SF	NNN	12/17/2012	19970-6 South Tamiami Trail		
Set Off-Market	\$1,500 /SF/Mo	794 SF	NNN	12/12/2012	23160 Fashion Drive		
Set Off-Market	\$1,050 /SF/Mo	900 SF	NNN	11/9/2012	19970-6 South Tamiami Trail		
New Space	\$14 /SF/Yr	1,827 SF	NNN	11/1/2012	9240 Estero Park Commons Blvd	Office Building	
New Space	\$14 /SF/Yr	1,925 SF	NNN	11/1/2012	9240 Estero Park Commons Blvd	Office Building	
New Space	\$14 /SF/Yr	11,904 SF	NNN	11/1/2012	9240 Estero Park Commons Blvd	Office Building	

Rent Changed	\$765 /SF/Mo	765 SF	NNN	10/6/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$1,125 /SF/Mo	960 SF	NNN	10/6/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$1,125 /SF/Mo	960 SF	NNN	10/6/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$1,055 /SF/Mo	900 SF	NNN	10/6/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$1,055 /SF/Mo	900 SF	NNN	10/6/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$990 /SF/Mo	850 SF	NNN	10/6/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$990 /SF/Mo	850 SF	NNN	10/6/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$1,050 /SF/Mo	900 SF	NNN	10/6/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$960 /SF/Mo	824 SF	NNN	10/6/2012	19970-6 South Tamiami Trail	Neighborhood Center
Set Active	\$1,000 /SF/Mo	900 SF	NNN	10/6/2012	19970-6 South Tamiami Trail	
Set Off-Market	\$875 /SF/Mo	800 SF	NNN	10/6/2012	19970-6 South Tamiami Trail	
Set Active	\$1,100 /SF/Mo	960 SF	NNN	10/6/2012	19970-6 South Tamiami Trail	
Set Active	\$1,100 /SF/Mo	960 SF	NNN	10/6/2012	19970-6 South Tamiami Trail	
Rent Changed	\$20 /SF/Yr	1,923 SF	NNN	10/5/2012	9250 Corkscrew Rd., Bldg. 7 Unit 6	Flex Space
Set Off-Market	\$14 /SF/Yr	6,460 SF	Modified Gross	9/26/2012	19910 S. Tamiami Trail	
Set Off-Market	\$14 /SF/Yr	1,325 SF		9/4/2012	9410 Corkscrew Palms Boulevard	
Set Off-Market	\$14 /SF/Yr	1,445 SF		9/4/2012	9410 Corkscrew Palms Boulevard	
Set Off-Market	\$14 /SF/Yr	1,335 SF		9/4/2012	9410 Corkscrew Palms Boulevard	
Set Off-Market	\$14 /SF/Yr	1,455 SF		9/4/2012	9410 Corkscrew Palms Boulevard	
Set Off-Market	\$14 /SF/Yr	1,335 SF		9/4/2012	9410 Corkscrew Palms Boulevard	
Set Off-Market	\$14 /SF/Yr	2,660 SF		9/4/2012	9410 Corkscrew Palms Boulevard	
Set Off-Market	\$14 /SF/Yr	2,900 SF		9/4/2012	9410 Corkscrew Palms Boulevard	
Set Off-Market	\$14 /SF/Yr	2,660 SF		9/4/2012	9410 Corkscrew Palms Boulevard	
Set Off-Market	\$14 /SF/Yr	1,279 SF	NNN	8/17/2012	23160 Fashion Drive	
Set Active	\$2,100 /SF/Mo	1,116 SF	Modified Gross	8/17/2012	23160 Fashion Drive	
Set Active	\$2,000 /SF/Mo	754 SF		8/17/2012	23160 Fashion Drive	
Set Active	\$1,500 /SF/Mo	794 SF	NNN	8/17/2012	23160 Fashion Drive	
Set Off-Market	\$14 /SF/Yr	535 SF	NNN	8/17/2012	23160 Fashion Drive	
Rent Changed	\$2,100 /SF/Mo	1,116 SF	Modified Gross	8/17/2012	23160 Fashion Drive	Office Building
Rent Changed	\$2,000 /SF/Mo	754 SF		8/17/2012	23160 Fashion Drive	Office Building
Rent Changed	\$1,500 /SF/Mo	794 SF	NNN	8/17/2012	23160 Fashion Drive	Office Building
Set Off-Market	\$920 /SF/Mo	850 SF	NNN	7/16/2012	19970-6 South Tamiami Trail	
Set Off-Market	\$1,100 /SF/Mo	960 SF	NNN	7/16/2012	19970-6 South Tamiami Trail	
Set Off-Market	\$1,100 /SF/Mo	960 SF	NNN	7/16/2012	19970-6 South Tamiami Trail	
Set Off-Market	\$875 /SF/Mo	800 SF		7/16/2012	19970-6 South Tamiami Trail	
Rent Changed	\$675 /SF/Mo	700 SF	NNN	5/29/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$750 /SF/Mo	750 SF	NNN	5/29/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$825 /SF/Mo	800 SF	NNN	5/29/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$875 /SF/Mo	800 SF	NNN	5/29/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$1,100 /SF/Mo	960 SF	NNN	5/29/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$1,100 /SF/Mo	960 SF	NNN	5/29/2012	19970-6 South Tamiami Trail	Neighborhood Center

Rent Changed	\$875 /SF/Mo	800 SF		5/29/2012	19970-6 South Tamiami Trail	Neighborhood Center	
Rent Changed	\$875 /SF/Mo	800 SF	NNN	5/29/2012	19970-6 South Tamiami Trail	Neighborhood Center	
Rent Changed	\$850 /SF/Mo	800 SF	NNN	5/29/2012	19970-6 South Tamiami Trail	Neighborhood Center	
Rent Changed	\$800 /SF/Mo	800 SF	NNN	5/29/2012	19970-6 South Tamiami Trail	Neighborhood Center	
Rent Changed	\$735 /SF/Mo	731 SF	NNN	5/29/2012	19970-6 South Tamiami Trail	Neighborhood Center	
Rent Changed	\$850 /SF/Mo	850 SF	NNN	5/29/2012	19970-6 South Tamiami Trail	Neighborhood Center	
Rent Changed	\$850 /SF/Mo	850 SF	NNN	5/29/2012	19970-6 South Tamiami Trail	Neighborhood Center	
Rent Changed	\$885 /SF/Mo	850 SF	NNN	5/29/2012	19970-6 South Tamiami Trail	Neighborhood Center	
Rent Changed	\$925 /SF/Mo	850 SF	NNN	5/29/2012	19970-6 South Tamiami Trail	Neighborhood Center	
Rent Changed	\$995 /SF/Mo	900 SF	NNN	5/29/2012	19970-6 South Tamiami Trail	Neighborhood Center	
Rent Changed	\$995 /SF/Mo	900 SF	NNN	5/29/2012	19970-6 South Tamiami Trail	Neighborhood Center	
Rent Changed	\$920 /SF/Mo	850 SF	NNN	5/29/2012	19970-6 South Tamiami Trail	Neighborhood Center	
Rent Changed	\$920 /SF/Mo	850 SF	NNN	5/29/2012	19970-6 South Tamiami Trail	Neighborhood Center	
Rent Changed	\$1,000 /SF/Mo	900 SF	NNN	5/29/2012	19970-6 South Tamiami Trail	Neighborhood Center	
Rent Changed	\$925 /SF/Mo	824 SF	NNN	5/29/2012	19970-6 South Tamiami Trail	Neighborhood Center	
Set Off-Market	\$14 /SF/Yr	1,374 SF	NNN	5/29/2012	23160 Fashion Drive		
Set Off-Market	\$14 /SF/Yr	1,124 SF	NNN	5/29/2012	23160 Fashion Drive		
Rent Changed	\$22.32 /SF/Yr	3,166 SF	NNN	5/4/2012	10201 Arcos Way	Medical Office	Ye:
Set Off-Market	\$1,075 /SF/Mo	900 SF	NNN	3/10/2012	19970-6 South Tamiami Trail		
New Space	\$12.50 /SF/Yr	3,750 SF	Modified Gross	3/7/2012	9351 Corkscrew Road	Office Building	
New Space	\$12.50 /SF/Yr	2,750 SF	Modified Gross	3/7/2012	9351 Corkscrew Road	Office Building	
New Space	\$12.50 /SF/Yr	3,750 SF	Modified Gross	3/7/2012	9351 Corkscrew Road	Office Building	
New Space	\$28 /SF/Yr	3,166 SF	NNN	2/29/2012	10201 Arcos Way	Medical Office	Ye:
Rent Changed	\$12.17 /SF/Yr	3,944 SF	Modified Gross	2/27/2012	19910 S. Tamiami Trail	Office Building	
Set Off-Market	\$14 /SF/Yr	1,335 SF		2/17/2012	9410 Corkscrew Palms Boulevard		
Rent Changed	\$735 /SF/Mo	700 SF	NNN	2/8/2012	19970-6 South Tamiami Trail	Neighborhood Center	
Rent Changed	\$800 /SF/Mo	750 SF	NNN	2/8/2012	19970-6 South Tamiami Trail	Neighborhood Center	
Rent Changed	\$830 /SF/Mo	750 SF	NNN	2/8/2012	19970-6 South Tamiami Trail	Neighborhood Center	
Rent Changed	\$885 /SF/Mo	800 SF	NNN	2/8/2012	19970-6 South Tamiami Trail	Neighborhood Center	
Rent Changed	\$900 /SF/Mo	800 SF	NNN	2/8/2012	19970-6 South Tamiami Trail	Neighborhood Center	
Rent Changed	\$870 /SF/Mo	800 SF	NNN	2/8/2012	19970-6 South Tamiami Trail	Neighborhood Center	
Rent Changed	\$795 /SF/Mo	731 SF	NNN	2/8/2012	19970-6 South Tamiami Trail	Neighborhood Center	
Rent Changed	\$925 /SF/Mo	850 SF	NNN	2/8/2012	19970-6 South Tamiami Trail	Neighborhood Center	
Rent Changed	\$925 /SF/Mo	850 SF	NNN	2/8/2012	19970-6 South Tamiami Trail	Neighborhood Center	
Rent Changed	\$960 /SF/Mo	850 SF	NNN	2/8/2012	19970-6 South Tamiami Trail	Neighborhood Center	
Rent Changed	\$1,075 /SF/Mo	900 SF	NNN	2/8/2012	19970-6 South Tamiami Trail	Neighborhood Center	
Rent Changed	\$1,075 /SF/Mo	900 SF	NNN	2/8/2012	19970-6 South Tamiami Trail	Neighborhood Center	
Rent Changed	\$1,075 /SF/Mo	900 SF	NNN	2/8/2012	19970-6 South Tamiami Trail	Neighborhood Center	
Rent Changed	\$755 /SF/Mo	700 SF	NNN	2/7/2012	19970-6 South Tamiami Trail	Neighborhood Center	
Rent Changed	\$810 /SF/Mo	750 SF	NNN	2/7/2012	19970-6 South Tamiami Trail	Neighborhood Center	
Rent Changed	\$810 /SF/Mo	750 SF	NNN	2/7/2012	19970-6 South Tamiami Trail	Neighborhood Center	

Rent Changed	\$865 /SF/Mo	800 SF	NNN	2/7/2012	19970-6 South Tamiami Trail	Neighborhood Center
Set Active	\$14 /SF/Yr	1,279 SF	NNN	1/24/2012	23160 Fashion Drive	
Rent Changed	\$14 /SF/Yr	1,279 SF	NNN	1/24/2012	23160 Fashion Drive	Office Building
Rent Changed	\$14 /SF/Yr	1,374 SF	NNN	1/24/2012	23160 Fashion Drive	Office Building
Rent Changed	\$14 /SF/Yr	1,124 SF	NNN	1/24/2012	23160 Fashion Drive	Office Building
New Space	\$14 /SF/Yr	535 SF	NNN	1/24/2012	23160 Fashion Drive	Office Building
Rent Changed	\$800 /SF/Mo	700 SF	NNN	1/5/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$850 /SF/Mo	750 SF	NNN	1/5/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$850 /SF/Mo	750 SF	NNN	1/5/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$900 /SF/Mo	800 SF	NNN	1/5/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$950 /SF/Mo	800 SF	NNN	1/5/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$1,150 /SF/Mo	960 SF	NNN	1/5/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$1,150 /SF/Mo	960 SF	NNN	1/5/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$950 /SF/Mo	800 SF		1/5/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$950 /SF/Mo	800 SF	NNN	1/5/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$900 /SF/Mo	800 SF	NNN	1/5/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$900 /SF/Mo	800 SF	NNN	1/5/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$825 /SF/Mo	731 SF	NNN	1/5/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$950 /SF/Mo	850 SF	NNN	1/5/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$950 /SF/Mo	850 SF	NNN	1/5/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$975 /SF/Mo	850 SF	NNN	1/5/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$1,000 /SF/Mo	850 SF	NNN	1/5/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$1,100 /SF/Mo	900 SF	NNN	1/5/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$1,100 /SF/Mo	900 SF	NNN	1/5/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$1,000 /SF/Mo	850 SF	NNN	1/5/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$1,000 /SF/Mo	850 SF	NNN	1/5/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$1,100 /SF/Mo	900 SF	NNN	1/5/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$1,000 /SF/Mo	824 SF	NNN	1/5/2012	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$14 /SF/Yr	6,460 SF	Modified Gross	12/15/2011	19910 S. Tamiami Trail	Office Building
Rent Changed	\$14 /SF/Yr	6,460 SF	Modified Gross	12/15/2011	19910 S. Tamiami Trail	Office Building
Rent Changed	\$12 /SF/Yr	3,944 SF	Modified Gross	12/15/2011	19910 S. Tamiami Trail	Medical Office
Rent Changed	\$12 /SF/Yr	7,741 SF	Modified Gross	12/15/2011	19910 S. Tamiami Trail	Office Building
Rent Changed	\$17 /SF/Yr	1,124 SF	NNN	10/18/2011	23160 Fashion Drive	Office Building
Set Off-Market	\$15 /SF/Yr	794 SF	NNN	10/18/2011	23160 Fashion Drive	
Rent Changed	\$17 /SF/Yr	1,374 SF	NNN	10/18/2011	23160 Fashion Drive	Office Building
New Space	\$2,500 /SF/Mo	1,124 SF	NNN	10/18/2011	23160 Fashion Drive	Office Building
Rent Changed	\$17 /SF/Yr	800 SF		10/17/2011	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$15 /SF/Yr	850 SF	NNN	10/17/2011	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$17 /SF/Yr	850 SF	NNN	10/17/2011	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$13 /SF/Yr	700 SF	NNN	10/17/2011	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$13 /SF/Yr	750 SF	NNN	10/17/2011	19970-6 South Tamiami Trail	Neighborhood Center

Rent Changed	\$14 /SF/Yr	750 SF	NNN	10/17/2011	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$17 /SF/Yr	800 SF	NNN	10/17/2011	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$15 /SF/Yr	800 SF	NNN	10/17/2011	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$15 /SF/Yr	800 SF	NNN	10/17/2011	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$14 /SF/Yr	800 SF	NNN	10/17/2011	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$17 /SF/Yr	850 SF	NNN	10/17/2011	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$17 /SF/Yr	850 SF	NNN	10/17/2011	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$17 /SF/Yr	900 SF	NNN	10/17/2011	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$17 /SF/Yr	824 SF	NNN	10/17/2011	19970-6 South Tamiami Trail	Neighborhood Center
Set Off-Market	\$20 /SF/Yr	841 SF	NNN	10/13/2011	23160 Fashion Drive	
Set Off-Market	\$25 /SF/Yr	754 SF		10/13/2011	23160 Fashion Drive	
Rent Changed	\$14 /SF/Yr	700 SF	NNN	8/23/2011	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$14 /SF/Yr	750 SF	NNN	8/23/2011	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$15 /SF/Yr	750 SF	NNN	8/23/2011	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$15 /SF/Yr	800 SF	NNN	8/23/2011	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$18 /SF/Yr	800 SF	NNN	8/23/2011	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$19 /SF/Yr	960 SF	NNN	8/23/2011	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$19 /SF/Yr	960 SF	NNN	8/23/2011	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$18 /SF/Yr	800 SF		8/23/2011	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$16 /SF/Yr	800 SF	NNN	8/23/2011	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$16 /SF/Yr	800 SF	NNN	8/23/2011	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$15 /SF/Yr	800 SF	NNN	8/23/2011	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$14 /SF/Yr	731 SF	NNN	8/23/2011	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$15 /SF/Yr	850 SF	NNN	8/23/2011	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$16 /SF/Yr	850 SF	NNN	8/23/2011	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$16 /SF/Yr	850 SF	NNN	8/23/2011	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$18 /SF/Yr	850 SF	NNN	8/23/2011	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$18 /SF/Yr	850 SF	NNN	8/23/2011	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$18 /SF/Yr	850 SF	NNN	8/23/2011	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$18 /SF/Yr	900 SF	NNN	8/23/2011	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$18 /SF/Yr	824 SF	NNN	8/23/2011	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$13.75 /SF/Yr	700 SF	NNN	8/14/2011	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$14.75 /SF/Yr	731 SF	NNN	8/14/2011	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$15 /SF/Yr	731 SF	NNN	8/7/2011	19970-6 South Tamiami Trail	Neighborhood Center
Rent Changed	\$15 /SF/Yr	794 SF	NNN	8/2/2011	23160 Fashion Drive	Office Building
New Space	\$25 /SF/Yr	754 SF		8/2/2011	23160 Fashion Drive	Office Building
New Space	\$1,800 /SF/Mo	794 SF	NNN	8/2/2011	23160 Fashion Drive	Office Building
Rent Changed	\$15.50 /SF/Yr	750 SF	NNN	7/29/2011	19970-6 South Tamiami Trail	
Rent Changed	\$16 /SF/Yr	750 SF	NNN	7/29/2011	19970-6 South Tamiami Trail	
Rent Changed	\$16.50 /SF/Yr	800 SF	NNN	7/29/2011	19970-6 South Tamiami Trail	
Rent Changed	\$17 /SF/Yr	731 SF	NNN	7/29/2011	19970-6 South Tamiami Trail	

New Space			NNN	7/1/2011	19970-6 South Tamiami Trail	
New Space			NNN	7/1/2011	19970-6 South Tamiami Trail	
New Space			NNN	7/1/2011	19970-6 South Tamiami Trail	
New Space			NNN	7/1/2011	19970-6 South Tamiami Trail	
New Space			NNN	7/1/2011	19970-6 South Tamiami Trail	
New Space			NNN	7/1/2011	19970-6 South Tamiami Trail	
New Space	\$16.64 /SF/Yr	6,460 SF	Modified Gross	6/24/2011	19910 S. Tamiami Trail	Office Building
New Space	\$15 /SF/Yr	3,944 SF	Modified Gross	6/24/2011	19910 S. Tamiami Trail	Office Building
Rent Changed	\$21 /SF/Yr	1,923 SF	NNN	4/5/2011	9250 Corkscrew Rd., Bldg. 7 Unit 6	Flex Space
New Space	\$10 /SF/Yr	1,244 SF	NNN	3/15/2011	9210 Estero Park Commons Blvd.	Office Building
Set Off-Market	\$13 /SF/Yr	1,148 SF	NNN	1/20/2011	23160 Fashion Drive	
Set Off-Market	\$20 /SF/Yr	1,116 SF	Modified Gross	1/20/2011	23160 Fashion Drive	
Rent Changed	\$15 /SF/Yr	1,374 SF	NNN	1/10/2011	23160 Fashion Drive	Office Building
Rent Changed	\$20 /SF/Mo	841 SF	NNN	1/10/2011	23160 Fashion Drive	Office Building
Set Off-Market	\$13 /SF/Yr	1,148 SF	NNN	1/10/2011	23160 Fashion Drive	
Set Off-Market	\$13 /SF/Yr	941 SF	NNN	1/10/2011	23160 Fashion Drive	
Set Off-Market	\$20 /SF/Yr	1,279 SF	NNN	1/10/2011	23160 Fashion Drive	
New Space	\$3,000 /SF/Mo	1,374 SF	NNN	1/10/2011	23160 Fashion Drive	Office Building
New Space	\$1,950 /SF/Mo	841 SF	NNN	1/10/2011	23160 Fashion Drive	Office Building
New Space	\$12 /SF/Yr	2,777 SF	NNN	1/7/2011	9250 Corkscrew Road, Estero, FL 33928	Medical Office
New Space	\$15 /SF/Yr	3,944 SF	Modified Gross	10/7/2010	19910 S. Tamiami Trail	Medical Office
New Space	\$12.75 /SF/Yr	8,086 SF	Modified Gross	10/7/2010	19910 S. Tamiami Trail	Office Building
New Space	\$16.64 /SF/Yr	3,906 SF	Modified Gross	9/9/2010	19910 S. Tamiami Trail	Office Building
New Space	\$20 /SF/Yr	1,116 SF	Modified Gross	8/10/2010	23160 Fashion Drive	Office Building
New Space	\$13 /SF/Yr	1,148 SF	NNN	8/10/2010	23160 Fashion Drive	Office Building
New Space	\$20 /SF/Yr	1,279 SF	NNN	8/10/2010	23160 Fashion Drive	Office Building
New Space	\$13 /SF/Yr	941 SF	NNN	7/23/2010	23160 Fashion Drive	Office Building
New Space	\$13 /SF/Yr	1,148 SF	NNN	12/7/2009	23160 Fashion Drive	Office Building
New Space	\$28 /SF/Yr	1,923 SF	NNN	6/29/2009	9250 Corkscrew Rd., Bldg. 7 Unit 6	Flex Space

Office Buildings

Active *For-Sale* Listings

Full Listing Descriptions

Properties for Sale

1 9480 Corkscrew Palms Circle #4, Estero, FL 33928



Property Details

Price	\$247,500
Unit Size	1,433 SF
Lot Size	11 AC
Price/SF	\$172.71 /SF
Property Type	Office
Property Sub-type	Office Condo
Additional Sub-types	Medical Office
Property Use Type	Vacant/Owner-User
Occupancy	0%
Building Class	A
Status	Active

Property Notes

Units

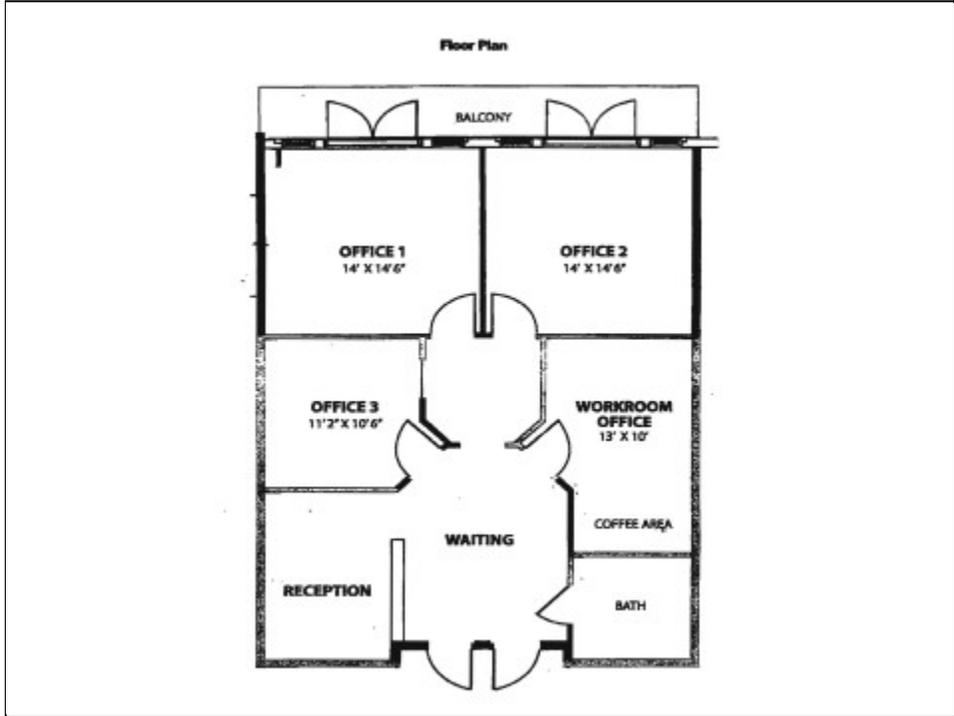
#	Price	Size	Price/Size	Description
Unit 4	\$247,500	1,433 SF	\$172.71 /SF	Gorgeous turn-key office with extremely usable layout. See brochure for layout.

Property Description

Gorgeous turn-key office (includes many furnishings, art, phone system, kitchen items, etc) with lots of upgrades and a terrific layout.

Location Description

Between I-75 and US41 on the south side of Corkscrew Road in the Corkscrew Palms office park.



Property Details

Price	\$199,900
Unit Size	1,100 SF
Price/SF	\$181.73 /SF
Property Type	Office
Property Sub-type	Office Condo
Property Use Type	Vacant/Owner-User
Status	Active

Property Notes

Units

#	Price	Size	Price/Size	Description
225&226	\$199,900	1,100 SF	\$181.73 /SF	

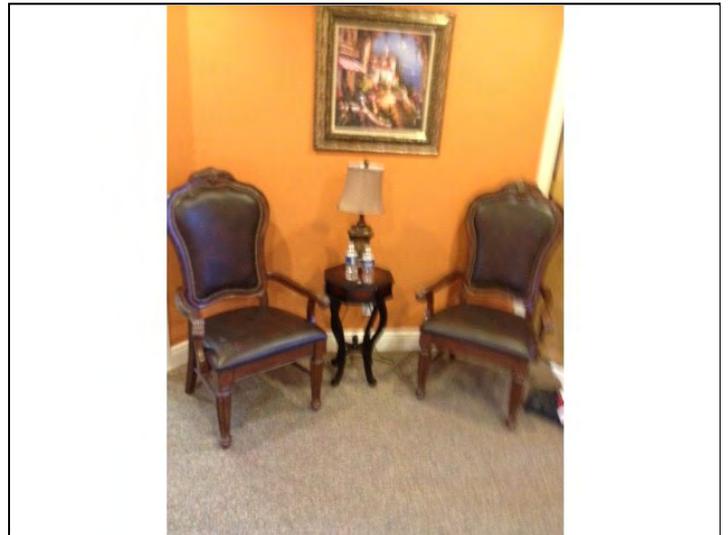
Property Description

HUGE REDUCTION! Want an offer now! What a steal in Coconut Point! Seller looking for offers! POTENTIAL SHORT SALE --- PRESENT ALL OFFERS! Almost new, professional office space (double unit) in prestigious Coconut Point.. condo unit features balcony overlooking Fashion Drive. Already built-out -- see floorplan. Unit could be subdivided, but can only be sold as a double. Taxes shown are for single unit only.

Location Description

Located within Coconut Point right in the center of the mall -- one side overlooks Fashion Drive. Just behind the center restaurant courtyard. Elevator entry.

Photos





Property Details

Price	\$692,850 - 768,825
Building Size	19,489 SF
Unit Size	9,238 - 10,251 SF
Price/SF	\$75 /SF
Property Type	Office
Property Sub-type	Office Condo
Property Use Type	Vacant/Owner-User
Building Class	A
Status	Active

Property Notes

Units

#	Price	Size	Price/Size	Description
21101	\$768,825	10,251 SF	\$75 /SF	Owner will finance
21115	\$692,850	9,238 SF	\$75 /SF	

Property Description

located east US 41 and west of I-75 on the north side of Corkscrew Road. The condo complex itself has a total of 4 buildings located on approximately 4.2 +/- acres. These Mediterranean style buildings were constructed in 2006 with barrel tile roofs and impact glass windows. The property lies in Estero Florida which is in the southern part of Lee County and specifically at the northeast corner of Design Parc Lane and Corkscrew Road. Nearby are several major commercial developments such as Gulf Coast Town Center, Miromar Outlets and Coconut Point Shops these are major retail shopping centers within the southern the Fort Myers and Estero area and within just a few miles from the property. Also within a short distance is Florida's newest state University FGCU or Florida Gulf Coast University. Nearby is also the Germain Arena, a 7,000 seat facility for sports, concert and other events and is home to the ECHL Everblades Hockey Team. Gulf of Mexico beaches are also within 20 minutes

Location Description

Corkscrew and Design Parc Ln

Photos







Property Details

Price	\$279,000
Building Size	1,598 SF
Price/SF	\$174.59 /SF
Property Type	Office
Property Sub-type	Office Building
Property Use Type	Investment
Commission Split	3%
Cap Rate	7.60%
Occupancy	100%
No. Stories	1
Building Class	A
Tenancy	Single
Year Built	2005
Status	Active

Property Notes

Property Description

Upscale office condo for sale with a national tenant in place. The Estero Park Commons is a highly successful, mixed use office park with very little office space available.

Location Description

High visibility on the south side of Corkscrew Road. Quick access to Rt. 41 and I-75 in the heart of Estero. Close to Coconut Point Mall, Gulfcoast Town Center, Estero Community Park, FGCU and many upscale residential communities.

Photos





Property Details

Price	\$177,550 - 737,800
Building Size	12,900 SF
Unit Size	1,325 - 5,950 SF
Lot Size	11 AC
Price/SF	\$124 - 134 /SF
Property Type	Office
Property Sub-type	Office Condo
Additional Sub-types	Office Building Medical Office Office-Business Park
Property Use Type	Vacant/Owner-User
Building Class	A
Status	Active

Property Notes

Units

#	Price	Size	Price/Size	Description
201	\$177,550	1,325 SF	\$134 /SF	
202	\$193,630	1,445 SF	\$134 /SF	
203	\$178,890	1,335 SF	\$134 /SF	
201&203	\$356,440	2,660 SF	\$134 /SF	
202&204	\$388,600	2,900 SF	\$134 /SF	
201-204	\$737,800	5,950 SF	\$124 /SF	

Property Description

Units available from 1,325sf to 12,900sf. Second floor units are offered fully improved with move-in ready office finishes. First floor units are offered as vanilla shell (designer ready). Fire sprinklers, office impact fees paid, zoned for general office or medical office.Plenty of parking. Tremendous investment upside.

Location Description

Midway between Naples and Ft. Myers.Corkscrew Palms Commerce Center is located off Corkscrew Road, at entrance to new Estero Community Park & Fitness Center. 2 miles west of I-75 (Exit 123). Close to SWFL Int' l Airport, Miromar Outlets, Coconut Point, Gulf Coast Town Center, & FGCU.

Photos





Property Details

Price	\$650,000
Building Size	1,923 SF
Price/SF	\$338.01 /SF
Property Type	Office
Property Sub-type	Medical Office
Property Use Type	Vacant/Owner-User
Commission Split	3%
No. Stories	1
Building Class	A
Year Built	2005
Status	Active

Property Notes

Property Description

MEDICAL SPA! You will find high end, high quality touches throughout this 1,923 sq. ft. space; tile flooring, comfortable furnishings, and soft lighting all selected with the comfort and relaxation of the client in mind. Please do not enter the premises or disturb the tenant/employees. Showing by appointment only! Also available for lease. \$20 NNN + Est. CAM \$5.50

Location Description

Within Estero Park Commons on the south side of Corkscrew Rd. east of US 41 and west of Three Oaks Pkwy.

Photos





Property Details

Price	\$1,554,718 - 1,841,906
Lot Size	70,669 - 83,723 SF
Total Lot Size	24 AC
Price/SF	\$22 /SF
Property Type	Office
Property Sub-type	Office Building
Additional Sub-types	Restaurant Strip Center Retail (land)
Features	Electricity/Power - Florida Power and Light Water - Bonita Springs Utilities
Status	Active

Property Notes

Lots

#	Price	Size	Price/Size	Description
D of B	\$1,554,718	70,669 SF	\$22 /SF	Commercial Planned Development - Bank site potential!
C of B	\$1,841,906	83,723 SF	\$22 /SF	Commercial Planned Development

Property Description

Excellent US 41 (Tamiami Trail) frontage! 2 complete entrances to the property and a third awaiting construction. Of the three entrances, Coconut Trace shares a 4-way traffic light controlled intersection with Coconut Point's main intersection.

Location Description

Located in Estero, Florida, Coconut Trace offers a great central location in Southwest, Florida!



Property Details

Price	\$1,450,000
Building Size	10,250 SF
Price/SF	\$141.46 /SF
Property Type	Office
Property Sub-type	Office Building
Property Use Type	Vacant/Owner-User
Commission Split	3%
No. Stories	1
Building Class	A
Year Built	2007
Status	Active

Property Notes

Property Description

Luxurious, upscale, professional office space that is certain to impress your clients! This stand alone building fronts directly on Corkscrew Road with direct signage available. The 10,250 square foot building may be easily sub-divided into three smaller, complete office suites starting at 2,750 square feet. This impressive building is perfect for any high end professional service, call center, or show room. In a fantastic Estero location at a mere fraction of the cost to build!

Location Description

Conveniently located midway between Rt-41 and I-75 on Corkscrew Road in Estero.



Property Details

Price	\$1,155,000
Building Size	9,240 SF
Price/SF	\$125 /SF
Property Type	Office
Property Sub-type	Office Building
Property Use Type	Vacant/Owner-User
Commission Split	3%
No. Stories	1
Building Class	A
Year Built	2007
Status	Active

Property Notes

Property Description

Premier office space on Corkscrew Road in Estero. Fantastic location between Rt-41 and I-75. Three separate office suites with 3,080 square feet each. May be combined for a maximum of 9,240 square feet. Each suite is professionally finished, right down to the window treatments. This is the perfect Estero location.

Location Description

Conveniently located midway between Rt-41 and I-75 on Corkscrew Road in Estero.



Property Details

Price	\$398,999.36
Building Size	2,777 SF
Price/SF	\$143.68 /SF
Property Type	Office
Property Sub-type	Medical Office
Additional Sub-types	Neighborhood Center
Property Use Type	Vacant/Owner-User
Commission Split	3%
No. Stories	1
Building Class	A
Property on Ground Lease?	Yes
Year Built	2005
Status	Active

Property Notes

Property Description

ESTERO PARK COMMONS, two contiguous units, #13 with 1,360 SF and #14-A with 1,417 SF, fronting on Corkscrew Road. May be purchased individually or combined to create 2,777 SF. Great location between US 41 & I-75 close to Coconut Point Mall, Miromar Outlet Mall, Florida Gulf Coast University and many upscale residential communities. Delivered as a grey shell. Zoned for medical, retail, and general office space.

Location Description

South side of Corkscrew Road East of US 41 and West of I-75



Property Details

Price	Price Not Disclosed
Building Size	24,000 SF
Property Type	Office
Property Sub-type	Medical Office
Property Use Type	Vacant/Owner-User
Building Class	A
Status	Active

Property Notes

Property Description

9921 and 9911 Corkscrew Road - Medical office buildings available for sale. Partially gray shell and partially built out and occupied. Great location with Corkscrew Road frontage and access from both Three Oaks Parkway and Corkscrew Road. Great visibility in one of Lee Counties hottest growth areas. Motivated Seller.....make an offer!!!

Location Description

Corkscrew Road frontage with access from both Three Oaks Parkway and Corkscrew Road. Great visibility in one of Lee Counties hottest growth areas.

Office Buildings

Active *For-Lease* Listings

Full Listing Descriptions

Properties for Lease

1 9921 Corkscrew Road, Estero, FL 33928



Property Details

Total Space Available	14,086 SF
Rental Rate	\$1.33 /SF/Mo
Min. Divisible	443 SF
Max. Contiguous	7,816 SF
Property Type	Office
Property Sub-type	Medical Office
Building Size	25,528 SF
Building Class	A
Year Built	2005
Build to Suit?	Yes
Lot Size	3.40 AC
Zoning Description	Office
Status	Active

Property Notes

Spaces

#	Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
1	6,270 SF	\$1.33 /SF/Mo	1,500 SF	6,270 SF	NNN	Now	Compare to \$20 psf, build custom state of the art medical space to fit your facility needs. 6200 sf Contiguous space. Design services available. Ample parking. Between US 41 and US 75. Total build-out required. Space in adjacent building avail.	
2	7,816 SF	\$1.33 /SF/Mo	443 SF	7,816 SF	NNN	Now	Compare to \$20 psf, build custom state of the art medical space to fit your facility needs. 7800 sf Contiguous space. Design services available. Ample parking. Between US 41 and US 75. Total build-out required. Space in adjacent building avail.	

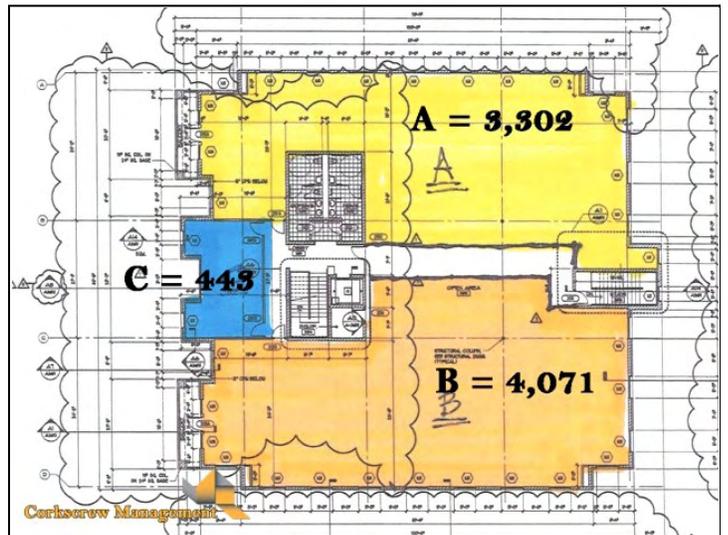
Property Description

Newer built medical office park; some completed space. Up to 6200 sq. ft. avail to be designed and built to user specs. 120 parking spaces avail for entire 2-building complex. Medical occupants in building 2. Royal palm entrance, door side parking.

Location Description

Great location near Lee Memorial expansion. Located on corner of Corkscrew and Three Oaks Parkway.

Photos



**Property Details**

Total Space Available	15,795 SF
Rental Rate	\$1.17 /SF/Mo
Min. Divisible	2,134 SF
Max. Contiguous	12,145 SF
Property Type	Office
Property Sub-type	Office Building
Building Size	24,290 SF
Building Class	B
Year Built	2006
Zoning Description	CPD - Lee County
Status	Active

Property Notes**Spaces**

#	Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
101	2,140 SF	\$1.17 /SF/Mo	2,140 SF	2,140 SF	NNN	Now	\$5.12 OpEx (2013)	
102	2,134 SF	\$1.17 /SF/Mo	2,134 SF	2,134 SF	NNN	Now	\$5.12 OpEx (2013)	
200	8,675 SF	\$1.17 /SF/Mo	8,675 SF	12,145 SF	NNN	Now	\$5.12 OpEx (2013)	
201	2,846 SF	\$1.17 /SF/Mo	2,846 SF	12,145 SF	NNN	Now	\$5.12 OpEx (2013)	

Property Description

Two-story 23,808 SF office building within Estero Park Commons, keyless entry, energy efficient and impact resistant glass.

Location Description

Located off Corkscrew Road between US 41 and Three Oaks Parkway. Quick and convenient access to Southwest Florida International Airport and a variety of shopping and dining.



Property Details

Total Space Available	6,460 SF
Rental Rate	\$1.17 /SF/Mo
Min. Divisible	6,460 SF
Max. Contiguous	10,404 SF
Property Type	Office
Property Sub-type	Office Building
Additional Sub-types	Medical Office
Building Size	1,404 SF
Building Class	A
Year Built	1996
Status	Active

Property Notes

Spaces

#	Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
B & C	6,460 SF	\$1.17 /SF/Mo	6,460 SF	10,404 SF	Modified Gross	Now	FULLY BUILT OUT MEDICAL OFFICE. Two entrances, with two separate waiting areas with restrooms, two receptionists counters, two separate checkout counters with one shared central moving file room and one employee lounge with two private restroom	

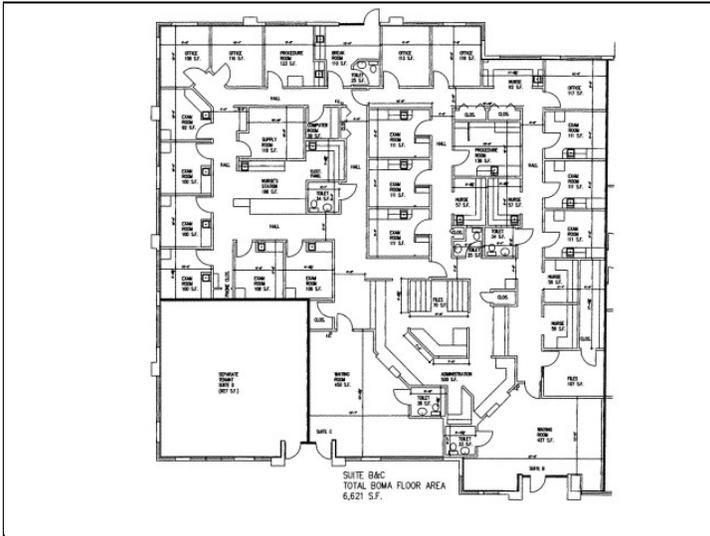
Property Description

FULLY BUILT OUT MEDICAL OFFICE. An additional adjacent 3,944 square feet suite available

Location Description

Frontage on South Tamiami Trail (US 41) and Breckinridge Drive. Estero. Within 1/4 mile of Estero Parkway, easy access to FGCU.

Photos





Property Details

Total Space Available	4,000 SF
Rental Rate	Negotiable
Min. Divisible	1,200 SF
Max. Contiguous	2,800 SF
Property Type	Office
Property Sub-type	Medical Office
Additional Sub-types	Neighborhood Center Retail (Other)
Building Size	78,784 SF
Status	Active

Property Notes

Spaces

#	Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
0314	2,800 SF		2,800 SF	2,800 SF		Now		
0114	1,200 SF		1,200 SF	1,200 SF				

Property Description

-

Location Description

-



Property Details

Total Space Available	2,438 SF
Rental Rate	\$1.42 /SF/Mo
Min. Divisible	2,438 SF
Max. Contiguous	2,438 SF
Property Type	Office
Property Sub-type	Office Building
Building Size	10,953 SF
Building Class	A
Year Built	2005
Zoning Description	General Office
Status	Active

Property Notes

Spaces

#	Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Units 3 & 4	2,438 SF	\$1.42 /SF/Mo	2,438 SF	2,438 SF	Modified Gross	Now	Upscale Office Space	

Property Description

Beautifully decorated, upscale office space, fully built-out with high end finishes! Available for lease, this office is move in ready and will impress your most discerning clients. Office space includes entry foyer with reception office, 2 large private offices, bullpen area with 8 work stations, large glass enclosed conference room, separate storage and server rooms, kitchen and two bathrooms.

Location Description

High visibility on the south side of Corkscrew Road. Quick access to Rt-41 and I-75 in the heart of Estero.

Photos







Property Details

Total Space Available	1,902 SF
Rental Rate	\$1.74 - 2.65 /SF/Mo
Min. Divisible	754 SF
Max. Contiguous	1,148 SF
Property Type	Office
Property Sub-type	Office Building
Building Size	30,617 SF
Building Class	A
Year Built	2006
Lot Size	500 AC
Zoning Description	DRI
Status	Active

Property Notes

Spaces

#	Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
229	754 SF	\$2.65 /SF/Mo	754 SF	754 SF		Now	See attached floor plan	
T 237/238	1,148 SF	\$1.74 /SF/Mo				Now		

Property Description

The Offices at Coconut Point is an ideal location for businesses eager to be in the heart of a dynamic, 500 acre mixed use destination community that has it all - commercial office space, 1.2 MIL SF of retail space, residential living, a movie theater and a multitude of restaurants. For business looking for distinctive luxury office space, the search ends at Coconut Point.

Location Description

The Offices at Coconut Point are located along Fashion Drive on the 2nd floor above the retail shops.

Photos





Property Details

Total Space Available	3,640 SF
Rental Rate	Negotiable
Min. Divisible	1,400 SF
Max. Contiguous	2,240 SF
Property Type	Office
Property Sub-type	Medical Office
Additional Sub-types	Neighborhood Center Retail (Other)
Building Size	82,011 SF
Status	Active

Property Notes

Spaces

#	Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
400	1,400 SF		1,400 SF	1,400 SF				
130	2,240 SF		2,240 SF	2,240 SF				



Property Details

Total Space Available	2,478 SF
Rental Rate	\$0.83 - 0.92 /SF/Mo
Min. Divisible	1,239 SF
Max. Contiguous	1,239 SF
Property Type	Office
Property Sub-type	Office Building
Building Size	2,478 SF
Building Class	C
Status	Active

Property Notes

Spaces

#	Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	1,239 SF	\$0.92 /SF/Mo	1,239 SF		Modified Gross	Now	1,239 SFT Retail/Office space on ground floor, Gross Lease.	
Space 2	1,239 SF	\$0.83 /SF/Mo	1,239 SF		Modified Gross	Now	1,239 SFT Office space on second floor, Gross Lease.	

Property Description

Two 1,239 SFT Office spaces at f=ground and second floor, at \$10-11 PSF Gross.

Location Description

West of I-75 on Alico Rd.



Property Details

Total Space Available	12,000 SF
Rental Rate	\$0.92 /SF/Mo
Min. Divisible	6,000 SF
Max. Contiguous	18,000 SF
Property Type	Office
Property Sub-type	Office Building
Additional Sub-types	Medical Office
Building Size	18,000 SF
Building Class	A
Lot Size	11 AC
Status	Active

Property Notes

Spaces

#	Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
2	6,000 SF	\$0.92 /SF/Mo	6,000 SF	18,000 SF	NNN	Now		
3	6,000 SF	\$0.92 /SF/Mo	6,000 SF	18,000 SF	NNN	Now		

Property Description

Class A office on Corkscrew Road with visibility, building signage possible. Building includes a training room, multiple kitchens, workout room, and several other amenities. Second and third floors, each 6000sf, available.

Location Description

At the entrance to the Estero Community Park on Corkscrew Road this building is located in the Corkscrew Palms office park and has parking equivalent to 7 spaces per 1000sf. Medical is an approved zoning as well.



Property Details

Total Space Available	12,660 SF
Rental Rate	\$1.21 - 1.46 /SF/Mo
Min. Divisible	500 SF
Max. Contiguous	6,500 SF
Property Type	Office
Property Sub-type	Office Building
Building Size	19,490 SF
Building Class	A
Year Built	2007
Zoning Description	Commercial Office
Status	Active

Property Notes

Spaces

#	Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 101	3,080 SF	\$1.21 /SF/Mo	3,080 SF	6,160 SF	Modified Gross	Now	This office suite contains 11 individual offices, large conference room, reception area, two bathrooms (1 with shower) kitchen and storage room. May be combined with suite 102 for a total of 6,160 square feet.	
Space 102	3,080 SF	\$1.21 /SF/Mo	3,080 SF	6,160 SF	Modified Gross	Now	This office suite contains 11 individual offices, a full kitchen with large break area, reception area, bathroom and storage room. May be combined with suite 101 for a total of 6,160 square feet.	
Space 3	6,500 SF	\$1.46 /SF/Mo	500 SF	6,500 SF	Modified Gross	Now	High end lease space available from 500 square foot executive suites to 6,500 square foot showroom and office space. Modified gross lease rates vary depending upon size of lease space.	

Property Description

Luxurious, upscale, professional office space that is certain to impress your clients! These two buildings front directly on Corkscrew Road with direct signage available. Lease space available from 500 square foot executive suites to 6,500 square foot showroom and office suites. These impressive building are perfect for any high end professional service, call center, or show room. In a fantastic Estero location.

Location Description

Conveniently located midway between Rt-41 and I-75 on Corkscrew Road in Estero.

Photos







Property Details

Total Space Available	1,455 SF
Rental Rate	\$1.25 /SF/Mo
Min. Divisible	1,455 SF
Max. Contiguous	1,455 SF
Property Type	Office
Property Sub-type	Office Building
Building Size	12,900 SF
Building Class	A
Lot Size	11 AC
Status	Active

Property Notes

Spaces

#	Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
203	1,455 SF	\$1.25 /SF/Mo	1,455 SF	1,455 SF		Now		Yes

Property Description

\$15 MODIFIED GROSS LEASE RATE (Tenant pays their own electric).Class A office space with Tenant Sign-Board on the first floor. Offered for lease or sale. Last space available!!

Location Description

On Corkscrew Road between Three Oaks Parkway and US41 in the Corkscrew Palms Office Park.



Property Details

Total Space Available	12,648 SF
Rental Rate	\$0.96 - 1.21 /SF/Mo
Min. Divisible	700 SF
Max. Contiguous	2,002 SF
Property Type	Retail
Property Sub-type	Neighborhood Center
Gross Leasable Area	21,311 SF
Year Built	2011
NNN Expenses	2.50
Anchor Tenants	CENTURY 21 METRO PCS FIRST AID COMPUTER
Lot Size	3.60 AC
Traffic Count	42,000
Cross Streets	Estero Parkway
Zoning Description	Community Planned Development
Status	Active

Property Notes

Spaces

#	Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
101	700 SF	\$0.96 /SF/Mo	700 SF	700 SF	NNN	Now	Quite corner unit for medical or consulting practices * equipped with central air, drop down ceilings, ADA compliant restroom, wide glass displays, 2 phase circuit panel ** 2 months rent abatement **	
102	750 SF	\$1 /SF/Mo	750 SF	750 SF	NNN	Now	Quite space for medical or consulting practices * equipped with central air, drop down ceilings, ADA compliant restroom, wide glass displays, 2 phase circuit panel ** 2 months rent abatement **	
103	765 SF	\$1 /SF/Mo	750 SF	750 SF	NNN	Now	Quite space for medical or consulting practices * equipped with central air, drop down ceilings, ADA compliant restroom, wide glass displays, 2 phase circuit panel ** 2 months rent abatement **	
104	800 SF	\$1.03 /SF/Mo	800 SF	800 SF	NNN	Now	Quite space for medical or consulting practices * equipped with central	

							air, drop down ceilings, ADA compliant restroom, wide glass displays, 2 phase circuit panel ** 2 months rent abatement **
105/106	2,002 SF		1,202 SF	2,002 SF	NNN	Now	Perfect size for cozy, upscale Asian, Italian, French or other international eatery. Separate gas, grease trap and water meter system. Sliding glass doors for convenient access to outdoor cafe. Already approved for COP alcohol consumption license
113	800 SF	\$1.06 /SF/Mo	800 SF	800 SF	NNN	Now	Quite corner unit for medical or consulting practices * Across from the proposed 24hr WalMart center * Equipped with central air, drop down ceilings, ADA compliant restrooms, wide storefront glass displays, rear access, 2phase circuit panel
201	731 SF	\$1.01 /SF/Mo	731 SF	731 SF	NNN	Now	Quite corner unit for medical or consulting practices * Across from the proposed 24hr WalMart center * Equipped with central air, drop down ceilings, ADA compliant restrooms, wide storefront glass displays, rear access, 2phase circuit panel
202	850 SF	\$1 /SF/Mo	850 SF	850 SF	NNN	Now	Equipped with central air, drop down ceilings, ADA compliant restrooms, wide storefront glass displays, rear access, 2phase circuit panel. Call 239.470.3198 or 239.245.8477 for details
203	850 SF	\$1 /SF/Mo	850 SF	850 SF	NNN	Now	Across from the proposed 24hr WalMart center * Equipped with central air, drop down ceilings, ADA compliant restrooms, wide storefront glass displays, rear access, 2phase circuit panel
204	850 SF	\$1.04 /SF/Mo	850 SF	850 SF	NNN	Now	Across from the proposed 24hr WalMart center * Equipped with central air, drop down ceilings, ADA compliant restrooms, wide storefront glass displays, rear access, 2phase circuit panel

205	850 SF	\$1.09 /SF/Mo	850 SF	850 SF	NNN	Now	Across from the proposed 24hr WalMart center * Equipped with central air, drop down ceilings, ADA compliant restrooms, wide storefront glass displays, rear access, 2phase circuit panel
206	900 SF	\$1.21 /SF/Mo	900 SF	1,800 SF	NNN	Now	Prime corner unit facing US 41 and proposed 24hr WalMart center * 4 months rent abatement to assist with build-out. Call 239.470.3198 or 239.245.8477 for details.
207	900 SF	\$1.21 /SF/Mo	900 SF	1,800 SF	NNN	Now	Prime corner unit facing US 41 and proposed 24hr WalMart center * 4 months rent abatement to assist with build-out. Call 239.470.3198 or 239.245.8477 for details.
210	900 SF	\$1.21 /SF/Mo	900 SF	900 SF	NNN	Now	Unit built for deli, take-out/eat-in grill establishment * equipped with natural gas and 750 gallon grease trap, ADA compliant restroom, drop-down ceiling, central air. Already approved for COP alcohol consumption license!

Property Description

** Directly across from proposed 24HR WalMart center (slated to start construction FALL 2013) ** **Great visibility to US 41 ** ** Premier mixed-used retail center with Mediterranean-style features. **\$3.50 CAM Rate+6% TAX** ** 700 - 2002 SQ FT**. Already approved for 2 COP alcohol consumption licenses Call 239.245.8477 or 239.470.3198 to schedule walk-through or detail leasing information

Location Description

Directly on U.S. 41 just north of Estero Parkway intersection. Directly across from the proposed 24-hour Super WalMart center!! *** Construction Start Date > FALL 2013 ***Click on link above to view latest Wal-Mart permitting process

Photos







Property Details

Total Space Available	3,944 SF
Rental Rate	\$1.01 /SF/Mo
Min. Divisible	3,944 SF
Max. Contiguous	10,404 SF
Property Type	Office
Property Sub-type	Office Building
Additional Sub-types	Medical Office
Building Size	8,086 SF
Building Class	A
Year Built	1996
Status	Active

Property Notes

Spaces

#	Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
A	3,944 SF	\$1.01 /SF/Mo	3,944 SF	10,404 SF	Modified Gross	Now	Professional Office, Reception with large open area for Receptionist, 7 Private Offices, 4 Meeting Rooms, Extra Large Conference Room, Employee Lounge, Work Room with cabinets, and Copy Room	

Property Description

Professional Office Complex. Consists of 2 Well Maintained and Landscaped Buildings. Pylon Signage Available

Location Description

Frontage on South Tamiami Trail (US 41) and Breckinridge Drive. Estero. Within 1/4 mile of Estero Parkway, easy access to FGCU. Great Location for Professional Office.

Photos





Property Details

Total Space Available	1,923 SF
Rental Rate	\$1.67 /SF/Mo
Min. Divisible	1,923 SF
Max. Contiguous	1,923 SF
Property Type	Office
Property Sub-type	Medical Office
Building Size	1,923 SF
Building Class	A
Year Built	2005
Status	Active

Property Notes

Spaces

#	Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	1,923 SF	\$1.67 /SF/Mo	1,923 SF	1,923 SF	NNN	Now		

Property Description

MEDICAL SPA! You will find high end, high quality touches throughout this 1,923 sq. ft. space; tile flooring, comfortable furnishings, and soft lighting all selected with the comfort and relaxation of the client in mind. Please do not enter the premises or disturb the tenant/employees. Showing by appointment only! . Also available for purchase. \$780,000 (\$405.62/sf - incl. selected furnishings & fixtures)

Location Description

Within Estero Park Commons on the south side of Corkscrew Rd. east of US 41 and west of Three Oaks Pkwy.

Photos





Property Details

Total Space Available	3,166 SF
Rental Rate	\$1.69 /SF/Mo
Min. Divisible	1,000 SF
Max. Contiguous	3,166 SF
Property Type	Office
Property Sub-type	Medical Office
Building Size	43,815 SF
Building Class	A
Year Built	2006
Lot Size	11.19 AC
Zoning Description	CPD
Status	Active

Property Notes

Spaces

#	Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Suite 205	3,166 SF	\$1.69 /SF/Mo	1,000 SF	3,166 SF	NNN	Now		Yes

Property Description

Sublease of built-out highly functional medical office space in the Estero Medical Center building just off of Corkscrew Road. Up to a total of 3,166 sq. ft. available for sublease: Tenant can leaseback a portion of the space if needed. Built in 2006. Major Anchor Tenant is Urgent Care. Directory of other medical uses in the building available. CAM is approximately \$ 7.68 per sq. ft.

Location Description

The Estero Medical Center is an exclusive medical office building located 1 mile West of I-75 on Corkscrew Road in Estero, FL.



Property Details

Total Space Available	6,460 SF
Rental Rate	\$1.17 /SF/Mo
Min. Divisible	6,460 SF
Max. Contiguous	10,404 SF
Property Type	Office
Property Sub-type	Office Building
Additional Sub-types	Medical Office
Building Size	8,086 SF
Building Class	A
Year Built	1996
Status	Active

Property Notes

Spaces

#	Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
B & C	6,460 SF	\$1.17 /SF/Mo	6,460 SF	10,404 SF	Modified Gross	Now	FULLY BUILT OUT MEDICAL OFFICE. There are two entrances, with two separate waiting areas with restrooms, two receptionists counters, two separate checkout counters with one shared central moving file room and one employee lounge with private restroom	

Property Description

FULLY BUILT OUT MEDICAL OFFICE. An additional adjacent 3,944 square feet suite available.

Location Description

Frontage on South Tamiami Trail (US 41) and Breckinridge Drive. Estero. Within 1/4 mile of Estero Parkway, easy access to FGCU.



Property Details

Total Space Available	1,244 SF
Rental Rate	\$0.83 /SF/Mo
Min. Divisible	1,244 SF
Max. Contiguous	1,244 SF
Property Type	Office
Property Sub-type	Office Building
Building Size	13,446 SF
Building Class	A
Status	Active

Property Notes

Spaces

#	Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
6	1,244 SF	\$0.83 /SF/Mo			NNN	Now		

Property Description

Office space available for lease in premier office park located directly off of Corkscrew Rd. Move in ready. Space has an open layout with partican walls currently in place. Partician walls can stay or be removed. Great visibility andd location with high traffic counts. Lease terms and rates are competitive and negotiable. Call today for more details or to set up a showing.

Location Description

Located midway between US 41 and I-75 on Corkscrew Rd. in Estero.



Property Details

Total Space Available	2,777 SF
Rental Rate	\$1 /SF/Mo
Min. Divisible	1,360 SF
Max. Contiguous	2,777 SF
Property Type	Office
Property Sub-type	Medical Office
Additional Sub-types	Community Center
Building Size	13,924 SF
Building Class	A
Year Built	2005
Build to Suit?	Yes
Zoning Description	Medical, Retail, General Office
Status	Active

Property Notes

Spaces

#	Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Space 1	2,777 SF	\$1 /SF/Mo	1,360 SF	2,777 SF	NNN	Now		

Property Description

ESTERO PARK COMMONS, two contiguous units, #13 with 1,360 SF and #14-A with 1,417 SF, fronting on Corkscrew Road. May be purchased/leased individually or combined to create 2,777 SF. Great location between US 41 & I-75 close to Coconut Point Mall, Miromar Outlet Mall, Florida Gulf Coast University and many upscale residential communities. Delivered as a grey shell. Zoned for medical, retail, and general office space.

Location Description

South side of Corkscrew Road East of US 41 and West of I-75



Property Details

Total Space Available	11,685 SF
Rental Rate	\$1 /SF/Mo
Min. Divisible	3,944 SF
Max. Contiguous	10,404 SF
Property Type	Office
Property Sub-type	Office Building
Additional Sub-types	Institutional/Governmental Medical Office Office-R&D
Building Size	8,086 SF
Building Class	A
Year Built	1996
Status	Active

Property Notes

Spaces

#	Space Avail.	Rental Rate	Min Divisible	Max Contiguous	Lease Type	Date Avail.	Description	Sublease
Suite A	3,944 SF	\$1 /SF/Mo	3,944 SF	10,404 SF	Modified Gross	Now	Professional Office, Reception with large open area for Receptionist, 7 Private Offices, 4 Meeting Rooms, Extra Large Conference Room, Employee Lounge, Work Room with cabinets, and Copy Room	
Breckenridge Bldg	7,741 SF	\$1 /SF/Mo	7,741 SF	7,741 SF	Modified Gross	Now	Corporate Headquarters - Large Reception with built in Reception desk, 17 Large Offices, 2 Executive Offices (300 sf each), 3 Admin Offices, Work Room, Copy Room IT Room, Employee Lounge, Restrooms w/showers, 2 Conference Rooms	

Property Description

2 Suites Available -PROFESSIONAL OFFICE - Reception with large open area for Receptionist, 7 Private Offices, 4 Meeting Rooms, Extra Large Conference Room, Employee Lounge, Work Room with cabinets, and Copy RoomCORPORATE HEADQUARTERS - Large Reception with built in Reception desk, 17 Large Offices, 2 Executive Offices (300 sf each), 3 Admin Offices, Work Room, Copy Room IT Room, Employee Lounge, Restrooms w/showers, 2 Conference Rooms

Location Description

Frontage on South Tamiami Trail (U.S. 41) and Breckenridge Dr. Estero. Within 1/4 mile of Estero Parkway, easy access to FGCU. Perfect location!!

Office Listing Flyers
As Available

FOR LEASE

CLASS "A" OFFICE SPACE

THE OFFICES AT COCONUT POINT

Fashion Drive • Estero, Florida



PREMISES:

- STE 229 - 754 sf
- STE 237/238 - 1,148 sf
- 2nd floor office suites with private balconies overlooking Fashion Drive.
- Private parking available.

LEASE RATE:

- **STE 229 - \$2,000/Mo./Gross**
- **STE 237/238 - \$2,000/Mo./Gross**

OCUPANCY:

Immediate

ZONING:

Professional Office

YEAR BUILT:

2006



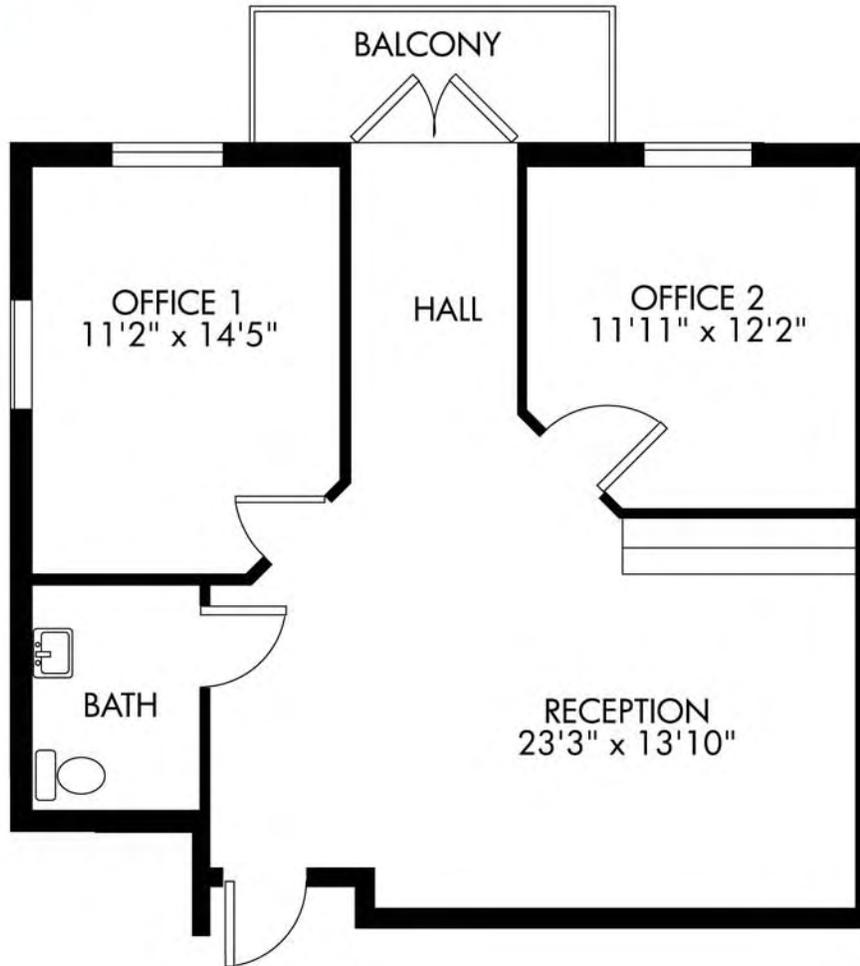
Andrew DeSalvo, MBA, ALC
Commercial Broker
AndrewD@premiermail.net
Matthew Stepan, CCIM
Commercial Sales Associate
MattS@premiermail.net

26811 South Bay Drive, Suite 130
Bonita Springs, FL 34134
239.992.1200
www.premcomm.com



All information is deemed accurate but not guaranteed. Prices & availability subject to change without notice.

**CORNER UNIT
NEXT TO ELEVATOR**



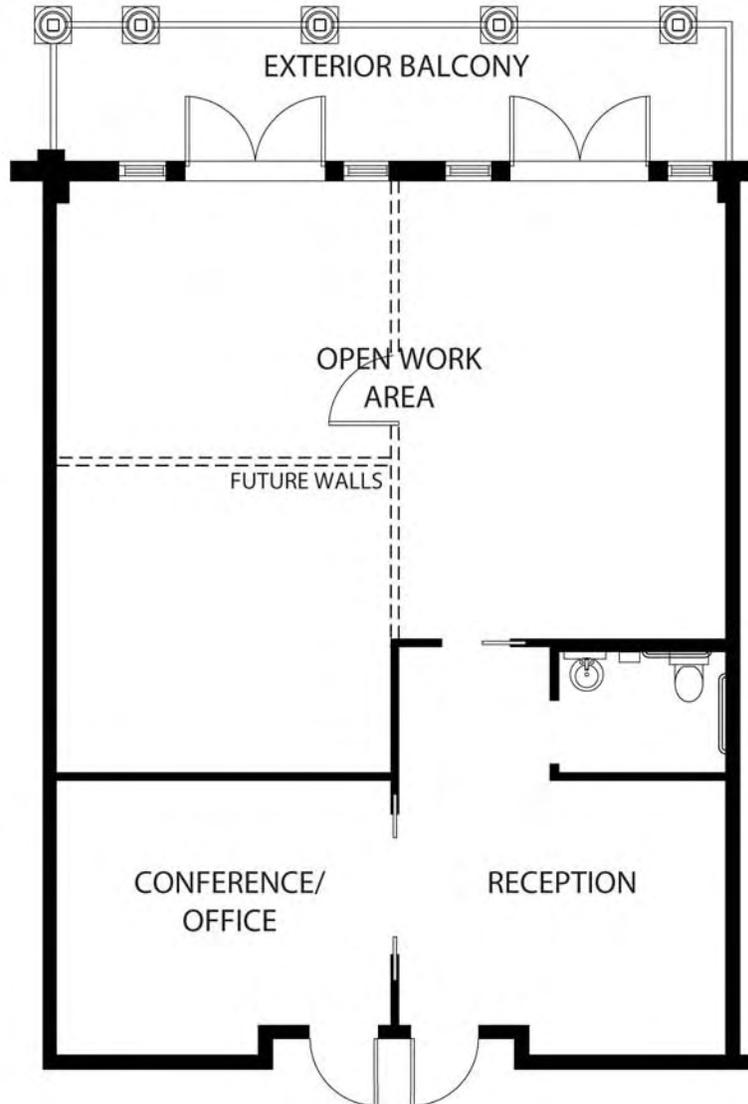
UNIT 229

754 SF

LEASE: **\$2,000/Mo./Gross**

Andrew DeSalvo, MBA, ALC
Commercial Broker
AndrewD@premiermail.net
Matthew Stepan, CCIM
Commercial Sales Associate
MattS@premiermail.net

26811 South Bay Drive, Suite 130
Bonita Springs, FL 34134
239.992.1200
www.premcomm.com



UNIT 237/238
1,148 SF
LEASE: **\$2,000/Mo./Gross**

Andrew DeSalvo, MBA, ALC
Commercial Broker
AndrewD@premiermail.net
Matthew Stepan, CCIM
Commercial Sales Associate
MattS@premiermail.net

26811 South Bay Drive, Suite 130
Bonita Springs, FL 34134
239.992.1200
www.premcomm.com

The Galleria of Estero

9351 Corkscrew Road &
21105 Design Parc Lane
Estero, FL 33928

Upscale Office Space
For Sale or Lease



Two upscale office buildings, fully built-out with high end finishes! Offered at a fraction of the original cost. Each building may be easily subdivided into three separate office suites. Available for sale or lease.

High visibility on the north side of Corkscrew Road. Quick access to Rt. 41 and I-75 in the heart of Estero. Close to Coconut Point Mall, Gulf Coast Town Center, Estero Community Park, FGCU, and many upscale communities.

Location: 1/2 mile east of Rt-41 on the north side of Corkscrew Road, 1 mile to I-75

Zoning: Commercial Office Space

Building 1: 10,251 square feet

Building 4: 9,238 square feet

Office Space: from 3,080 to 10,251 square feet

Price: From \$125 per square foot

Lease Rate: \$12.50 per square foot

CAM Rate: \$4.50 per square foot



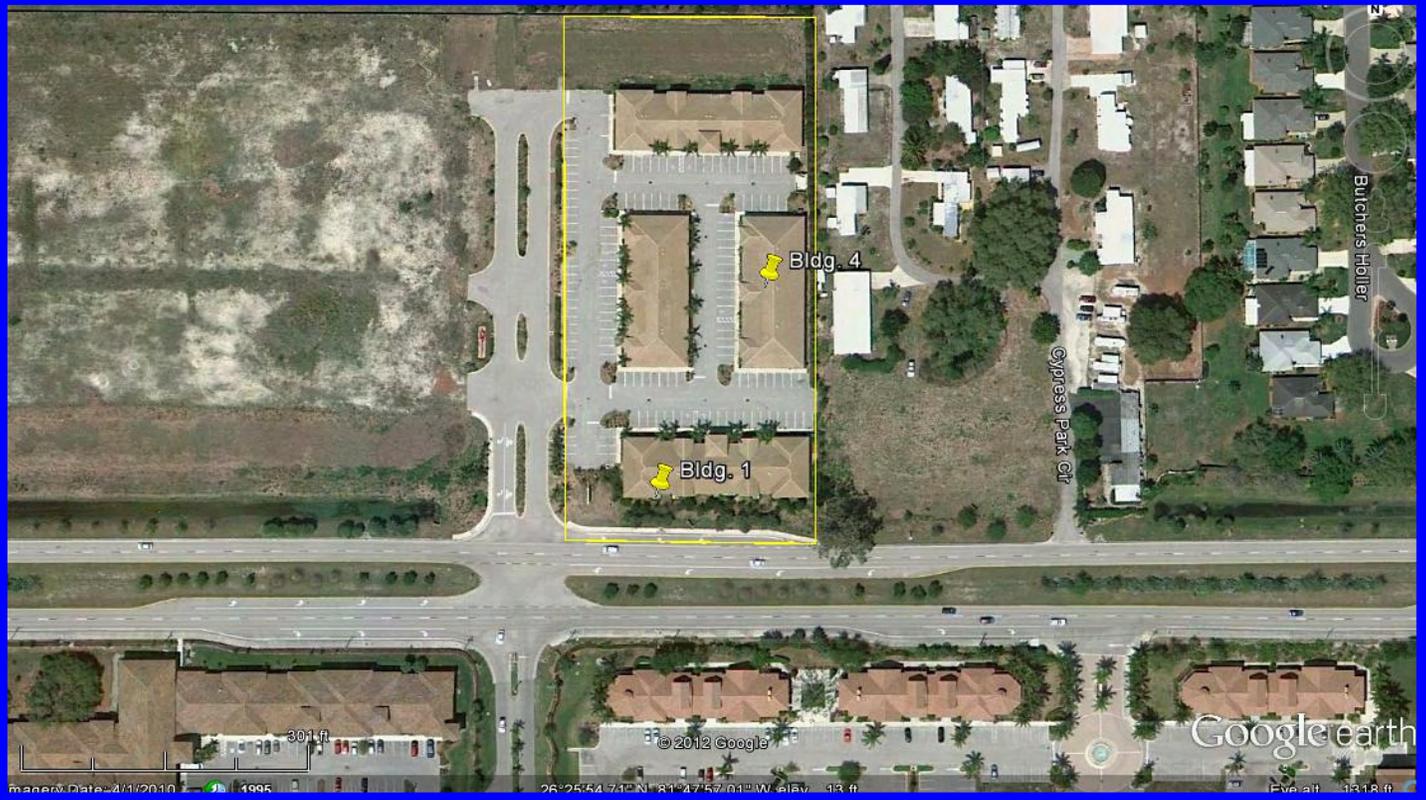
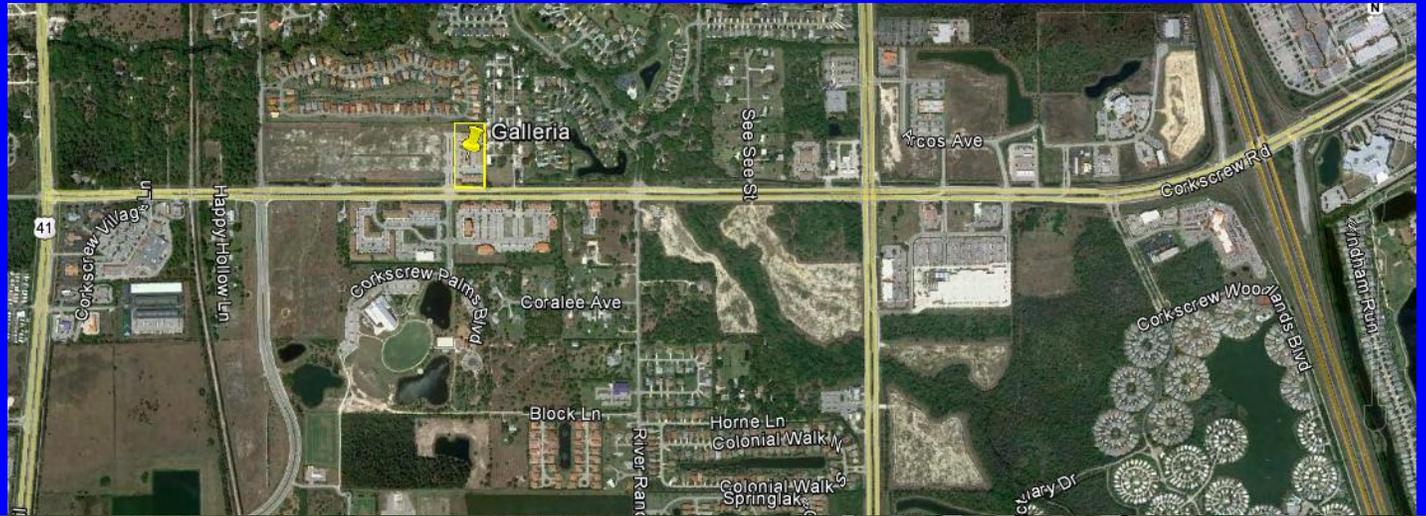
Sales, Leasing and
Property Management
www.SelectRE.net

Contact Information
Robert Muller
RMuller@SelectRE.net
239-565-2626 | 239-277-1515

The Galleria of Estero

9351 Corkscrew Road &
21105 Design Parc Lane
Estero, FL 33928

Upscale Office Space
For Sale or Lease



Conveniently located in the heart of Estero, Florida
On Corkscrew Road, halfway between Rt. 41 and I-75



Sales, Leasing and
Property Management
www.SelectRE.net

Contact Information
Robert Muller
RMuller@SelectRE.net
239-565-2626 | 239-277-1515

Section III

Estero

Land – Active *For-Sale* Listings – Comparison Report

Land– Active *For-Sale* Listings – Listing History Report

Land – Active *For-Sale* Listings – Full Listing Descriptions

Land Listing Flyers – As Available

Land
Active *For-Sale* Listings
Comparison Report

Properties for Sale

						
Address	20330 Grand Oaks Shoppes Blvd Estero, FL33928	US 41 and Williams Road Estero, FL33928	US-41 & Coconut Road Estero, FL33928	22961 LYDEN DR Estero, FL33928	8810 Commons Way Estero, FL33928	SW 1/4 AS DESC IN OR 4848 PG 1693 Estero, FL33928
Property Type	Land	Land	Land	Land	Land	Land
Property Subtype	Retail-Pad (land)	Commercial/Other (land)	Retail (land)	Retail (land)	Commercial/Other (land)	Retail-Pad (land)
Zoning			Vacant Commercial		CPD	Retail, Commercial
Building Size						
Year Built						
No. Stories						
Lot Size	1.41 AC	52.90 AC	3.37 AC	24 AC	0.94 AC	5.32 AC
APN / Parcel ID						
Asking Price	\$605,000		\$3,669,929.88	\$1,554,718 - 1,844,006	\$425,000	\$2,490,000
Price Per	\$429,078.02 /AC		\$1,089,000 /AC	\$22 /SF	\$452,127.66 /AC	\$468,045.10 /AC
Cap Rate						
Property Description	Retail Pad Site for fast food and many other retail uses.	Parcels range from 2.2 acres to 34.5 acres. Parcel sizes can be adjusted to accommodate purchaser's requirement. Call Listing Agent for pricing.	Last remaining outparcel available in front of Coconut Point Mall in Estero, FL, the premier shopping destination in all of SW Florida. 3.37 Acres...	Excellent US 41 (Tamiami Trail) frontage! 2 complete entrances to the property and a third awaiting construction. Of the three entrances, Coconut...	Near new Hertz Headquarters...Out investment in the fastest growing area of the Coconut Point Mall. Zoning allows everything from retail ...	\$10.68 psf, Corner of Three Oaks Parkway and Estero Parkway, 46,200 Sq Ft retail space has been approved for this site. Additional zoning suggest...
Location Description	Directly in front of a Publix grocery store, on the NE corner of Corkscrew and Ben Hill Griffin Road, in Estero Florida, (now known as 'DUNK CITY.') Adjacent to Perkins, around the corner from ...	Southeast corner of Williams Road and US 41 in Estero, Florida within the Coconut Point DRI.	Prime US-41 location with multiple access points. Located in front of Dillard's, at US-41 and Coconut Road.	Located in Estero, Florida, Coconut Trace offers a great central location in Southwest, Florida!	Corner of US 41 and Corkscrew Road. Located in the Corkscrew Village Shopping Center, next to Wendys and Blockbuster.	1 Mile North of Corkscrew Road on Three Oaks, Exit #123 on I-75 N. Traffic count and demographics available.
Notes						

						
Address	15230 Corkscrew Road Estero, FL 33928	Estero Parkway and Three Oaks Parkway Estero, FL 33928	South Tamiami Trail and Broadway Estero, FL 33928	Tamiami Trail Estero, FL 33928	10370 Corkscrew Commons Drive Estero, FL 33928	10370-10471 Corkscrew Commons Drive Estero, FL 33928
Property Type	Land	Land	Land	Land	Land	Land
Property Subtype	Commercial/Other (land)	Retail (land)	Commercial/Other (land)	Multifamily (land)	Commercial/Other (land)	Retail (land)
Zoning					Mixed Use	Mixed Use
Building Size						
Year Built						
No. Stories						
Lot Size	12.10 AC	5 AC	35.04 AC	6 AC	2.47 AC	11.04 AC
APN / Parcel ID						
Asking Price	\$1,695,000				\$860,000	\$750,103 - 1,212,224
Price Per	\$140,082.64 /AC				\$348,178.13 /AC	\$304,919.91 - 202,040.01 /AC
Cap Rate						
Property Description	Vacant commercial land with 1,320' of frontage on Corkscrew Rd. in Estero, FL. Near the intersection of Alico Rd. This property is presented by Pea...	Retail, Medical & Office CDP: Commercial Planned Development 5 acres Will build to suit	The Downtown Estero Development is a mixed-use project that will feature retail, restaurants and offices along with a residential and senior housin...	Site is located 4.9 miles from Florida Gulf Coast University. This site is also located near shopping, entertainment, and restuarants. Developer ...	Part of the 47+ acre Estero Interstate Commerce Park CPD. Fantastic I-75 and Corkscrew Road exposure. Seller will consider build to suit offers.	Part of the 47+ acre Estero Interstate Commerce Park CPD. Fantastic I-75 and Corkscrew Road exposure. Ready for retail, office and medical developm...
Location Description	Adjacent to the new developing residential community and in the area of Florida Gulf Cost University, Germain Arena, and Miramar Outlet Mall.	Cypress View is located on Estero Parkway, adjacent to Tuscan Park, a 36 acre- lifestyle center, approved for variety of retail and office space. Estero Parkway extends between US 41 and Ben Hill ...	The site is strategically located near the mid-point between Ft. Myers and Naples with easy access to US 41, I-75 and corkscrew Road as well as a direct flyover to Gulf Coast University via Estero ...	The site is strategically located near the mid-point between Ft. Myers and Naples with easy access to US 41, I-75 and corkscrew Road as well as a direct flyover to Gulf Coast University via Estero ...	Located at exit 123, intersection of I-75 and Corkscrew Road. Next to Embassy Suites, Tire Choice, Rib City, Applebee's, Shell, Goodwill, Sunoco and Estero Medical Center.	Located at exit 123, intersection of I-75 and Corkscrew Road. Next to Embassy Suites, Tire Choice, Rib City, Applebee's, Shell, Goodwill, Sunoco and Estero Medical Center.
Notes						

						
Address	Tamiami Trail N and Corscrew Road Estero, FL33928	8661 Corkscrew Road Estero, FL33928	Corkscrew Road and S. Tamiami Trail Estero, FL33928	South Tamiami Trail Estero, FL33928	22250-22290 S. Tamiami Trail Estero, FL33928	Corkscrew Road and Three Oaks Parkway Estero, FL33928
Property Type	Land	Land	Land	Land	Land	Land
Property Subtype	Retail (land)	Commercial/Other (land)	Residential (land)	Retail (land)	Commercial/Other (land)	Retail (land)
Zoning						
Building Size						
Year Built						
No. Stories						
Lot Size	88 AC	88 AC	45.50 AC	1.53 AC	10.16 AC	4.97 AC
APN / Parcel ID						
Asking Price	\$30,000,000	\$30,000,000	\$15,000,000		\$5,500,000	\$2,500,000
Price Per	\$340,909.09 /AC	\$340,909.09 /AC	\$329,670.33 /AC		\$541,338.59 /AC	\$503,018.13 /AC
Cap Rate						
Property Description	Major Hub area for Southwest Florida. Estero on the River is fully entitled for 300,000 sf of retail/office and up to 530 residential units. The...	+/-88 acres, mixed use development for sale. This project is fully entitled for 530 residential units and +/-300,000 sf of commercial uses with de...	Major Hub area for Southwest Florida. Estero on the River is fully entitled for up to 530 residential units. The Estero River runs along the pro...	Both outparcels have maximum visibility on South Tamiami Trail with high traffic counts. Developer is open to selling, joint venture, or build to ...	Shadow-anchored by the proposed Hertz World HQ (300,00 SF office, +700 jobs) and the existing 1,300,000 SF Coconut Point Mall with 885 feet of fron...	Highly Desirable HARD CORNER Out Parcels Entitled and ready to go. Out Parcels on one of the busiest roads in SW Florida just off of Interstate 7...
Location Description	Estero on the River is located in Lee County at the northeast corner of of US 41 (Tamiami Trail N) and Corkscrew Road. It is bounded by U.S. 41 (Tamiami Trail N) to the west, Corkscrew Road to the...	Estero on the River is located 1/4 mile north of the newly proposed corporate headquarters for the HERTZ CORPORATION. Hertz is planning to create 1000-1700 new jobs within the next five (5) years....	Estero on the River is located in Lee County at the northeast corner of of US 41 (Tamiami Trail N) and Corkscrew Road. It is bounded by U.S. 41 (Tamiami Trail N) to the west, Corkscrew Road to the...	The site is strategically located near the mid-point between Ft. Myers and Naples with easy access to US 41, I-75 and corkscrew Road as well as a direct flyover to Gulf Coast University via Estero ...	Located on the west side of US 41, just south of Williams Road, the site in the heart of the commercail center of Estero, FL. Transportation access in the market area is provided largely by US 41, ...	Just off of I-75 exit 123. Major road expansions have increased traffic. Newest major North/South corridor.
Notes						



Address	21751 Corkscrew Road Estero, FL 33928	8003 Sweetwater Ranch Blvd Estero, FL 33928
Property Type	Land	Land
Property Subtype	Industrial (land)	Retail (land)
Zoning		MPD - Mixed Use Development (Lee County)
Building Size		
Year Built		
No. Stories		
Lot Size	602 AC	85,753 SF
APN / Parcel ID		
Asking Price	\$15,000,000	\$750,000
Price Per	\$24,916.94 /AC	\$8.75 /SF
Cap Rate		
Property Description	The Corkscrew Road Mine is a 602± acre construction aggregate mine located in Southeast Lee County, Florida. This area of the state is known for on...	- US 41 frontage-Property is just north of Coconut Point, Simon Properties' 500-acre, master planned community that includes 90,000 square feet ...
Location Description	The subject property is located on the north side of Corkscrew Road approximately 12 miles east of I-75.	On the Southeast corner of South Tamiami Trail and Sweetwater Ranch Boulevard north of Coconut Point Mall in Estero, Florida
Notes		

Land

Active *For-Sale* Listings

Listing History Report

Properties for Sale

Change	Price	Price/Size	Cap Rate	Date	Address	SubType	Size
Price Changed	\$2,500,000	\$503,018.11/AC		7/26/2013	Corkscrew Road and Three Oaks Parkway		4.9
Set Active	\$5,500,000	\$541,338.58/AC		7/18/2013	22250-22290 S. Tamiami Trail		10.
Set In-Contract	\$5,500,000			7/18/2013	22250-22290 S. Tamiami Trail		
Set Active	\$5,500,000	\$541,338.58/AC		7/16/2013	22250-22290 S. Tamiami Trail		10.
Set In-Contract	\$5,500,000			7/16/2013	22250-22290 S. Tamiami Trail		
Set In-Contract	\$1,502,820	\$43,560/AC		6/10/2013	US 41 and Williams Road		34.
Set Active	\$171	\$3.88/AC		6/10/2013	US 41 and Williams Road		44.
New Lot	\$287,496	\$43,560/AC		6/10/2013	US 41 and Williams Road		6.6
New Lot	\$1,502,820	\$43,560/AC		6/10/2013	US 41 and Williams Road		34.
New Lot	\$418,176	\$43,560/AC		6/10/2013	US 41 and Williams Road		9.6
New Lot	\$95,832	\$43,560/AC		6/10/2013	US 41 and Williams Road		2.2
Set Off-Market	\$8,598,744	\$304,920/AC		6/10/2013	US 41 and Williams Road		28.
Set Off-Market	\$1,219,680	\$871,200/AC		6/10/2013	US 41 and Williams Road		1.4
Set Off-Market	\$1,019,304	\$784,080/AC		6/10/2013	US 41 and Williams Road		1.3
Set Off-Market	\$1,019,304	\$784,080/AC		6/10/2013	US 41 and Williams Road		1.3
Set Off-Market	\$1,219,680	\$871,200/AC		6/10/2013	US 41 and Williams Road		1.4
Set Off-Market	\$1,306,800	\$871,200/AC		6/10/2013	US 41 and Williams Road		1.5
Set Off-Market	\$1,176,120	\$784,080/AC		6/10/2013	US 41 and Williams Road		1.5
Set Off-Market	\$1,724,976	\$784,080/AC		6/10/2013	US 41 and Williams Road		2.2
Set Off-Market	\$1,254,528	\$696,960/AC		6/10/2013	US 41 and Williams Road		1.8
Set Off-Market	\$1,812,096	\$696,960/AC		6/10/2013	US 41 and Williams Road		2.6
Price Changed	\$425,000	\$452,127.66/AC		5/24/2013	8810 Commons Way		0.9
Set Off-Market	\$450,000	\$360,000/AC		5/7/2013	Corkscrew Road and Three Oaks Parkway		1.2
Set Off-Market	\$595,000	\$362,804.88/AC		5/7/2013	Corkscrew Road and Three Oaks Parkway		1.6
Set Off-Market	\$895,000	\$430,288.46/AC		5/7/2013	Corkscrew Road and Three Oaks Parkway		2.0
Price Changed	\$605,000	\$429,078.01/AC		5/6/2013	20330 Grand Oaks Shoppes Blvd		1.4
New Lot	\$3,669,930	\$1,089,000/AC		4/18/2013	US-41 & Coconut Road		3.3
New Listing	\$25			4/18/2013	US-41 & Coconut Road	Retail (land)	
New Lot	\$880,000	\$624,113.48/AC		3/26/2013	20330 Grand Oaks Shoppes Blvd		1.4
New Listing	\$880,000			3/26/2013	20330 Grand Oaks Shoppes Blvd	Retail-Pad (land)	
New Lot	\$860,000	\$348,178.14/AC		3/21/2013	10370 Corkscrew Commons Drive		2.4
New Listing	\$860,000			3/21/2013	10370 Corkscrew Commons Drive	Commercial/Other (land)	
New Lot	\$750,103.20	\$304,920/AC		3/20/2013	10370-10471 Corkscrew Commons Drive		2.4
New Lot	\$1,082,030.40	\$392,040/AC		3/20/2013	10370-10471 Corkscrew Commons Drive		2.7
New Lot	\$1,313,334	\$392,040/AC		3/20/2013	10370-10471 Corkscrew Commons Drive		3.3

New Lot	\$859,669.67	\$348,044.40/AC	3/20/2013	10370-10471 Corkscrew Commons Drive		2.4
New Listing	\$32.99	\$2.99/SF	3/20/2013	10370-10471 Corkscrew Commons Drive	Retail (land)	11.
Set Active	\$450,000		3/7/2013	8810 Commons Way		
Price Changed	\$750,000	\$380,710.66/AC	2/26/2013	8003 Sweetwater Ranch Blvd		1.9
Set Off-Market	\$450,000		11/21/2012	8810 Commons Way		
New Lot	\$15,000,000	\$24,916.94/AC	10/23/2012	21751 Corkscrew Road		602
New Listing	\$15,000,000		10/23/2012	21751 Corkscrew Road	Industrial (land)	
New Listing			9/26/2012	South Tamiami Trail and Broadway		
New Listing			9/26/2012	Tamiami Trail		
New Listing			9/26/2012	South Tamiami Trail		
Price Changed	\$30,000,000	\$340,909.09/AC	8/16/2012	Tamiami Trail N and Corscrew Road		88
Price Changed	\$30,000,000	\$340,909.09/AC	8/10/2012	8661 Corkscrew Road		88
Price Changed	\$2,490,000	\$468,045.11/AC	6/16/2012	SW 1/4 AS DESC IN OR 4848 PG 1693		5.3
New Lot	\$8,598,744	\$304,920/AC	5/21/2012	US 41 and Williams Road		28.
New Lot	\$1,219,680	\$871,200/AC	5/21/2012	US 41 and Williams Road		1.4
New Lot	\$1,019,304	\$784,080/AC	5/21/2012	US 41 and Williams Road		1.3
New Lot	\$1,019,304	\$784,080/AC	5/21/2012	US 41 and Williams Road		1.3
New Lot	\$1,219,680	\$871,200/AC	5/21/2012	US 41 and Williams Road		1.4
New Lot	\$1,306,800	\$871,200/AC	5/21/2012	US 41 and Williams Road		1.5
New Lot	\$1,176,120	\$784,080/AC	5/21/2012	US 41 and Williams Road		1.5
New Lot	\$1,724,976	\$784,080/AC	5/21/2012	US 41 and Williams Road		2.2
New Lot	\$1,254,528	\$696,960/AC	5/21/2012	US 41 and Williams Road		1.8
New Lot	\$1,812,096	\$696,960/AC	5/21/2012	US 41 and Williams Road		2.6
New Listing	\$171	\$3.88/AC	5/21/2012	US 41 and Williams Road	Commercial/Other (land)	44.
Price Changed	\$2,990,000	\$562,030.08/AC	5/8/2012	SW 1/4 AS DESC IN OR 4848 PG 1693		5.3
New Lot	\$900,000	\$456,852.79/AC	4/6/2012	8003 Sweetwater Ranch Blvd		1.9
New Listing	\$900,000		4/6/2012	8003 Sweetwater Ranch Blvd	Commercial/Other (land)	
Price Changed	\$28,000,000	\$318,181.82/AC	3/13/2012	8661 Corkscrew Road		88
Price Changed	\$15,000,000	\$329,670.33/AC	2/29/2012	Corkscrew Road and S. Tamiami Trail		45.
New Lot	\$5,500,000	\$541,338.58/AC	2/24/2012	22250-22290 S. Tamiami Trail		10.
New Listing	\$5,500,000		2/24/2012	22250-22290 S. Tamiami Trail	Commercial/Other (land)	
New Lot	\$24,000,000	\$272,727.27/AC	2/14/2012	8661 Corkscrew Road		88
New Listing	\$24,000,000		2/14/2012	8661 Corkscrew Road	Commercial/Other (land)	
Price Changed	\$12,499,000	\$274,703.30/AC	1/30/2012	Corkscrew Road and S. Tamiami Trail		45.
Price Changed	\$1,550,000	\$311,871.23/AC	12/8/2011	Corkscrew Road and Three Oaks Parkway		4.9
Price Changed	\$450,000	\$360,000/AC	12/8/2011	Corkscrew Road and Three Oaks Parkway		1.2
Price Changed	\$595,000	\$362,804.88/AC	12/8/2011	Corkscrew Road and Three Oaks Parkway		1.6
Price Changed	\$895,000	\$430,288.46/AC	12/8/2011	Corkscrew Road and Three Oaks Parkway		2.0
Price Changed	\$3,250,000	\$610,902.26/AC	11/5/2011	SW 1/4 AS DESC IN OR 4848 PG 1693		5.3
Price Changed	\$400,000	\$425,531.91/AC	9/8/2011	8810 Commons Way		0.9
New Lot	\$450,000	\$478,723.40/AC	9/8/2011	8810 Commons Way		0.9

New Listing	\$450,000		9/8/2011	8810 Commons Way	Commercial/Other (land)	
New Lot	\$14,000,000	\$307,692.31/AC	6/8/2011	Corkscrew Road and S. Tamiami Trail		45.
New Listing	\$14,000,000		6/8/2011	Corkscrew Road and S. Tamiami Trail	Residential (land)	
Price Changed	\$1,554,718	\$22/SF	12/22/2010	22961 LYDEN DR		70,
Price Changed	\$1,841,906	\$22/SF	12/22/2010	22961 LYDEN DR		83,
Price Changed	\$3,750,000	\$704,887.22/AC	11/26/2010	SW 1/4 AS DESC IN OR 4848 PG 1693		5.3
Price Changed	\$4,000,000	\$751,879.70/AC	10/11/2010	SW 1/4 AS DESC IN OR 4848 PG 1693		5.3
New Lot	\$2,613,600	\$522,720/AC	9/14/2010	Estero Parkway and Three Oaks Parkway		5 A
New Listing	\$12		9/14/2010	Estero Parkway and Three Oaks Parkway	Retail (land)	
Price Changed	\$28,500,000	\$323,863.64/AC	6/15/2010	Tamiami Trail N and Corscrew Road		88
Price Changed	\$1,908,063	\$27/SF	3/11/2010	22961 LYDEN DR		70,
Price Changed	\$2,260,521	\$27/SF	3/11/2010	22961 LYDEN DR		83,
New Lot	\$2,261,408	\$32/SF	3/11/2010	22961 LYDEN DR		70,
New Lot	\$2,679,136	\$32/SF	3/11/2010	22961 LYDEN DR		83,
Price Changed	\$4,999,000	\$939,661.65/AC	2/24/2010	SW 1/4 AS DESC IN OR 4848 PG 1693		5.3
Price Changed	\$5,330,001.60	\$1,001,880/AC	1/14/2010	SW 1/4 AS DESC IN OR 4848 PG 1693		5.3
New Lot	\$1,695,000	\$140,082.64/AC	10/22/2009	15230 Corkscrew Road		12.
New Listing	\$1,695,000		10/22/2009	15230 Corkscrew Road	Commercial/Other (land)	
New Lot	\$5,350,000	\$1,005,639.10/AC	9/16/2009	SW 1/4 AS DESC IN OR 4848 PG 1693		5.3
New Listing	\$5,350,000		9/16/2009	SW 1/4 AS DESC IN OR 4848 PG 1693	Retail (land)	
Price Changed	\$35,000,000	\$402,298.85/AC	7/15/2009	Tamiami Trail N and Corscrew Road		87
Price Changed	\$3,250,500	\$654,024.14/AC	5/18/2009	Corkscrew Road and Three Oaks Parkway		4.9
Price Changed	\$820,000	\$656,000/AC	5/18/2009	Corkscrew Road and Three Oaks Parkway		1.2
Price Changed	\$1,100,000	\$670,731.71/AC	5/18/2009	Corkscrew Road and Three Oaks Parkway		1.6
Price Changed	\$1,550,000	\$745,192.31/AC	5/18/2009	Corkscrew Road and Three Oaks Parkway		2.0
New Lot	\$3,849,833	\$774,614.29/AC	5/18/2009	Corkscrew Road and Three Oaks Parkway		4.9
New Lot	\$1,034,550	\$827,640/AC	5/18/2009	Corkscrew Road and Three Oaks Parkway		1.2
New Lot	\$1,357,330	\$827,640.24/AC	5/18/2009	Corkscrew Road and Three Oaks Parkway		1.6
New Lot	\$1,812,096	\$871,200/AC	5/18/2009	Corkscrew Road and Three Oaks Parkway		2.0
New Lot	\$39,073,320	\$435,600/AC	5/5/2009	Tamiami Trail N and Corscrew Road		89.
New Listing	\$39,073,320		5/5/2009	Tamiami Trail N and Corscrew Road	Commercial/Other (land)	
New Listing	\$64	\$2.67/AC	1/20/2009	22961 LYDEN DR	Office (land)	24
Set Active			12/22/2008	8810 Commons Way		
Set Off-Market			6/29/2008	8810 Commons Way		
New Listing	\$8,053,809	\$1,620,484.71/AC	3/31/2008	Corkscrew Road and Three Oaks Parkway	Retail (land)	4.9

Land

Active *For-Sale* Listings

Full Listing Descriptions

Properties for Sale

1 20330 Grand Oaks Shoppes Blvd, Estero, FL 33928



Property Details

Price	\$605,000
Lot Size	1.41 AC
Price/AC	\$429,078.02 /AC
Property Type	Land
Property Sub-type	Retail-Pad (land)
Features	Electricity/Power Irrigation Water Telephone Cable
Status	Active

Property Notes

Lots

#	Price	Size	Price/Size	Description
6	\$605,000	1.41 AC	\$429,078.02 /AC	

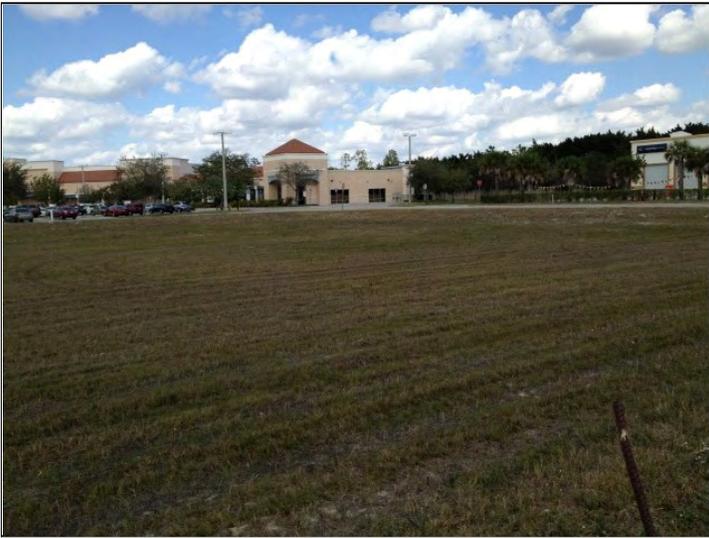
Property Description

Retail Pad Site for fast food and many other retail uses.

Location Description

Directly in front of a Publix grocery store, on the NE corner of Corkscrew and Ben Hill Griffin Road, in Estero Florida, (now known as 'DUNK CITY.!) Adjacent to Perkins, around the corner from McDonalds, accross an intersection from Miramar Outlets. Very close to Germain Arena. Less than four miles from Florida Gulf Coast University, FGCU.

Photos





Property Details

Price	Price Not Disclosed
Lot Size	2.20 - 34.50 AC
Total Lot Size	52.90 AC
Property Type	Land
Property Sub-type	Commercial/Other (land)
Additional Sub-types	Office (land) Residential (land) Retail (land)
Features	Electricity/Power Irrigation Water Telephone Cable
Status	Active

Property Notes

Lots

#	Price	Size	Price/Size	Description
1A		6.60 AC		
1B		34.50 AC		
1C		9.60 AC		
1D3		2.20 AC		

Property Description

Parcels range from 2.2 acres to 34.5 acres. Parcel sizes can be adjusted to accommodate purchaser's requirement. Call Listing Agent for pricing.

Location Description

Southeast corner of Williams Road and US 41 in Estero, Florida within the Coconut Point DRI.



Property Details

Price	\$3,669,929.88
Lot Size	3.37 AC
Price/AC	\$1,089,000 /AC
Property Type	Land
Property Sub-type	Retail (land)
Zoning Description	Vacant Commercial
Status	Active

Property Notes

Lots

#	Price	Size	Price/Size	Description
1	\$3,669,929.88	3.37 AC	\$1,089,000 /AC	

Property Description

Last remaining outparcel available in front of Coconut Point Mall in Estero, FL, the premier shopping destination in all of SW Florida. 3.37 Acres are available, utilities are brought to back of property. Zoning is vacant commercial - use restrictions apply.

Location Description

Prime US-41 location with multiple access points. Located in front of Dillard's, at US-41 and Coconut Road.



Property Details

Price	\$1,554,718 - 1,841,906
Lot Size	70,669 - 83,723 SF
Total Lot Size	24 AC
Price/SF	\$22 /SF
Property Type	Land
Property Sub-type	Retail (land)
Additional Sub-types	Office Building Restaurant Strip Center
Features	Electricity/Power - Florida Power and Light Water - Bonita Springs Utilities
Status	Active

Property Notes

Lots

#	Price	Size	Price/Size	Description
D of B	\$1,554,718	70,669 SF	\$22 /SF	Commercial Planned Development - Bank site potential!
C of B	\$1,841,906	83,723 SF	\$22 /SF	Commercial Planned Development

Property Description

Excellent US 41 (Tamiami Trail) frontage! 2 complete entrances to the property and a third awaiting construction. Of the three entrances, Coconut Trace shares a 4-way traffic light controlled intersection with Coconut Point's main intersection.

Location Description

Located in Estero, Florida, Coconut Trace offers a great central location in Southwest, Florida!



Property Details

Price	\$425,000
Lot Size	0.94 AC
Price/AC	\$452,127.66 /AC
Property Type	Land
Property Sub-type	Commercial/Other (land)
Additional Sub-types	Office Showroom Retail (land) Retail (Other)
Zoning Description	CPD
Features	Electricity/Power Water Telephone
Status	Active

Property Notes

Lots

#	Price	Size	Price/Size	Description
1	\$425,000	0.94 AC	\$452,127.66 /AC	

Property Description

Near new Hertz Headquarters....Outstanding investment in the fastest growing area of the Coconut Point Mall. Zoning allows everything from retail to Contractors.

Location Description

Corner of US 41 and Corkscrew Road. Located in the Corkscrew Village Shopping Center, next to Wendys and Blockbuster.

Photos





Property Details

Price	\$2,490,000
Lot Size	5.32 AC
Price/AC	\$468,045.10 /AC
Property Type	Land
Property Sub-type	Retail-Pad (land)
Additional Sub-types	Office (land) Retail (land) Commercial/Other (land)
Zoning Description	Retail, Commercial
Features	Electricity/Power Water Telephone Cable Gas/Propane
Status	Active

Property Notes

Lots

#	Price	Size	Price/Size	Description
0	\$2,490,000	5.32 AC	\$468,045.10 /AC	5.3 Acre Lot, partially cleared.

Property Description

\$10.68 psf, Corner of Three Oaks Parkway and Estero Parkway, 46,200 Sq Ft retail space has been approved for this site. Additional zoning suggestions, Medical Office, Bank, Restaurant, Potential Gas Station. Estero Parkway is the Flyover I-75 connecting Three Oaks and Ben Hill Griffin Parkways. Estero Parkway and US 41 now have stop lights, the construction of Super Wal Mart will begin on the NE Corner of US 41 and Estero Parkway, Widening of US 41 commenced Jan 2011, completion summer 2013. Corner parcel has over 1500 College Student Housing units current and future surrounding it. Centered between two Major Shopping Malls and near FGCU, International Design Center, Miromar Outlet Malls, Germaine Arena and many large High End housing developments and Golf Course Communities.:Miromar Lakes, Grandezza, Wildcat Run, Reserve @ Estero, Bella Lago and Stoneybrook. Zoning and LOMR information available. LOMR has removed flood to 1-100 yr flood. All water retention for site is S of the property located on 2 acres belonging to County.

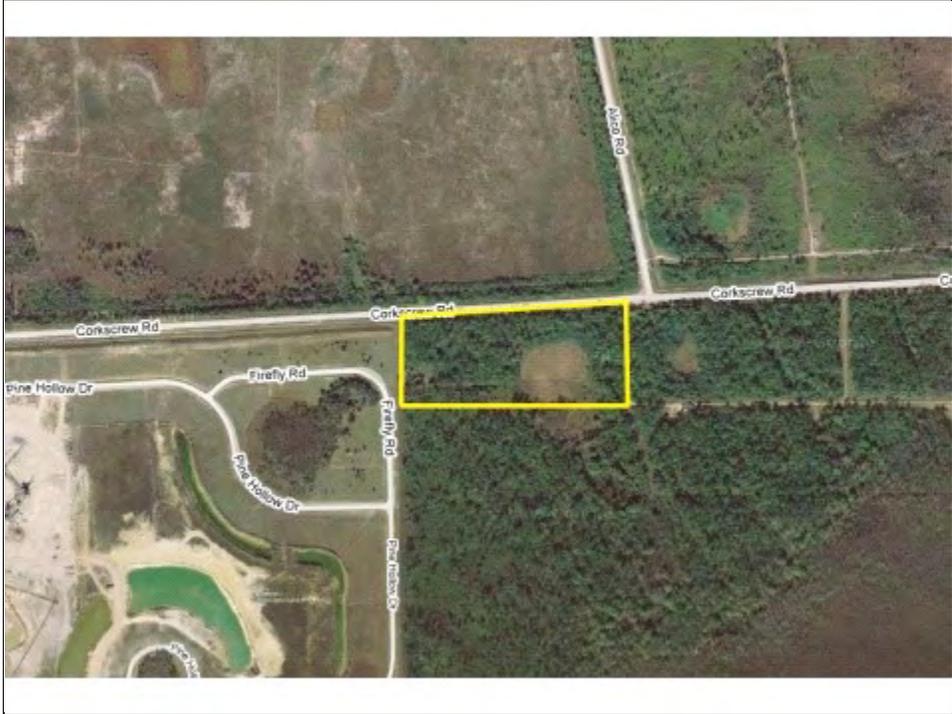
Location Description

1 Mile North of Corkscrew Road on Three Oaks, Exit #123 on I-75 N. Traffic count and demographics available.

Photos







Property Details

Price	\$1,695,000
Lot Size	12.10 AC
Price/AC	\$140,082.64 /AC
Property Type	Land
Property Sub-type	Commercial/Other (land)
Features	Electricity/Power Water Gas/Propane
Status	Active

Property Notes

Lots

#	Price	Size	Price/Size	Description
1	\$1,695,000	12.10 AC	\$140,082.64 /AC	

Property Description

Vacant commercial land with 1,320' of frontage on Corkscrew Rd. in Estero, FL. Near the intersection of Alico Rd. This property is presented by Peak Realty Partners, LLC, S.F. (Bud) Balsom, Broker. Call Bud at 239-213-0900 today!

Location Description

Adjacent to the new developing residential community and in the area of Florida Gulf Coast University, Germain Arena, and Miramar Outlet Mall.



Property Details

Price	Price Not Disclosed
Lot Size	5 AC
Property Type	Land
Property Sub-type	Retail (land)
Status	Active

Property Notes

Lots

#	Price	Size	Price/Size	Description
1		5 AC		

Property Description

Retail, Medical & Office CDP: Commercial Planned Development 5 acres Will build to suit

Location Description

Cypress View is located on Estero Parkway, adjacent to Tuscany Park, a 36 acre- lifestyle center, approved for variety of retail and office space. Estero Parkway extends between US 41 and Ben Hill Griffin Pkwy. The site is near many upscale neighborhoods including The Reserve Of Estero, Rookery Pointe, as well as student housing across the street; Coastal Village. Only a couple of miles away from the entrance to Florida Gulf Coast University and three national malls: Gulf Coast Town Center, Miromar Outlets and Coconut Point Mall.



Property Details

Price	Price Not Disclosed
Lot Size	35.04 AC
Property Type	Land
Property Sub-type	Commercial/Other (land)
Status	Active

Property Notes

Lots

#	Price	Size	Price/Size	Description
1		35.04 AC		

Property Description

The Downtown Estero Development is a mixed-use project that will feature retail, restaurants and offices along with a residential and senior housing component. Developer is open to selling, joint venture, or build to suit. Located in the center of the historic area of Estero, the Development will serve as the downtown center providing a personal sense of place and identity to the Community. An upscale, mixed use development that will provide a downtown urban environment to integrate residential living with commercial retail and office. Connect existing segments of the surrounding city fabric with additional pedestrian and vehicular connections to Broadway, Highlands and corkscrew Road via Sandy Lane. Mixed use development to include:- Retail/Outparcels- Commercial - Office Over Retail- Mixed-Use Residential Over Retail/Restaurants- Senior Living Facility - 90 to 160 Beds- Residential Living - 310 Units - 4 Stories- Clubhouse / Pool Amenity- Lake Features amenities with walkway paths- Pedstrian Civic Areas

Location Description

The site is strategically located near the mid-point between Ft. Myers and Naples with easy access to US 41, I-75 and corkscrew Road as well as a direct flyover to Gulf Coast University via Estero Parkway.



Property Details

Price	Price Not Disclosed
Lot Size	6 AC
Property Type	Land
Property Sub-type	Multifamily (land)
Status	Active

Property Notes

Lots

#	Price	Size	Price/Size	Description
1		6 AC		

Property Description

Site is located 4.9 miles from Florida Gulf Coast University. This site is also located near shopping, entertainment, and restaurants. Developer is open to selling, joint venture, or build to suit. The Downtown Estero Development is a mixed-use project that will feature retail, restaurants and offices along with a residential and senior housing component.

Location Description

The site is strategically located near the mid-point between Ft. Myers and Naples with easy access to US 41, I-75 and corkscrew Road as well as a direct flyover to Gulf Coast University via Estero Parkway.



Property Details

Price	\$860,000
Lot Size	2.47 AC
Price/AC	\$348,178.13 /AC
Property Type	Land
Property Sub-type	Commercial/Other (land)
Zoning Description	Mixed Use
Features	Electricity/Power Irrigation Water Telephone Cable Gas/Propane
Status	Active

Property Notes

Lots

#	Price	Size	Price/Size	Description
11	\$860,000	2.47 AC	\$348,178.13 /AC	Zoned for a 100 room hotel site. Lot is cleared improved and ready for development. Also zoned for retail, office and medical use.

Property Description

Part of the 47+ acre Estero Interstate Commerce Park CPD. Fantastic I-75 and Corkscrew Road exposure. Seller will consider build to suit offers.

Location Description

Located at exit 123, intersection of I-75 and Corkscrew Road. Next to Embassy Suites, Tire Choice, Rib City, Applebee's, Shell, Goodwill, Sunoco and Estero Medical Center.

Photos





Property Details

Price	\$750,103 - 1,313,334
Lot Size	2.46 - 3.35 AC
Total Lot Size	11.04 AC
Price/AC	\$304,919.91 - 392,040.01 /AC
Property Type	Land
Property Sub-type	Retail (land)
Zoning Description	Mixed Use
Features	Electricity/Power Irrigation Water Telephone Cable Gas/Propane
Status	Active

Property Notes

Lots

#	Price	Size	Price/Size	Description
2	\$750,103	2.46 AC	\$304,919.91 /AC	Lots 2, 3 & 4 are zoned for retail, office and medical use. These lots are cleared, improved and ready for development either separately or in bulk.
3	\$1,082,030	2.76 AC	\$392,039.86 /AC	Lots 2, 3 & 4 are zoned for retail, office and medical use. These lots are cleared, improved and ready for development either separately or in bulk.
4	\$1,313,334	3.35 AC	\$392,040.01 /AC	Lots 2, 3 & 4 are zoned for retail, office and medical use. These lots are cleared, improved and ready for development either separately or in bulk.
11	\$860,000	2.47 AC	\$348,178.13 /AC	Lot 11 is approved for a 100 room hotel. Also, for retail, office and medical use.

Property Description

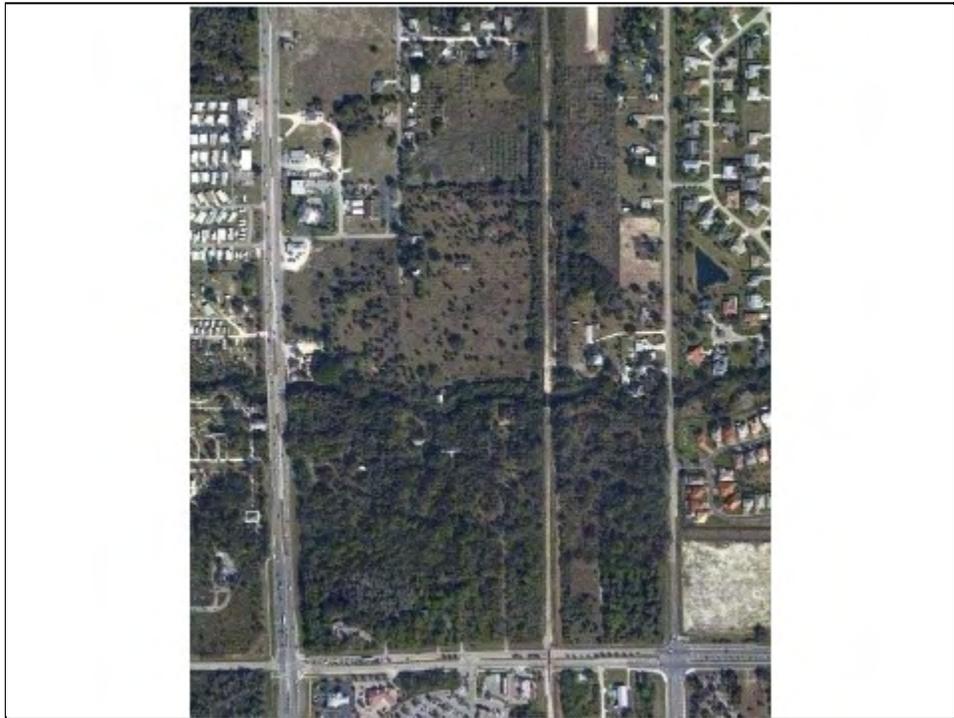
Part of the 47+ acre Estero Interstate Commerce Park CPD. Fantastic I-75 and Corkscrew Road exposure. Ready for retail, office and medical development. Also 100 room hotel site. Seller will consider build to suit offers.

Location Description

Located at exit 123, intersection of I-75 and Corkscrew Road. Next to Embassy Suites, Tire Choice, Rib City, Applebee's, Shell, Goodwill, Sunoco and Estero Medical Center.

Photos





Property Details

Price	\$30,000,000
Lot Size	88 AC
Price/AC	\$340,909.09 /AC
Property Type	Land
Property Sub-type	Retail (land)
Additional Sub-types	Multifamily (land) Office (land) Commercial/Other (land)
Features	Electricity/Power Irrigation Water Telephone Cable Gas/Propane
Status	Active

Property Notes

Lots

#	Price	Size	Price/Size	Description
1	\$30,000,000	88 AC	\$340,909.09 /AC	Prime Property in the heart of Southwest Florida. This is truely A Trophy Property.

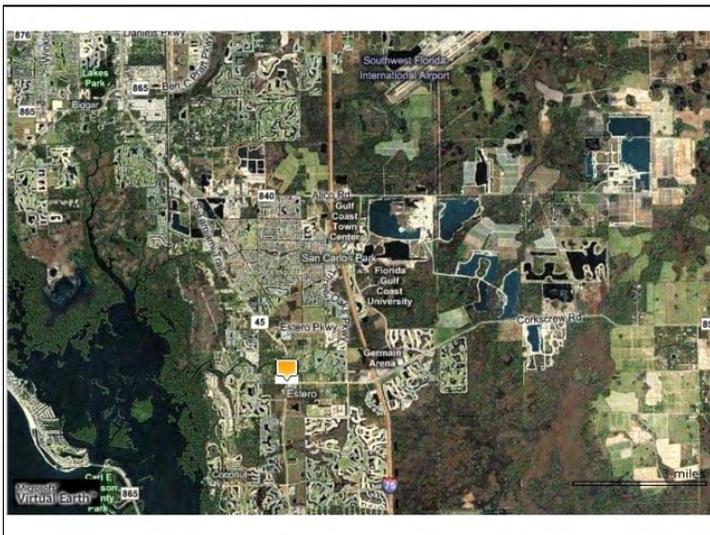
Property Description

Major Hub area for Southwest Florida. Estero on the River is fully entitled for 300,000 sf of retail/office and up to 530 residential units. The Estero River runs directly through the middle of the property and is surrounded by an abundance of foliage creating a natural and unique ambians. This property lends its self to a mix use site as a walkable and liviable village atmospher in the center of all the action in SW Florida. The land use designations are Urban Community and Outlying Suburban. 2050 ft of US 41 Frontage.

Location Description

Estero on the River is located in Lee County at the northeast corner of of US 41 (Tamiami Trail N) and Corkscrew Road. It is bounded by U.S. 41 (Tamiami Trail N) to the west, Corkscrew Road to the South, and Sandy Lane to the east.5 miles to Flordia Gulf Coast University, 2 miles to I-75, 16 miles to SWFI International Airport, 20 miles to either Downtown Naples or Ft Myers.

Photos





Property Details

Price	\$30,000,000
Lot Size	88 AC
Price/AC	\$340,909.09 /AC
Property Type	Land
Property Sub-type	Commercial/Other (land)
Features	Electricity/Power Irrigation Water Telephone Cable Gas/Propane
Status	Active

Property Notes

Lots

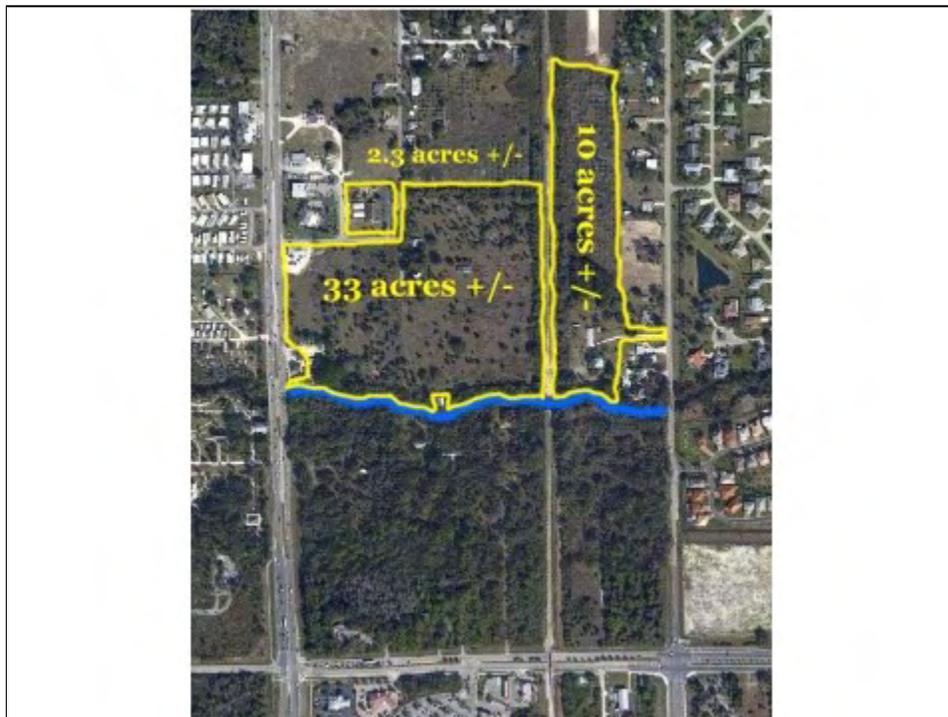
#	Price	Size	Price/Size	Description
1	\$30,000,000	88 AC	\$340,909.09 /AC	

Property Description

+/-88 acres, mixed use development for sale. This project is fully entitled for 530 residential units and +/-300,000 sf of commercial uses with density bonuses available. Seller will sell it all or break up the project into strategic parcels.

Location Description

Estero on the River is located 1/4 mile north of the newly proposed corporate headquarters for the HERTZ CORPORATION. Hertz is planning to create 1000-1700 new jobs within the next five (5) years. The NEC corner of US 41 and Corkscrew Road in Estero, FL. Minutes for Exit 123 interchange off I-75.



Property Details

Price	\$15,000,000
Lot Size	45.50 AC
Price/AC	\$329,670.33 /AC
Property Type	Land
Property Sub-type	Residential (land)
Additional Sub-types	Multifamily (land) Commercial/Other (land)
Features	Electricity/Power Irrigation Water Telephone Cable Gas/Propane
Status	Active

Property Notes

Lots

#	Price	Size	Price/Size	Description
1	\$15,000,000	45.50 AC	\$329,670.33 /AC	ENTITLED AND READY TO BE DEVELOPED UP TO 530 RESIDENTIAL UNITS

Property Description

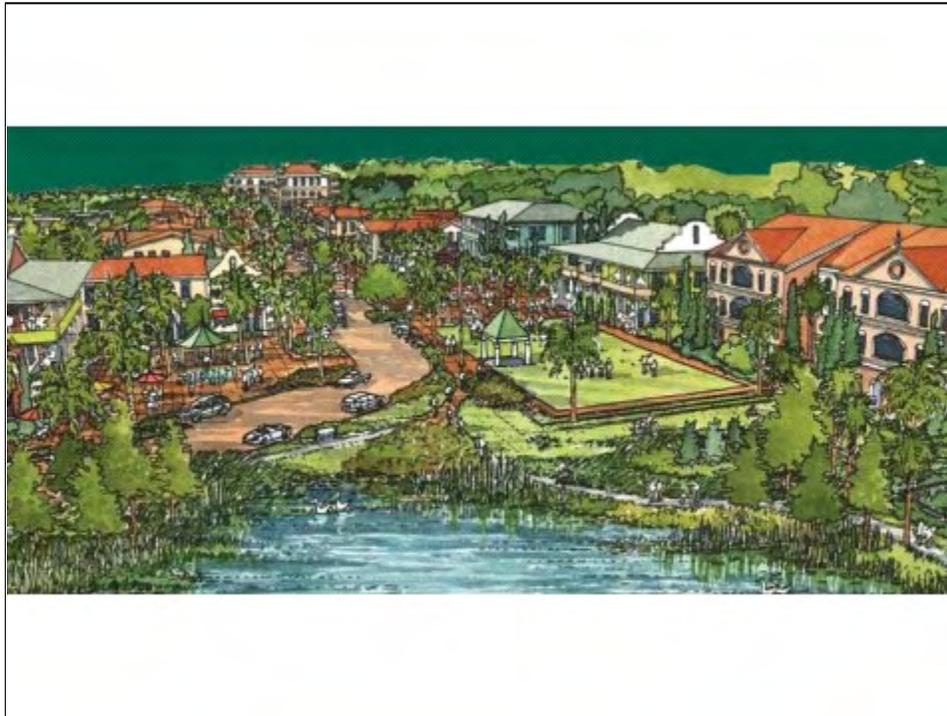
Major Hub area for Southwest Florida. Estero on the River is fully entitled for up to 530 residential units. The Estero River runs along the property and is surrounded by an abundance of foliage creating a natural and unique ambience. This property is in the center of all the action in SW Florida. Just minutes away from 3 Major shopping malls, 2 miles to I-75 and is on US 41 which makes it very convenient to Downtown Naples, Downtown Fort Myers, Cape Coral etc. Just a short commute to FGCU campus.

Location Description

Estero on the River is located in Lee County at the northeast corner of US 41 (Tamiami Trail N) and Corkscrew Road. It is bounded by U.S. 41 (Tamiami Trail N) to the west, Corkscrew Road to the South, and Sandy Lane to the east. 5 miles to Florida Gulf Coast University, 2 miles to I-75, 16 miles to SWFI International Airport, 20 miles to either Downtown Naples or Ft Myers.

Photos





Property Details

Price	Price Not Disclosed
Lot Size	1.53 AC
Property Type	Land
Property Sub-type	Retail (land)
Status	Active

Property Notes

Lots

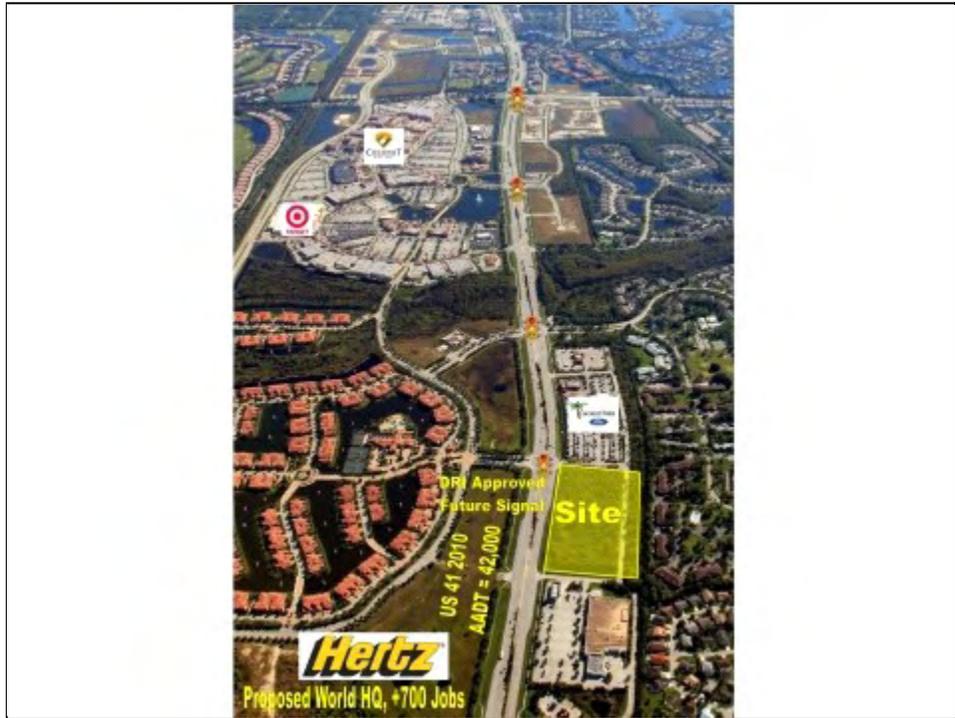
#	Price	Size	Price/Size	Description
1		1.53 AC		

Property Description

Both outparcels have maximum visibility on South Tamiami Trail with high traffic counts. Developer is open to selling, joint venture, or build to suit. The Downtown Estero Development is a mixed-use project that will feature retail, restaurants and offices along with a residential and senior housing component.

Location Description

The site is strategically located near the mid-point between Ft. Myers and Naples with easy access to US 41, I-75 and corkscrew Road as well as a direct flyover to Gulf Coast University via Estero Parkway.



Property Details

Price	\$5,500,000
Lot Size	10.16 AC
Price/AC	\$541,338.59 /AC
Property Type	Land
Property Sub-type	Commercial/Other (land)
Additional Sub-types	Office (land) Retail (land) Retail-Pad (land)
Features	Electricity/Power Water Telephone Cable
Status	Active

Property Notes

Lots

#	Price	Size	Price/Size	Description
1	\$5,500,000	10.16 AC	\$541,338.59 /AC	

Property Description

Shadow-anchored by the proposed Hertz World HQ (300,00 SF office, +700 jobs) and the existing 1,300,000 SF Coconut Point Mall with 885 feet of frontage and a full-access median cut on US 41, this Commercial PD property is extremely well suited for a variety of uses including hotel, retail, restaurant, financial and auto. With traffic counts over 42,000 trips per day, utilities in place, and a DRI-approved Traffic Signal scheduled to be installed at the property's southern boundary - this site enjoys a number of durable competitive advantages and is positioned for immediate development.

Location Description

Located on the west side of US 41, just south of Williams Road, the site in the heart of the commercail center of Estero, FL. Transportation access in the market area is provided largely by US 41, a primary arterial that connects the market area with Naples to the south and Fort Myers to the north, and is the principal north/south arterial in southwest Florida. Existing development within the subject market area consists primarily of national retail, restaurant and office uses along US 41 as well as quality residential development in the surrounding areas. Coconut Point Mall a 1.3M square foot lifestyle center is the primary commercial draw in the market, located just east of US 41, approximately 4/10 of a mile south of the subject property. With the mass of existing commercial development along this corridor, and the sustained residential density, the US 41/Coconut Point Mall location is the establi

Photos





Property Details

Price	\$2,500,000
Lot Size	4.97 AC
Price/AC	\$503,018.13 /AC
Property Type	Land
Property Sub-type	Retail (land)
Additional Sub-types	Office (land)
Features	Electricity/Power Irrigation Water Telephone Cable Gas/Propane
Status	Active

Property Notes

Lots

#	Price	Size	Price/Size	Description
Total	\$2,500,000	4.97 AC	\$503,018.13 /AC	utilities and infrastructure to each lot, all ingress and egress for master site completed. No on site water retention needed.

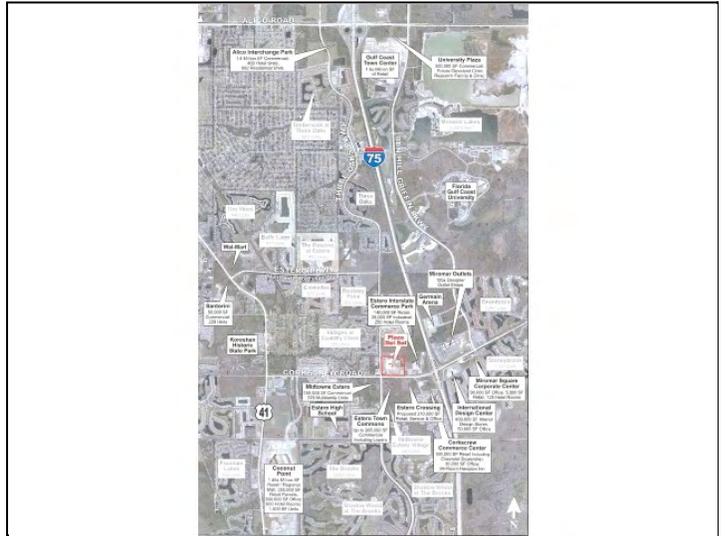
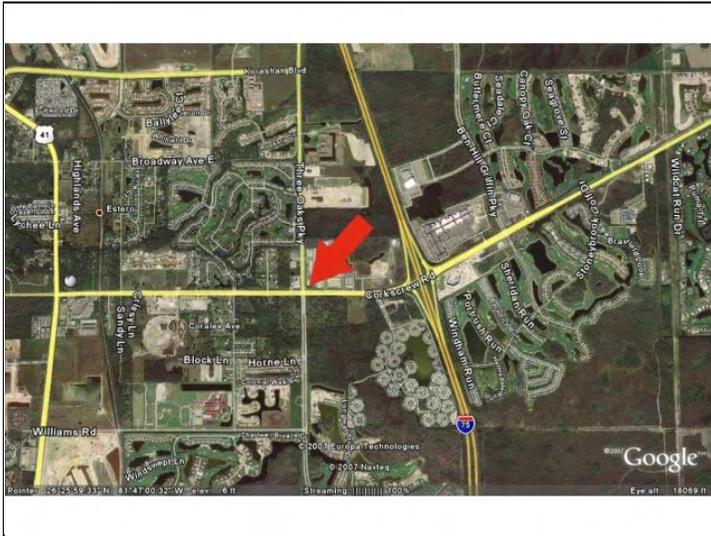
Property Description

Highly Desirable HARD CORNER Out Parcels Entitled and ready to go. Out Parcels on one of the busiest roads in SW Florida just off of Interstate 75. North East Corner of Corkscrew Rd and Three Oaks Parkway. Great visibility. More than 40,000 cars a day. Close to Germain Arena, Miramar Outlets, Florida Gulf Coast University, Coconut Point Town Center, and International Design Center.

Location Description

Just off of I-75 exit 123. Major road expansions have increased traffic. Newest major North/South corridor.

Photos





Property Details

Price	\$15,000,000
Lot Size	602 AC
Price/AC	\$24,916.94 /AC
Property Type	Land
Property Sub-type	Industrial (land)
Status	Active

Property Notes

Lots

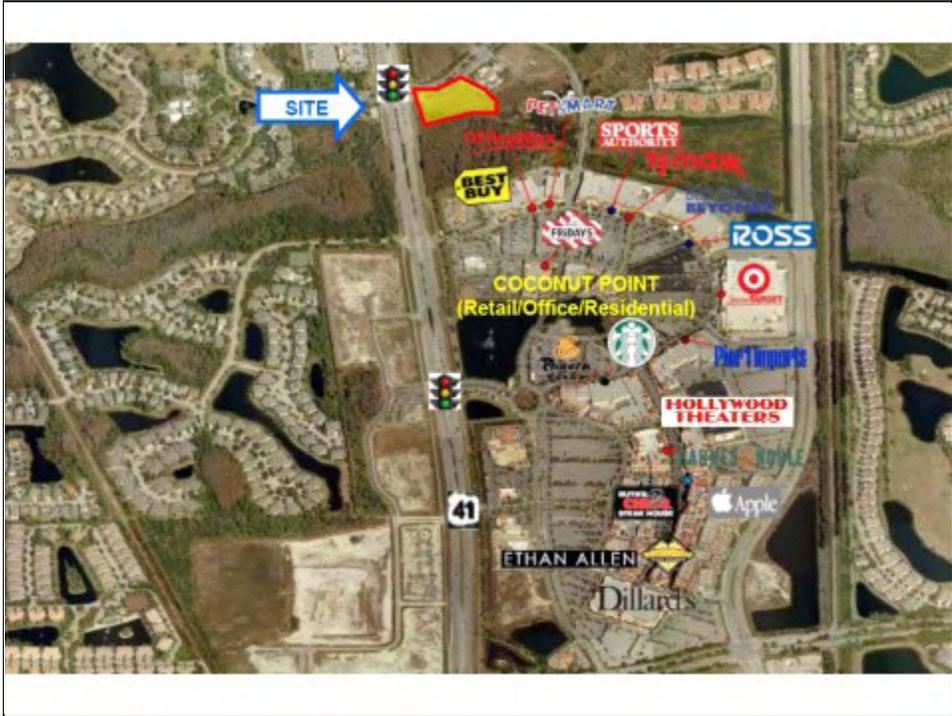
#	Price	Size	Price/Size	Description
1	\$15,000,000	602 AC	\$24,916.94 /AC	

Property Description

The Corkscrew Road Mine is a 602± acre construction aggregate mine located in Southeast Lee County, Florida. This area of the state is known for one of the more significant locations of construction grade aggregate materials.

Location Description

The subject property is located on the north side of Corkscrew Road approximately 12 miles east of I-75.



Property Details

Price	\$750,000
Lot Size	85,753 SF
Price/SF	\$8.75 /SF
Property Type	Land
Property Sub-type	Retail (land)
Zoning Description	MPD - Mixed Use Development (Lee County)
Status	Active

Property Notes

Lots

#	Price	Size	Price/Size	Description
1	\$750,000	85,753 SF	\$8.75 /SF	

Property Description

- US 41 frontage- Property is just north of Coconut Point, Simon Properties' 500-acre, master planned community that includes 90,000 square feet of office condominiums, residential units, approximately 1.2 million square feet of retail space, and a variety of great restaurants - all surrounding several acres of lakes with a boardwalk.- Subject site is in close proximity to Miromar Outlets, International Design Center, Germain Arena, Florida Gulf Coast University and Gulf Coast Town Center.

Location Description

On the Southeast corner of South Tamiami Trail and Sweetwater Ranch Boulevard north of Coconut Point Mall in Estero, Florida

Land Listing Flyers
As Available

DOWNTOWN ESTERO DEVELOPMENT



*Representing
Rockford
Development
Group:*

Lee & Associates | Naples-Ft. Myers
7950 Summerlin Lakes Drive, Ste 2
Fort Myers, FL 33907
www.lee-associates.com

Chuck Smith, CCIM
Senior Vice President
Direct 239.826.3337
csmith@ccim.net

Carlos Acosta
Senior Vice President
Direct 239.823.0115
cacosta@lee-associates.com

Joshlyn Steele
Associate
Direct 239.849.0861
jsteele@lee-associates.com

The information contained herein was obtained from sources believed reliable, however, Lee & Associates makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease or withdrawal without notice.

DOWNTOWN ESTERO DEVELOPMENT

- Located in the center of the historic area of Estero, the Development will serve as the downtown center providing a personal sense of place and identity to the Community.
- An upscale, mixed use development that will provide a downtown urban environment to integrate residential living with commercial retail and office.
- Easily accessible and highly visible from U.S. Highway 41 with full traffic openings directly to US 41 and cross access to adjacent developments.
- Connects existing segments of the surrounding city fabric with additional pedestrian and vehicular connections to Broadway, Highlands and Corkscrew Road via Sandy Lane.

2011 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Population	5,601	40,961	61,718
No. of Households (HH)	2,848	17,155	26,179
Median Age	62.8	45.7	48.5
Average HH Income	\$71,658	\$75,367	\$79,713
Median HH Income	\$47,886	\$55,120	\$55,756



PRIME LOCATION



The Downtown Estero Development is a mixed-use project that will feature retail, restaurants and offices along with a residential and senior housing component. The site is strategically located near the mid-point between Ft. Myers and Naples with easy access to US 41, I-75 and Corkscrew Road as well as a direct flyover to Gulf Coast University via Estero Parkway.

LOCATION KEY

- 1 Senior Living Facility - 90 To 160 Beds
- 2 Residential Living - 310 Units - 4 Stories
- 3 Commercial - Office Over Retail
- 4 Retail / Outparcels
- 5 Mixed-Use - Residential Over Retail / Restaurants
- 6 Parking Ramp
- 7 Clubhouse / Pool Amenity
- 8 Lake features amenities with walkway paths
- 9 Natural Preservation Areas Amenitized with Walkway Paths
- 10 Pedestrian Civic Areas



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COMMERCIAL / RESIDENTIAL PARCELS AT COCONUT POINT

available



- LOCATION:** Southeast corner of Williams Road and US 41 in Estero, Florida within the Coconut Point DRI
- PROPERTY:**
 - Tract 1A— 6.6 acres vacant residential / commercial / office land
 - Tract 1B— 34.5 acres vacant commercial land with outparcels (Pending Sale)
 - Tract 1C— 9.6 acres vacant commercial outparcels
 - Tract 1D3— 2.2 acres vacant commercial / office land
- ZONING:** MPD—Mixed Use Planned Development
- PRICE:** Call Listing Agent

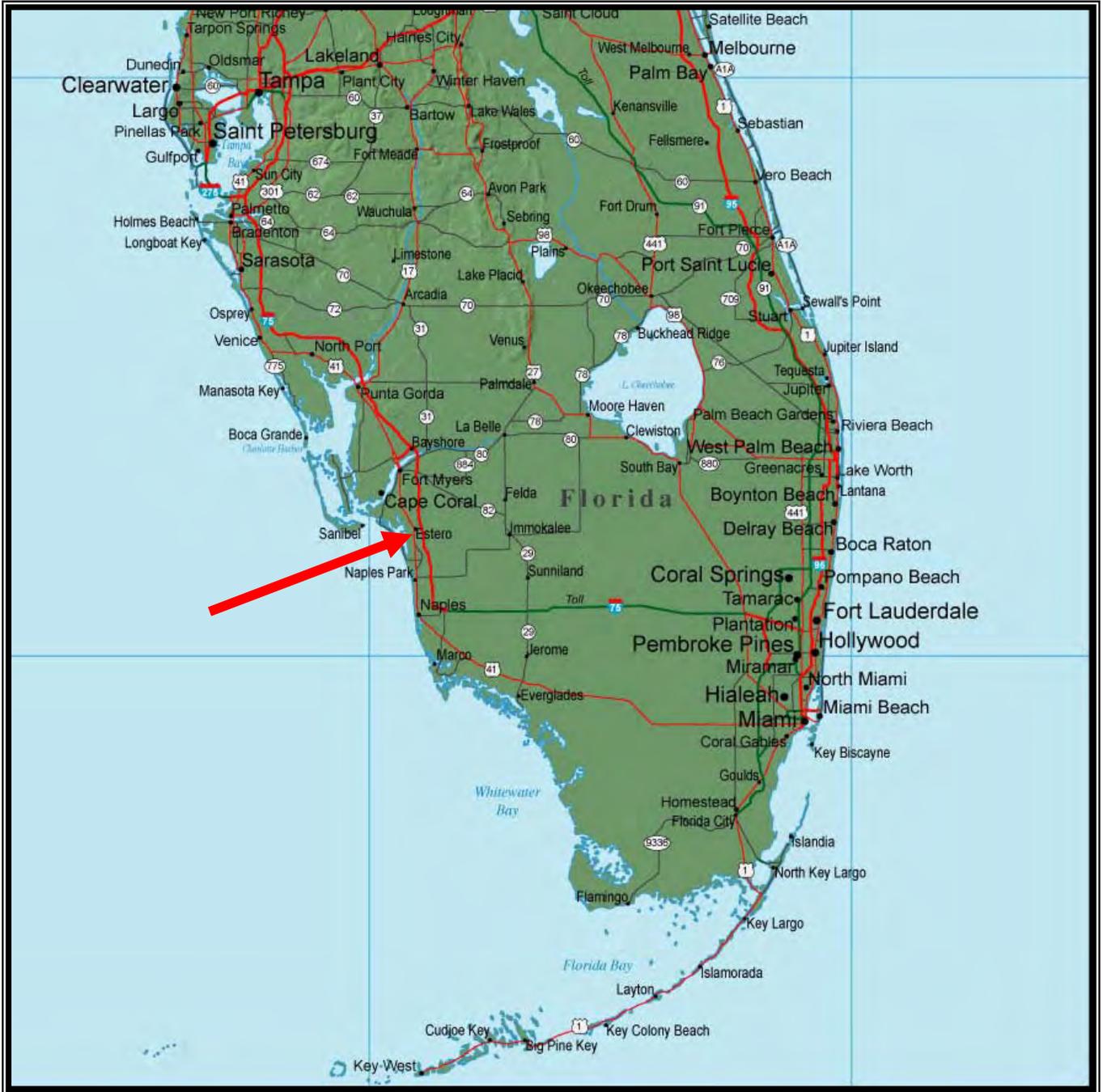
Contact:
Craig D. Timmins, CCIM
239-261-3400, ext. 161
craig@ipcnaples.com

Investment Properties Corporation of Naples
3838 Tamiami Trail North, Suite 402 Naples, Florida 34103-3586
Tel 239.261.3400 fax 239.261.7579 www.ipcnaples.com
Licensed Real Estate Broker
The statement and figures presented herein, while not guaranteed, are secured from sources we believe authoritative. Subject to prior sale, lease, withdrawal and price change without notice.



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COMMERCIAL / RESIDENTIAL PARCELS AT COCONUT POINT





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COMMERCIAL / RESIDENTIAL PARCELS AT COCONUT POINT

PROPERTY SUMMARY

Located on two miles of US 41 in Estero, Florida between Naples, Bonita Springs, and Ft. Myers, **Coconut Point** is a 482 acre master planned/mixed use community developed jointly by Oakbrook Properties and Simon Development Group. The project integrates a range of housing types, shopping, offices, hotels, and recreational facilities into a unified whole through planned streets, sidewalks, elegant Mediterranean architecture, and lush landscaping/ environmental preserves. The result is a successful lifestyle center for Southwest Florida creating a hub of activity and a unique regional destination.

Recently, Hertz Corporation announced its intention to relocate its world headquarters to a 34 acre site within Coconut Point, at the southeast corner of US 41 & Williams Road. Hertz anticipates employing a staff of 700 at this facility, with an average annual wage of \$102,000.

Coconut Point is divided into three distinct districts: the North Village, the TownCenter, and the South Village. The TownCenter, developed by Simon Development Group, is a rich mix of commercial uses consisting of over 1.2 million SF of retail/office along with complimentary residential uses. The South Village contains a mix of residential and convenience shopping, with an emphasis on medical offices/uses. The North Village is a blend of residential and environmental open space, together with neighborhood support commercial. It is here that Oakbrook Properties is now offering its last commercial tracts within the **Coconut Point** project.

In addition to the Hertz relocation, Lee Memorial Hospital is seeking approvals to construct a regional hospital/medical facility within the Coconut Point South Village.

ZONING

Coconut Point is an approved Development of Regional Impact (DRI) and zoned Mixed Use Planned Development (MPD) that permits a wide variety of uses including general retail, office (both general and medical), restaurant (including fast food), banks (with drive-thru), c-stores, and residential (including apartments and assisted living).

PROPERTY SIZE

Parcel sizes range from 1.3 acres. Parcel sizes can be adjusted to accommodate purchaser's requirement.

UTILITIES

All parcels are developed with potable water, sewer, drainage, irrigation, roads, and public utilities (power/tel/cable) adjacent to site. Off-site storm water management is provided (after the first half-inch of per-treatment). Select parcels have been filled. Perimeter landscaping along US 41, Williams Road, Via Villaggio, and Via Rapallo is completed.



COMMERCIAL / RESIDENTIAL PARCELS AT COCONUT POINT

3, 5, 10 Mile Radius Demographics—2012			
	3.0 Mile	5.0 Mile	10.0 Mile
Total Population:	27,297	69,309	176,296
Total Households:	13,441	30,152	81,134
Median Age:	62	52	55
Median Household Income:	\$61,726	\$58,173	\$55,737

Average Daily Traffic Counts—2010		
US 41 (SR 45)	North of Old 41	42,000

HELPFUL LINKS:

<http://estero.org/>

<http://www.simon.com/>

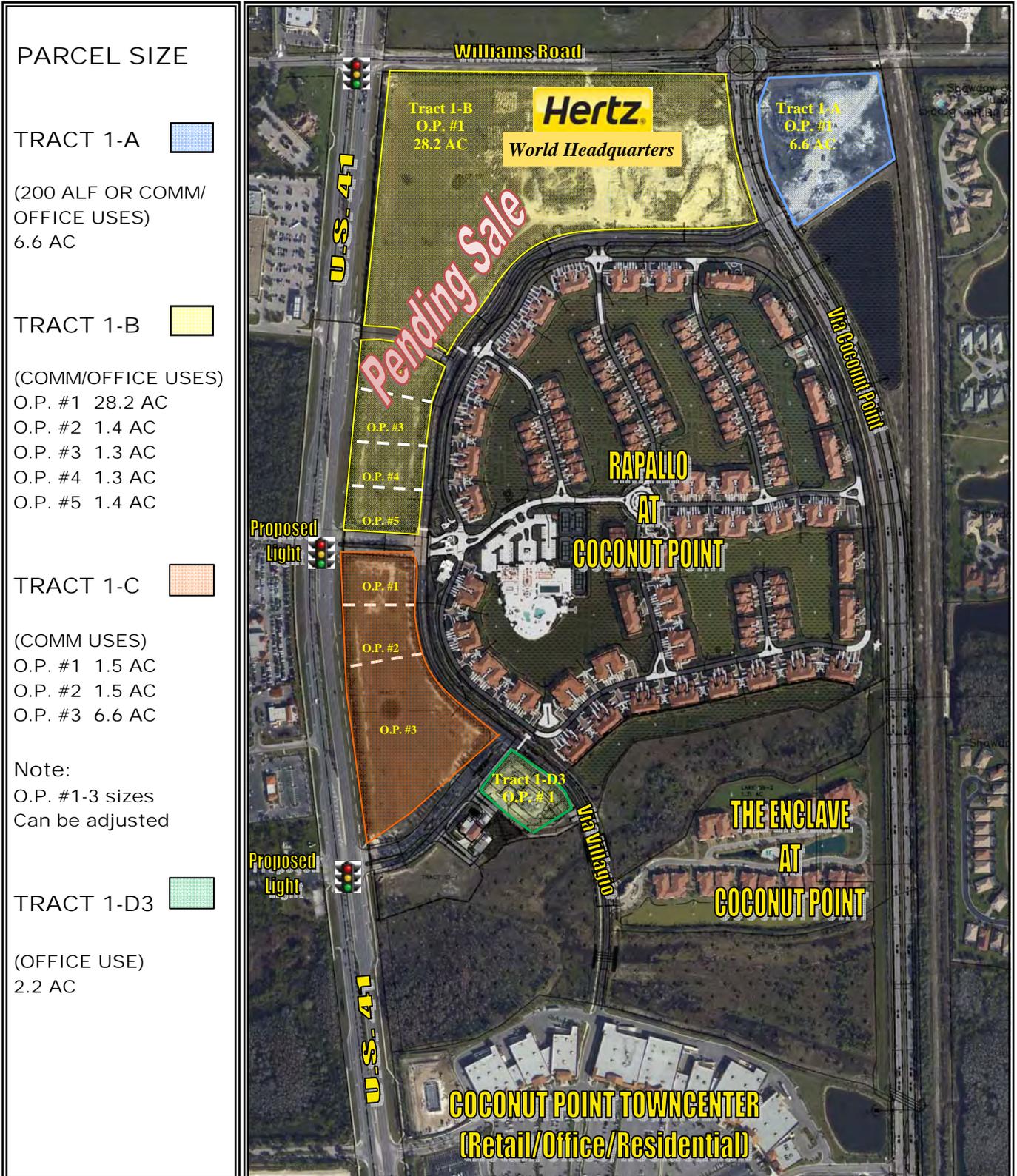
<http://fgcu.edu/>

<http://www.bonitaspringschamber.com/>



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COMMERCIAL / RESIDENTIAL PARCELS AT COCONUT POINT





COMMERCIAL / RESIDENTIAL PARCELS AT COCONUT POINT

TRACT 1-D3 PROPOSED CONCEPTUAL SITE PLAN AND ELEVATION



2.2 AC
± 26,000 SF GLA

SITE PLAN
PROPOSED OFFICE BUILDING FOR OAKBROOK PROPERTIES, INC.
COCONUT POINT
LEE COUNTY, FLORIDA



Architect: a+b, Inc.
6645 Wilcox Park Drive, Suite 200
Naples, Florida 34109
352-939-1000

24 JULY 2007

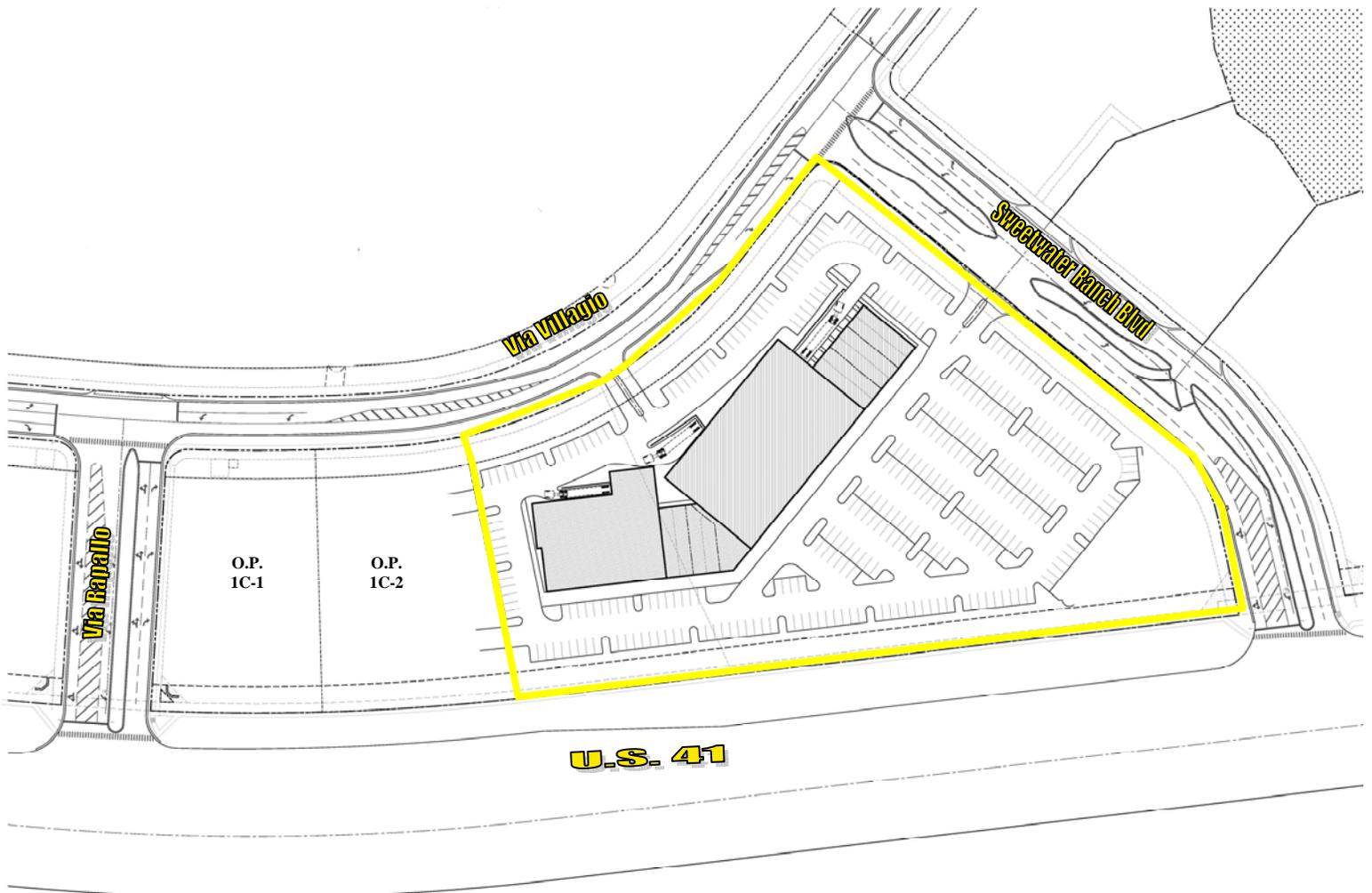




COMMERCIAL / RESIDENTIAL PARCELS AT COCONUT POINT

O.P. # 1C-3 PROPOSED CONCEPTUAL SITE PLAN

6.6 AC
± 55,000 SF





US 41 2010
AADT = 42,000

Future Signal
DRI Approved

Halfway Creek - Approx. Limits
of FEMA Floodplain

Estero 41
Estero, Florida
Data Compiled: November 2011

Property Size:	10.16 Acres
Net Usable:	6.5 Acres
Existing Zoning:	Commercial - Planned Development (CPD)

Halfway Creek FEMA Floodplain

Property Summary	
A	1.55 Acres, Listed at \$800,000; \$11.85/SF
B	2.67 Acres, SOLD 2007 \$3.25M; \$27.80/SF
C	4 - 1.33 Acre Parcels, Listed at \$25-20/SF
D	2 - 1.5 Acre Parcels, Listed at \$25-20/SF
E	Not on the Market
F	Not on the Market
G	Not on the Market
H	Not on the Market
I	1.9 Acres, Listed at \$1.84M; \$22/SF
J	1.6 Acres, Listed at \$1.55M; \$22/SF
K	Plat not Recorded. Not saleable/buildable.

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



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.

LAND FOR SALE

Size	10.16 Acres
Price (for entire property)	\$5,500,000; \$12.42/SF; \$541,338/Ac
Price (for outparcel lots)	\$21.50 - \$23.50/SF; \$936,540/Ac – \$1,023,660/Ac
US 41 Frontage	Approx 860'
Assessor's Parcel No.	04-47-25-00-00001.002D
Zoning	Commercial Planned Development (CPD)
Traffic Volumes	42,000 AADT on US 41; 2010 Lee Co. Traffic Data
Access	Full-access median on US 41 & Reverse frontage road
Traffic Signal	Coconut Point DRI specifies a Signal on US 41 at the property's southern boundary
Utilities	Water, Sewer and Storm water in place
Floodplain	None. FEMA Zone X, outside 100-yr floodplain.
Wetlands, Threatened & Endangered Species	None, Per Biological Research Associates, Inc. Environmental narrative June 2008

Estero Greens

Contact: Phil Fischler 239-895-1060
Fischler Property Company
Licensed Florida Real Estate Broker

22250-22290 S. Tamiami Trail
 Estero, FL 33928



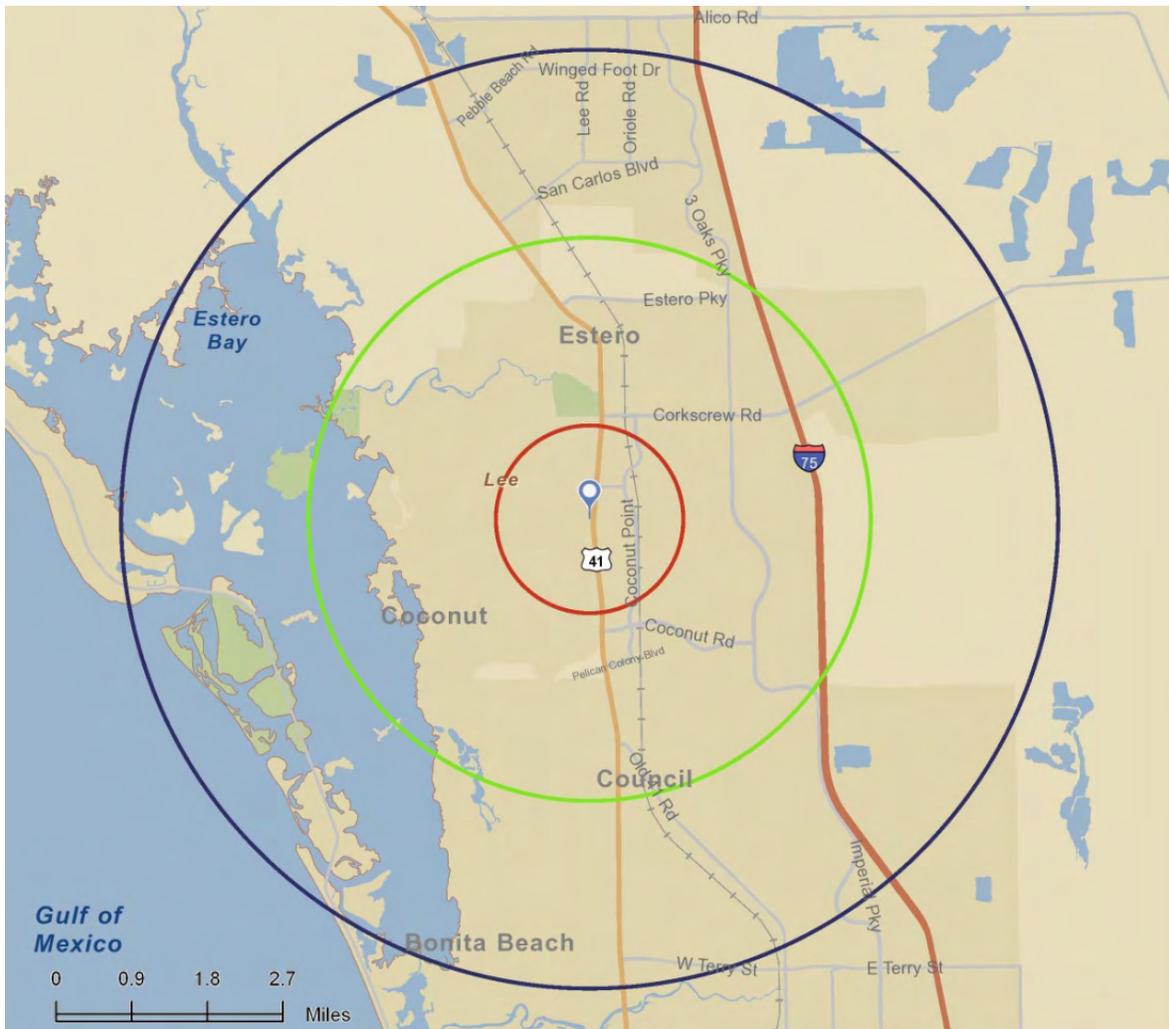
INVESTMENT HIGHLIGHTS

- Located in Estero's Premiere Commercial Corridor – 0.4 a mile north of the 1.3M square foot **Coconut Point Mall, opposite Hertz 300,000 SF World HQ**
- Exceptional Visibility with Frontage to US 41's **High-Volume Traffic +42,000 AADT**
- **Full-Access median opening, capturing both Northbound and Southbound US 41 traffic**
- **Utilities in place and available**
- Entitlements in place – **Favorable Commercial PUD Zoning**
- **DRI Approved Future Traffic Signal on US 41**

DEMOGRAPHICS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
2011 Total Population	3,887	28,889	63,154
2016 Total Population	4,997	36,309	74,792
Projected Annual Population Growth 2011-2016	29%	26%	18%
Annual Population Growth 2000-2011	134%	113%	57%
2011 Median HH Income	\$49,978	\$50,201	\$52,331
2011 Avg. HH Income	\$80,713	\$76,853	\$76,728

Source: Targus



This information has been secured from sources believed to be reliable, but no representations or warranties are expressed or implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify all information and bears all risk for any inaccuracies.

OBLIQUE TRADE AREA MAP (looking South along US 41)



This information has been secured from sources believed to be reliable, but no representations or warranties are expressed or implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify all information and bears all risk for any inaccuracies.

OBLIQUE AERIAL (looking West)



OBLIQUE AERIAL (looking East)



CONCEPTUAL SITE PLAN



NOTE: The individual lots noted above are shown for planning purposes only and have Not been platted.

PROPERTY DESCRIPTION

Shadow-anchored by the 1,300,000 SF Coconut Point Mall with 885 feet of frontage and a full-access median cut on US 41, this Commercial PD property is extremely well suited for a variety of uses including hotel, retail, restaurant, financial and auto. With traffic counts over 42,000 trips per day, utilities in place, and a DRI-approved Traffic Signal scheduled to be installed at the property's southern boundary - this site enjoys a number of durable competitive advantages and is positioned for immediate development.

This information has been secured from sources believed to be reliable, but no representations or warranties are expressed or implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify all information and bears all risk for any inaccuracies.

MARKET DESCRIPTION

The subject property is located on the west side of US 41, just south of Williams Road in Estero, FL. The topography of the site is generally level, with drainage being typically adequate via the onsite native open space easement. The site is vegetated and will require some fill to support development. Utilities currently available at the property boundary include County water, gravity sewer, telephone and electricity. Transportation access in the market area is provided largely by US 41. This primary traffic arterial connects the market area with Naples to the south and Fort Myers to the north, and is the principal north/south arterial in southwest Florida.

Existing development within the subject market area consists primarily of national retail, restaurant and office uses along US 41 as well as quality residential development in the surrounding areas. Coconut Point Mall – a 1.3M square foot lifestyle center is the primary commercial draw in the market, located just east of US 41, approximately 4/10 of a mile south of the subject property. With the mass of existing commercial development along this corridor, and the sustained residential density, the US 41/Coconut Point Mall location is the established market destination. This trend is expected to continue expanding north past Corkscrew Road and south into North Naples.

NEARBY MAJOR COMMERCIAL CENTERS

Coconut Point - Coconut Point is the center of focus for a 500-acre, master planned Community. The property has +/- 1.3 million square feet of retail space, office condos and Residential housing. There are 110 stores and 27 restaurants - all surrounding several acres of Lakes with a boardwalk. Notable tenants include Dillard's, Barnes & Noble, Hollywood Theaters, Bed Bath & Beyond, Best Buy, Cost Plus World Market, DSW, OfficeMax, Old Navy, Sports Authority, Super Target, and T.J. Maxx. The property opened in 2006 and is owned by Simon Property Group.

Corkscrew Village - Corkscrew Village is an 82,011 square foot Publix anchored shopping center. This property is located south of the subject. The inline spaced is filled with a mix of local retailers, restaurants and office users.

Gulf Coast Town Center – Gulf Coast Town Center is a +/-1.3 million square foot open-air center located three miles east of the subject. Major tenants included Bass Pro Shops, Best Buy, JCPenny, Super Target and Costco.

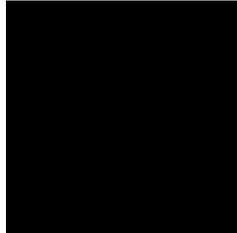
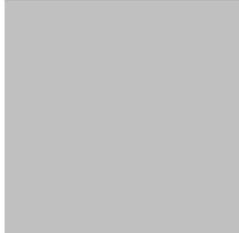
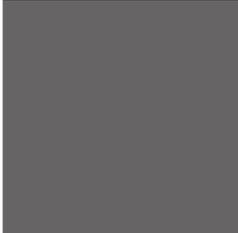
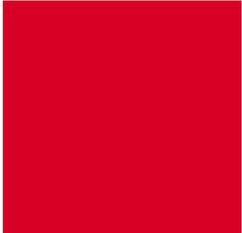
ESTERO ON THE RIVER-FOR SALE MIXED USE DEVELOPMENT

US 41 & CORKSCREW ROAD, ESTERO, FL 33928



DEVELOPMENT OPPORTUNITY

- +/- 88 ACRES AVAILABLE
- ENTITLED FOR 530 RESIDENTIAL UNITS
- +/- 300,000 SF OF COMMERCIAL
- OUTLOT DEVELOPMENT AVAILABLE
- BUSY INTERSECTION OF US 41 AND CORKSCREW ROAD
- OUTSTANDING POSSIBILITIES IN HISTORIC DOWNTOWN ESTERO, FLORIDA
- EXCELLENT LOCATION WITH MORE THAN 50,000 VEHICLES



contact information

Kevin M. Fitzgerald, CSE
NAI Southwest Florida, Inc.
Fort Myers, FL 33913
www.naiswfl.com
tel 239-437-3330 Ext. 201
fax 239-437-3220
kfitzgerald@naiswfl.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

ESTERO ON THE RIVER-FOR SALE MIXED USE DEVELOPMENT

US 41 & CORKSCREW ROAD, ESTERO, FL 33928

US 41



CORKSCREW ROAD

NAI Southwest Florida, Inc.
Commercial Real Estate Services. Worldwide.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

OTHER RETAIL NEAR
ESTERO ON THE RIVER

Publix.

Walgreens

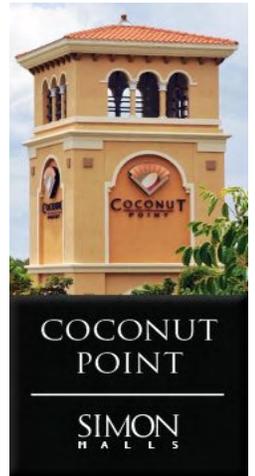


TARGET



BB&T

CHASE 



contact information

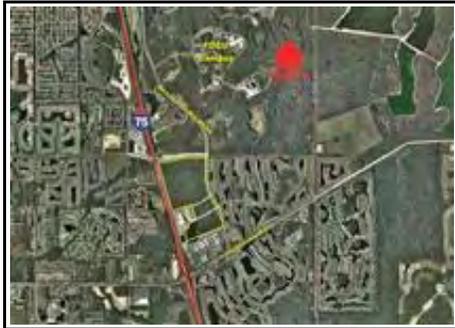
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LISTING DETAIL

Tweet

Share  Send

SE



University Highlands - Estero

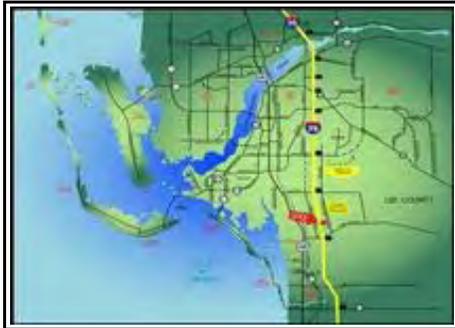
University Highlands / 208± Acres surrounding Germain Arena / Lee County, FL

Type: Zoned Acreage
Zoned Acreage

Area: 208± acres

Price: \$47,500,000 Bulk

Address: Everblades Pkwy.
Estero, FL
33928



DESCRIPTION

Location:

Located on Everblades Pkwy., surrounding Germain Arena in Estero / Lee County / FL

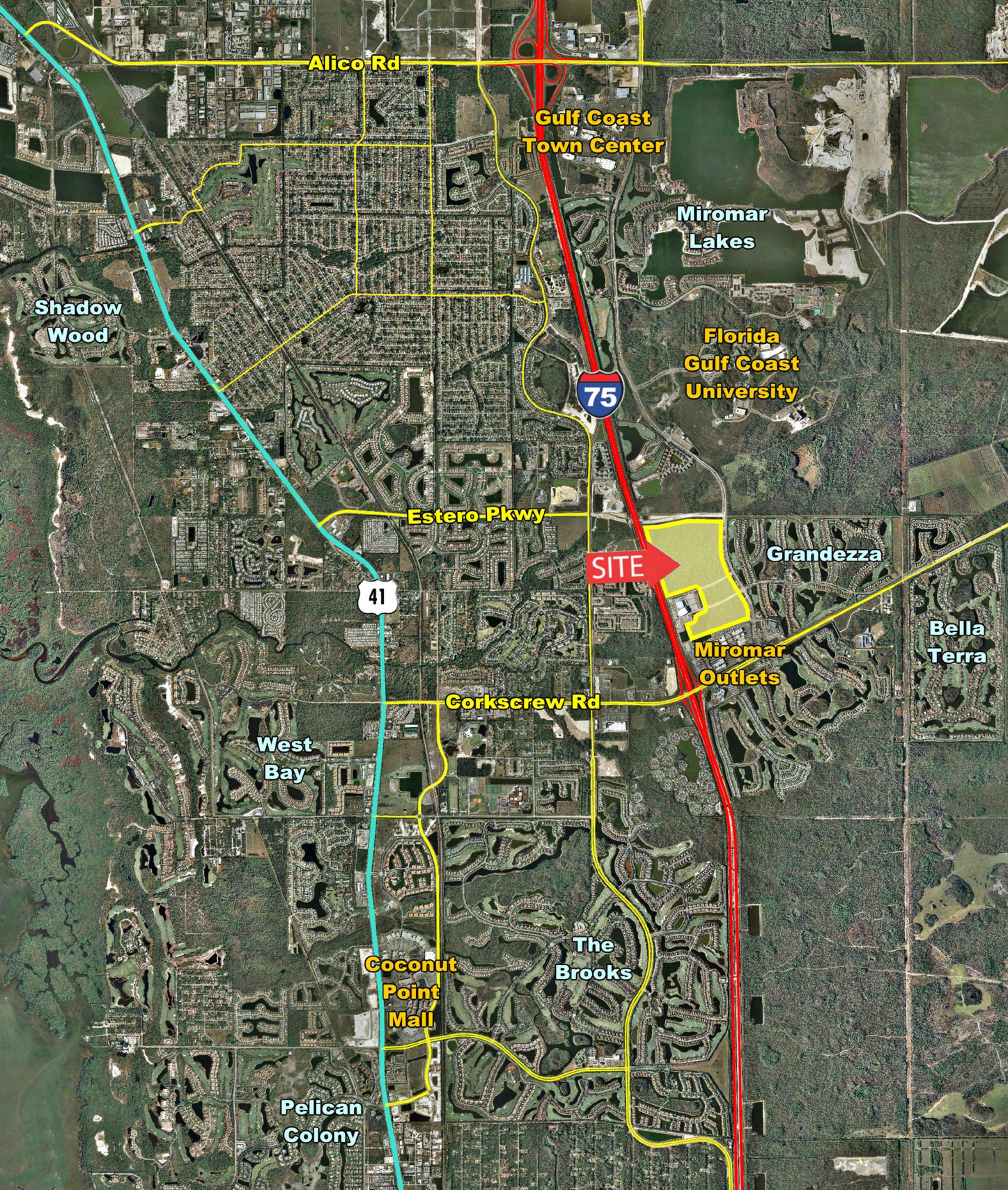
Tax ID / Seller Information:

Lee County Tax ID [26-46-25-00-00001.1020](#)

- High visibility, high profile site with maximum I-75 exposure on western boundary
- Bounded on the north by Estero Pkwy., on the east by Ben Hill Griffin Pkwy. and on the south by Miromar Outlets
- 208± acres surrounding Germain Arena in Estero, FL
- Approved Master Concept Plan
- Part of DRI including 1,300 residential units, 150,000 SF Office, 100,000 SF Retail, 200 Hotel rooms and ALF / CCRC
- Height restrictions 95', 60', 45'
- 4.9± miles from SWFL International Airport
- Parcels also available individually

IMAGE GALLERY





Alico Rd

**Gulf Coast
Town Center**

**Miromar
Lakes**

**Shadow
Wood**

**Florida
Gulf Coast
University**

75

Estero Pkwy

SITE

Grandezza

41

**Miromar
Outlets**

**Bella
Terra**

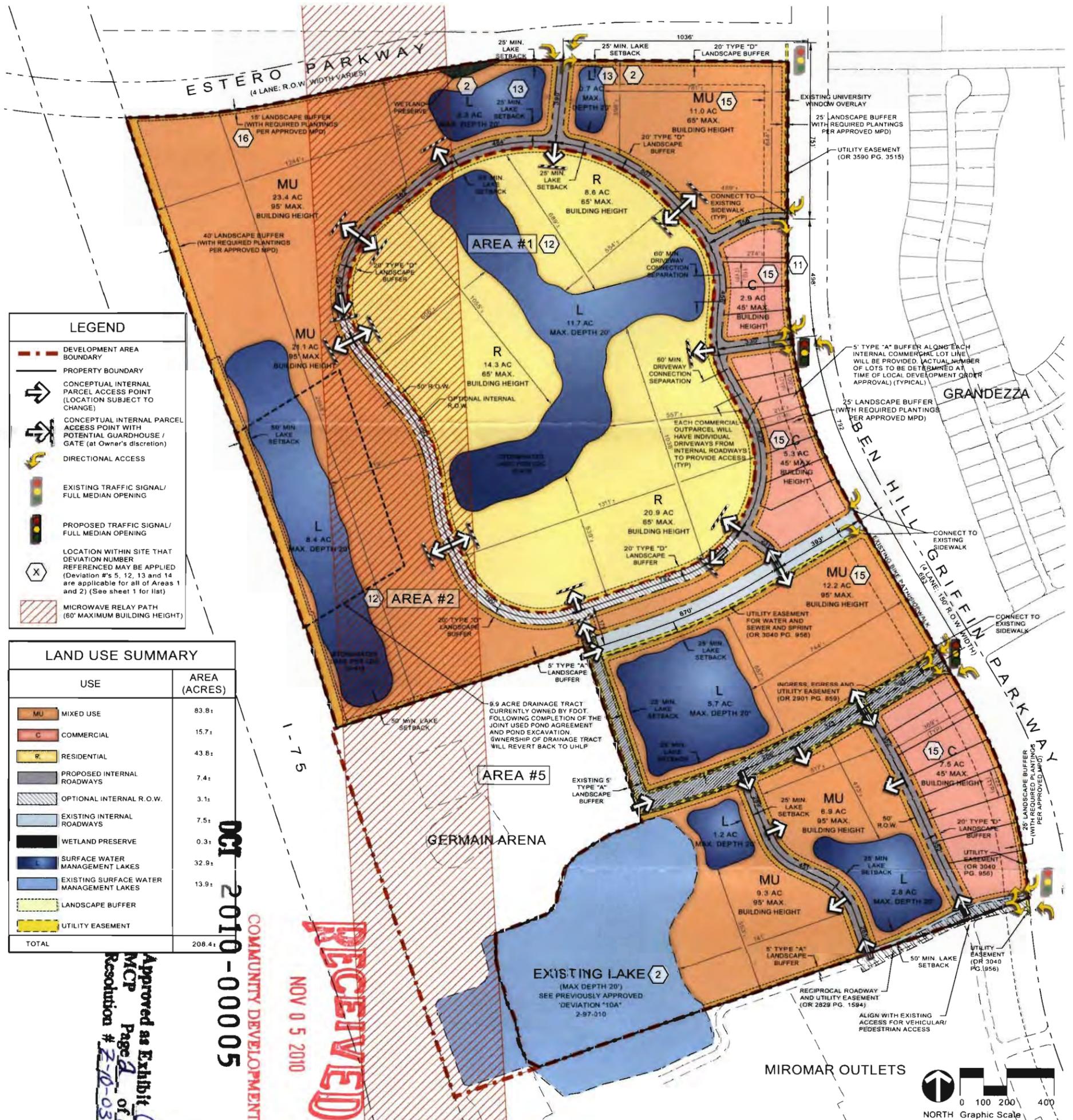
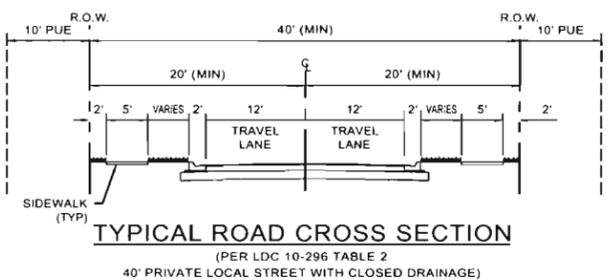
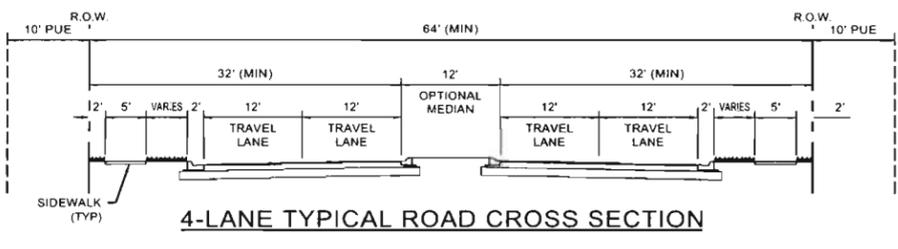
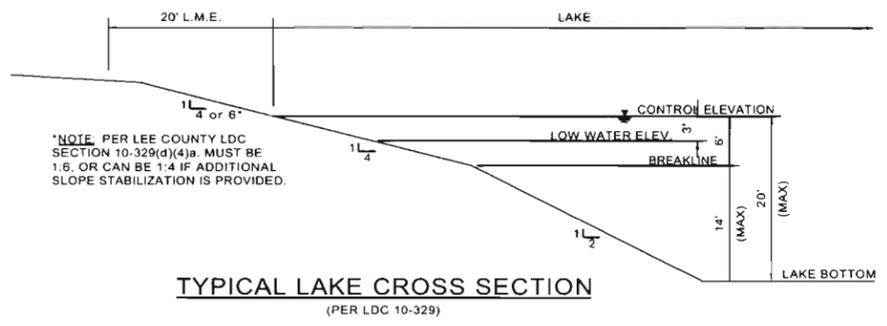
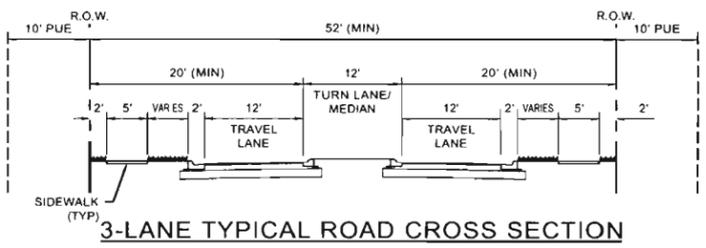
Gorkscrew Rd

**West
Bay**

**Coconut
Point
Mall**

**The
Brooks**

**Pelican
Colony**



ORI 2010-00001

PROJECT NUMBER: 03247-003-001	CROSS REF NUMBER: DD-03247-002	ISSUE DESCRIPTION: UNIVERSITY HIGHLAND LIMITED PARTNERSHIP T & T MPD AMENDMENT - (AREA #1 & #2) UHLP PROPERTY	LEAD DESIGNER: J.C.E./1025	SEC. PWP-RCC: 26-46-25	REVISION 10: REVISED PER COUNTY ATTORNEY'S COMMENTS 11/10 C.M.W./1705
PROJ. START DATE: JAN. 2010	ISSUE DATE: N.T.S.	OWNER: UNIVERSITY HIGHLAND LIMITED PARTNERSHIP	LEAD TECHNICIAN: J.M.L./1322		REVISION 9: REVISED PER MEZ PRESENTATION & MEETING WITH STAFF 09/10 J.M.L./1322
PROJECT NUMBER: 03247-001X02	ISSUE NUMBER: 002 - 002				REVISION 8: REVISED PER LEE COUNTY STAFF REPORT 09/10 J.M.L./1322
					REVISION 7: REVISED PER MEETING WITH LEE COUNTY ON 8/06/10 08/10 L.M.B./1471
					REVISION 6: REVISED PER LEE COUNTY COMMENTS DATED 07/26/10 07/10 J.M.L./1322
					REVISION 5: REVISED PER LEE COUNTY COMMENTS 05/19 J.M.L./1322
					REVISION 4: REVISED PER CLIENT 04/10 J.M.L./1322

Via Coconut Point

Estero, FL 33928

Retail/Office
For Sale or Lease



The site is located along Via Coconut Point, south from Corkscrew Road, it is the main access from I-75 to Coconut Point Mall, a nearly 500 acre project with Dillard's and 1,450,000sf of retail shops and restaurants. This four lane landscaped arterial roadway, with median, bisects the property. The 75 acre Estero Community Park is located east of the site. Park amenities include a 37,000sf facility, a fitness center, soccer fields, jog paths, and an outdoor amphitheater.

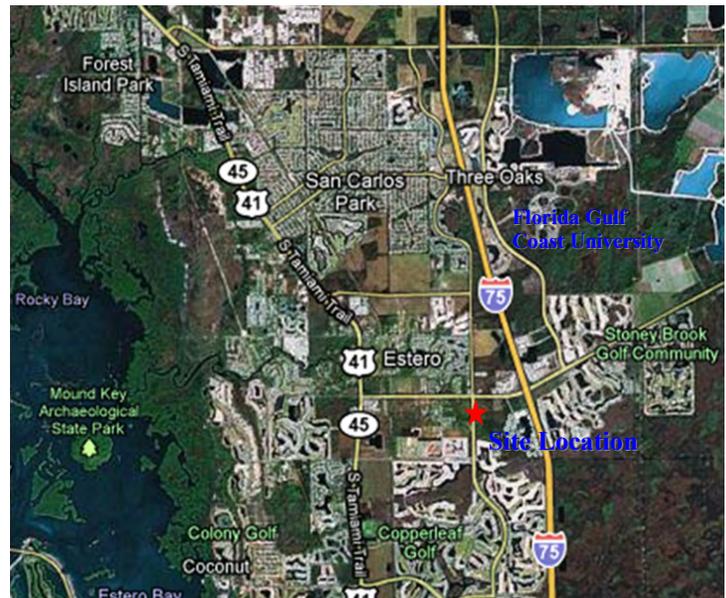
Location: 1/4 Mile east of US41 on the south side of Corkscrew Road, 1.25 miles to I-75 Exit 123

Zoning: In mixed use overlay.

Land Size: 34.52 +/- Combined Acreage:
East Parcel- 16.92 Acres
West Parcel- 17.60 Acres

Frontage: East Parcel: 600 +/- LF on Corkscrew Rd. & 1,250LF +/- Via Coconut Point
West Parcel: 100LF +/- Corkscrew Rd. 3,000LF +/- on Via Coconut Point

Price: For Sale: \$9.75 per square foot
or \$14,660,989



Sales, Leasing and
Property Management
www.SelectRE.net

Contact Information:
rmuller@selectre.net
Cell: 239-565-2626
(800) 830.7771 | (239) 277.1515

ESTERO INTERSTATE COMMERCE PARK

For Sale: 11 + Acres on I-75, Four Outparcels Available

Lot #	Strap #	Size-Acre	Size-SF	Price-SF	Price
2	35-46-25-30-00000.0020	2.46	107,158 sf	\$7.00	\$750,103
3	35-46-25-30-00000.0020	2.76	120,226 sf	\$9.00	\$1,082,030
4	35-46-25-30-00000.0020	3.35	149,926 sf	\$9.00	\$1,313,334
2, 3 & 4	Bulk Sale	8.57	373,309 sf	\$7.50	\$2,800,000
11	35-36-25-34-00000.011R	2.47	107,593 sf	\$7.99	\$860,000



Sales, Leasing and
Property Management
www.SelectRE.net

Contact Information
Robert Muller
RMuller@SelectRE.net
239-565-2626 | 239-277-1515

- Part of the 47+ acre Estero Interstate Commerce Park CPD
- Lots 2, 3 & 4 are zoned for retail, office and medical use. These lots are cleared, improved and ready for development.
- Lot 11 is approved for a 100 room hotel. Also, retail, office & medical.
- Seller will consider build to suit offers.

10370-10471 Corkscrew Commons Drive
Estero, Florida 33928

From \$7.00 per square foot

Located at exit 123 of I-75 and Corkscrew Road. Fantastic I-75 exposure, next to Embassy Suites, Tire Choice, Rib City, Applebee's, Shell, Goodwill Industries, Sunoco, Estero Medical Center and Classic Car Wash.

Section IV

Estero – Proposed Downtown Area

Property Records with Available *For-Sale* & *For-Lease* Listings

All Property Types – Part 1

Map of Properties – Part 1

Property Records with Available *For-Sale* & *For-Lease* Listings

All Property Types – Part 2

Map of Properties – Part 2

Property Records with Available *For-Sale* & *For-Lease* Listings
All Property Types – Part 1

7 9351 Corkscrew Road, Estero, FL 33928



Property Type	Commercial	Property Notes
Property Sub-type	Other	
Building Size	11,000 SF	
Year Built	2007	
Building Class	A	
No. Units	1	
Lot Size	4.20 AC	
No. Stories	1	
Zoning	CPD	

Active For Sale	\$1,450,000	\$141.46 /SF	
Active For Lease	\$1.21 - \$1.46 /SF/Mo	3,080 - 6,500 SF	3 Spaces

8 8810 Commons Way, Estero, FL 33928



Property Type	Commercial	Property Notes
Property Sub-type	Other	
Lot Size	0.93 AC	
Zoning	CPD	

Active For Sale	\$425,000	\$452,127.66 /AC	1 Unit
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9 21451 Via Coconut Pt, Estero, FL 33928



Property Type	Land	Property Notes
Property Sub-type	Commercial/Other (land)	
Lot Size	3.77 AC	
Zoning	AG-2	

10 9220 Estero Park Commons Boulevard, Estero, FL 33928



Property Type	Office	Property Notes
Property Sub-type	Office Condo	
Building Size	1,598 SF	
Year Built	2005	
Building Class	A	
No. Units	12	
Lot Size	7.44 AC	
No. Stories	1	

Active For Sale	\$279,000	\$174.59 /SF	
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11 9250 Corkscrew Road, Estero, FL 33928



Property Type	Office	Property Notes
Property Sub-type	Medical Office	
Building Size	13,996 SF	
Year Built	2006	
Building Class	A	
No. Units	24	
Lot Size	0.66 AC	
No. Stories	1	
Zoning	CPD	

12 9301 Corkscrew Road, Estero, FL 33928



Property Type	Commercial	Property Notes
Property Sub-type	Other	
Lot Size	11.42 AC	
Zoning	CPD	

13 9201 Corkscrew Road, Estero, FL 33928



Property Type	Retail	Property Notes
Property Sub-type	Retail (Other)	
Building Size	100,000 SF	
Year Built	2008	
Lot Size	22 AC	
No. Stories	1	
Zoning	CPD	

14 21331 S Tamiami Trail, Estero, FL 33928



Property Type	Retail	Property Notes
Property Sub-type	Restaurant	
Building Size	6,486 SF	
Year Built	2000	
No. Units	1	
Lot Size	1.37 AC	
No. Stories	1	
Zoning	CPD	

15 8800 Corkscrew Road, Estero, FL 33928



Property Type	Retail	Property Notes
Property Sub-type	Service/Gas Station	
Building Size	10,000 SF	
Year Built	2003	
Lot Size	0.50 AC	
No. Stories	1	
Zoning	CPD	

16 9510 Corkscrew Palms Circle, Estero, FL 33928



Property Type	Office	Property Notes
Property Sub-type	Office Building	
Building Size	8,100 SF	
Year Built	2003	
Building Class	A	
No. Units	5	
Lot Size	0.19 AC	
No. Stories	1	
Parking Spaces	18	
Zoning	CPD	

17 9200 Corkscrew Road, Estero, FL 33928



Property Type	Office	Property Notes
Property Sub-type	Office Building	
Building Size	10,393 SF	
Year Built	2005	
Building Class	A	
Lot Size	1.03 AC	
No. Stories	1	
Zoning	AG-2	

18 9400 Corkscrew Palms Boulevard, Estero, FL 33928



Property Type	Commercial	Property Notes
Property Sub-type	Other	
Building Size	13,758 SF	
Year Built	2009	
Building Class	A	
Lot Size	3.65 AC	
No. Stories	2	
Zoning	CPD	

19 8660 Corkscrew Road, Estero, FL 33928



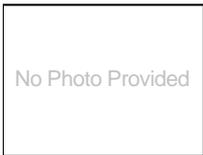
Property Type	Office	Property Notes
Property Sub-type	Office Building	
Building Size	5,799 SF	
Year Built	1997	
Lot Size	1 AC	
No. Stories	1	
Zoning	CC	

20 9400 Block Lane, Estero, FL 33928



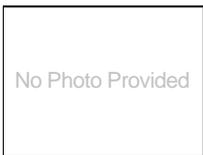
Property Type	Agricultural	Property Notes
Property Sub-type	Agricultural	
Building Size	1,951 SF	
Year Built	1987	
No. Units	1	
Lot Size	5 AC	

21 9000 Williams Road, Estero, FL 33928



Property Type	Retail	Property Notes
Property Sub-type	Free Standing Bldg	
Building Size	2,944 SF	
Year Built	1999	
Lot Size	9.55 AC	
No. Stories	1	
Zoning	CPD	

22 8661 Commons Way, Estero, FL 33928



Property Type	Retail	Property Notes
Property Sub-type	Neighborhood Center	
Building Size	82,011 SF	
Year Built	2001	
Lot Size	1.22 AC	
No. Stories	1	
Zoning	CPD	

23 21850 S Tamiami Trail, Estero, FL 33928



Property Type Retail
Property Sub-type Anchor
Building Size 5,155 SF
Year Built 2007
Lot Size 2.25 AC
No. Stories 1
Zoning MPD

Property Notes

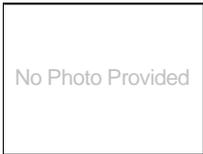
24 21950 S Tamiami Trail, Estero, FL 33928



Property Type Retail
Property Sub-type Strip Center
Building Size 16,567 SF
Year Built 2007
Lot Size 2.02 AC
No. Stories 1
Zoning MPD

Property Notes

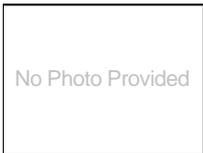
25 9250 Block Lane, Estero, FL 33928



Property Type Special Purpose
Property Sub-type Special Purpose (Other)
Lot Size 5 AC
Zoning CF-2

Property Notes

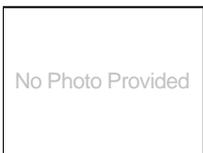
26 9050 Corkscrew Road, Estero, FL 33928



Property Type Land
Property Sub-type Commercial/Other (land)
Building Size 2,352 SF
Year Built 1991
No. Units 2
Lot Size 3.97 AC
Zoning AG-2

Property Notes

27 8990 Corkscrew Road, Estero, FL 33928



Property Type Agricultural
Property Sub-type Pasture/Ranch
Lot Size 4.89 AC
Zoning AG-2

Property Notes

28 9200 Corkscrew Palms Boulevard, Estero, FL 33928



	Property Type	Office	Property Notes
	Property Sub-type	Institutional/Governmental	
	Building Size	45,186 SF	
	Year Built	2006	
	No. Units	2	
	Lot Size	54.69 AC	
	No. Stories	1	
	Zoning	CF-2	

29 21450 S Tamiami Trail, Estero, FL 33928



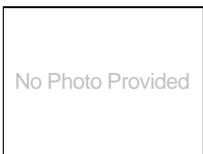
	Property Type	Special Purpose	Property Notes
	Property Sub-type	Special Purpose (Other)	
	Building Size	2,426 SF	
	Year Built	1972	
	No. Units	158	
	Lot Size	8.75 AC	
	No. Stories	1	
	Zoning	RV	

30 21900 River Ranch Road, Estero, FL 33928



	Property Type	Special Purpose	Property Notes
	Property Sub-type	Special Purpose (Other)	
	Building Size	299,683 SF	
	Year Built	1987	
	Lot Size	68.46 AC	
	No. Stories	2	
	Zoning	CF-2	

31 21910 S Tamiami Trail, Estero, FL 33928



	Property Type	Office	Property Notes
	Property Sub-type	Office Building	
	Building Size	6,604 SF	
	Year Built	2008	
	Lot Size	1.43 AC	
	No. Stories	1	
	Zoning	MPD	

32 Multiple Addresses, Estero, FL 33928



Property Type	Sport & Entertainment	Property Notes
Property Sub-type	Golf Related	
Building Size	23,089 SF	
Year Built	1999	
Lot Size	247.97 AC	
No. Stories	1	
Zoning	RPD	

33 3850 Williams Road, Estero, FL 33928



Property Type	Senior Housing	Property Notes
Property Sub-type	Assisted Living Residences	
Building Size	91,225 SF	
Year Built	2003	
No. Units	179	
Lot Size	9.60 AC	
No. Stories	1	
Zoning	CPD	

34 8700 Corkscrew Road, Estero, FL 33928



Property Type	Office	Property Notes
Property Sub-type	Office Building	
Building Size	6,662 SF	
Year Built	1998	
Lot Size	1.17 AC	
No. Stories	1	
Zoning	CPD	

35 21720 S Tamiami Trail, Estero, FL 33928



Property Type	Retail	Property Notes
Property Sub-type	Free Standing Bldg	
Building Size	11,158 SF	
Year Built	2008	
Lot Size	0.31 AC	
No. Stories	10	
Zoning	MPD	

36 21900 S Tamiami Trail, Estero, FL 33928



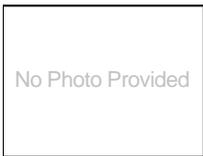
Property Type	Commercial	Property Notes
Property Sub-type	Other	
Building Size	4,421 SF	
Year Built	2009	
Lot Size	1.39 AC	
No. Stories	4	
Zoning	MPD	

37 21321 S Tamiami Trail, Estero, FL 33928



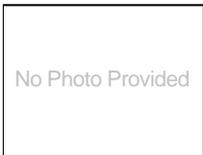
Property Type	Office	Property Notes
Property Sub-type	Office Building	
Building Size	5,958 SF	
Year Built	2002	
Lot Size	1.37 AC	
No. Stories	1	
Zoning	CPD	

38 8901 Commons Way, Estero, FL 33928



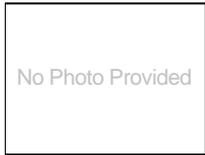
Property Type	Industrial	Property Notes
Property Sub-type	Warehouse	
Building Size	9,053 SF	
Year Built	2001	
No. Units	1	
Lot Size	3.67 AC	
No. Stories	1	
Zoning	CPD	

39 21681 Pelican Sound Drive, Estero, FL 33928



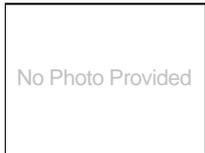
Property Type	Commercial	Property Notes
Property Sub-type	Other	
Lot Size	11.09 AC	
Zoning	MPD	

40 21401 Corkscrew Village Lane, Estero, FL 33928



Property Type	Retail	Property Notes
Property Sub-type	Retail (Other)	
Building Size	8,753 SF	
Year Built	2002	
No. Units	3	
Lot Size	1.14 AC	
No. Stories	1	
Zoning	CPD	

41 9100 Williams Road, Estero, FL 33928



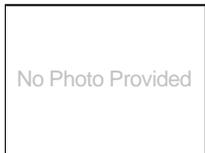
Property Type	Office	Property Notes
Property Sub-type	Institutional/Governmental	
Building Size	4,898 SF	
Year Built	2000	
Lot Size	9.77 AC	
No. Stories	1	
Zoning	AG-2	

42 Address Not Available, , FL



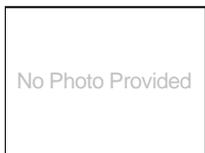
Property Type	Office	Property Notes
Property Sub-type	Office Building	
Building Size	6,099 SF	
Year Built	2006	
Lot Size	49.86 AC	
No. Stories	1	
Zoning	MPD	

43 Address Not Available, , FL



Property Type	Office	Property Notes
Property Sub-type	Institutional/Governmental	
Lot Size	4 AC	
Zoning	RPD	

44 21850 Sandy Lane, Estero, FL 33928



Property Type	Land	Property Notes
Property Sub-type	Commercial/Other (land)	
Lot Size	8.73 AC	
Zoning	AG-2	

45 21750 VIA COCONUT PT, ESTERO, FL 33928



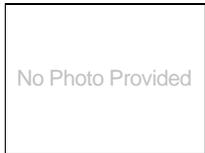
Property Type	Land	Property Notes
Property Sub-type	Commercial/Other (land)	
Lot Size	3.31 AC	
Zoning	AG-2	

46 9350 Block Lane, Estero, FL 33928



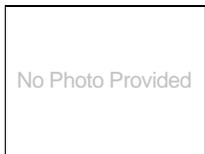
Property Type	Land	Property Notes
Property Sub-type	Commercial/Other (land)	
Lot Size	10 AC	
Zoning	AG-2	

47 9150 Corkscrew Road, Estero, FL 33928



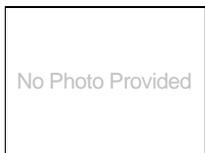
Property Type	Land	Property Notes
Property Sub-type	Commercial/Other (land)	
Lot Size	2.79 AC	
Zoning	CPD	

48 9100 Corkscrew Road, Estero, FL 33928



Property Type	Land	Property Notes
Property Sub-type	Commercial/Other (land)	
Lot Size	0.85 AC	
Zoning	AG-2	

49 21800 S Tamiami Trail, ESTERO, FL 33928



Property Type	Commercial	Property Notes
Property Sub-type	Other	
Lot Size	1.42 AC	
Zoning	MPD	

50 21780 S Tamiami Trail, ESTERO, FL 33928



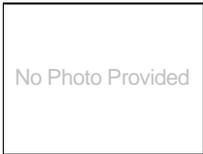
Property Type	Commercial	Property Notes
Property Sub-type	Other	
Lot Size	1.26 AC	
Zoning	MFD	

51 21700 S Tamiami Trail, ESTERO, FL 33928



Property Type	Commercial	Property Notes
Property Sub-type	Other	
Lot Size	1.36 AC	
Zoning	MFD	

52 8800 Commons Way, ESTERO, FL 33928



Property Type	Retail	Property Notes
Property Sub-type	Service/Gas Station	
Building Size	4,412 SF	
Year Built	2007	
Lot Size	1.09 AC	
No. Stories	1	
Zoning	CPD	

53 21481 S Tamiami Trail, Estero, FL 33928



Property Type	Retail	Property Notes
Property Sub-type	Anchor	
Building Size	8,125 SF	
Year Built	1998	
Lot Size	1.41 AC	
No. Stories	1	
Zoning	CPD	

54 21351 Happy Hollow Lane, Estero, FL 33928



Property Type	Land	Property Notes
Property Sub-type	Commercial/Other (land)	
Lot Size	0.81 AC	
Zoning	AG-2	

55 8980 Corkscrew Road, Estero, FL 33928



Property Type	Office	Property Notes
Property Sub-type	Office Building	
Building Size	4,636 SF	
Year Built	1971	
Lot Size	0.74 AC	
No. Stories	1	
Zoning	AG-2	

56 21650 S Tamiami Trail, Estero, FL 33928



Property Type	Office	Property Notes
Property Sub-type	Institutional/Governmental	
Lot Size	7.94 AC	
Zoning	RPD	

57 21250 S Tamiami Tr, Estero, FL 33928



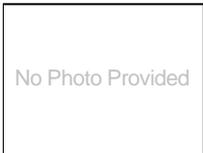
Property Type	Land	Property Notes
Property Sub-type	Commercial/Other (land)	
Lot Size	76.03 AC	
Zoning	AG-2	

58 21733 Masters Circle, Estero, FL 33928



Property Type	Office	Property Notes
Property Sub-type	Institutional/Governmental	
Lot Size	0.44 AC	
Zoning	RPD	

59 8741 Corkscrew Road, Estero, FL 33928



Property Type	Special Purpose	Property Notes
Property Sub-type	Special Purpose (Other)	
Building Size	744 SF	
Year Built	1978	
Lot Size	0.34 AC	
No. Stories	1	
Zoning	MPD	

60 8751 Corkscrew Road, Estero, FL 33928



Property Type	Special Purpose	Property Notes
Property Sub-type	Special Purpose (Other)	
Building Size	840 SF	
Year Built	1950	
Lot Size	2.59 AC	
No. Stories	1	
Zoning	MPD	

61 9250 Corkscrew Road Building 7 Unit 6, Estero, FL 33928



Property Type	Office	Property Notes
Property Sub-type	Medical Office	
Building Size	27,885 SF	
Year Built	2005	
Building Class	A	
No. Stories	1	

Active For Sale	\$650,000	\$338.01 /SF	
Active For Lease	\$1.67 /SF/Mo	1,923 SF	1 Space

62 21105 Design Parc Lane, Estero, FL 33928



Property Type	Office	Property Notes
Property Sub-type	Office Building	
Building Size	9,060 SF	
Year Built	2007	
Building Class	A	
No. Stories	1	

Active For Sale	\$1,155,000	\$125 /SF	
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63 9210 Estero Park Commons Blvd, Estero, FL 33928



Property Name	Estero Park Commons	Property Notes
Property Type	Office	
Property Sub-type	Office-R&D	
Building Size	13,446 SF	
Year Built	2005	
Building Class	A	
No. Units	12	
Lot Size	11 AC	
No. Stories	1	
Zoning	CPD	

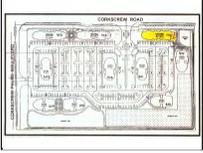
Active For Lease	\$0.83 /SF/Mo	1,244 SF	1 Space
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68 9500 Corkscrew Palms Circle, Estero, FL 33928



Property Type	Office	Property Notes
Property Sub-type	Office Building	
Building Size	9,000 SF	
Year Built	2003	
Building Class	A	
No. Units	6	
Lot Size	0.19 AC	
No. Stories	1	
Zoning	CPD	

69 9480 Corkscrew Road, Estero, FL 33928



Property Type	Retail	Property Notes
Property Sub-type	Retail (Other)	
Building Size	6,600 SF	
Year Built	2004	

70 9180 Corkscrew Road, Estero, FL 33928



Property Type	Office	Property Notes
Property Sub-type	Office Condo	
Building Size	13,500 SF	
Year Built	2005	
Building Class	A	
No. Stories	1	

71 21115 Design Parc Lane, Estero, FL 33928



Property Type	Office	Property Notes
Property Sub-type	Office Building	
Building Size	10,004 SF	
Year Built	2007	
No. Units	1	

72 9450 Corkscrew Road, Estero, FL 33928



Property Type	Office	Property Notes
Property Sub-type	Office-Business Park	
Building Size	8,000 SF	
Year Built	2008	
Building Class	A	
Lot Size	13 AC	
No. Stories	2	

73 10600 Corkscrew Road, Estero, FL 33928



Property Type	Land	Property Notes
Property Sub-type	Commercial/Other (land)	
Lot Size	20.67 AC	

74 21250 Happy Hollow Lane, Estero, FL 33928



Property Type	Land	Property Notes
Property Sub-type	Commercial/Other (land)	
Lot Size	0.27 AC	
Zoning	AG-2, Sing	

75 9250 Corkscrew Road Building 7 Unit 5, Estero, FL 33928



Property Type	Office	Property Notes
Property Sub-type	Medical Office	
Building Size	2,081 SF	
Year Built	2006	
No. Stories	1	

76 9400 Corkscrew Road, Estero, FL 33928



Property Type	Office	Property Notes
Property Sub-type	Office Building	
Building Size	18,000 SF	
Year Built	2007	
Building Class	A	
No. Stories	3	

77 9250 Corkscrew Road Building 7 Unit 4, Estero, FL 33928



Property Type	Office	Property Notes
Property Sub-type	Medical Office	
Building Size	1,601 SF	
Year Built	2006	
No. Stories	1	

78 9250 Corkscrew Road Building 7 Unit 3, Estero, FL 33928



Property Type	Office	Property Notes
Property Sub-type	Medical Office	
Building Size	1,870 SF	
Year Built	2006	
Building Class	A	
No. Stories	1	

79 9250 Corkscrew Road, Estero, FL 33928



Property Type	Office	Property Notes
Property Sub-type	Office Building	
Building Size	27,886 SF	

80 21750 Sandy Lane, Estero, FL 33928



Property Type	Agricultural	Property Notes
Property Sub-type	Pasture/Ranch	
Lot Size	4.66 AC	
Zoning	AG-2	

81 8900 Commons Way, Estero, FL 33928



Property Type	Industrial	Property Notes
Property Sub-type	Warehouse	
Building Size	14,800 SF	
Year Built	2003	
Lot Size	5 AC	
No. Stories	1	

82 4450 Corkscrew Road, Estero, FL 33928



Property Type	Special Purpose	Property Notes
Property Sub-type	Special Purpose (Other)	
Lot Size	5.04 AC	
Zoning	AG-2	

83 20930 Pinehurst Greens Drive, Estero, FL 33928



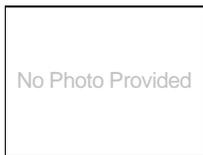
Property Type	Sport & Entertainment	Property Notes
Property Sub-type	Golf Related	
Lot Size	0.73 AC	
Zoning	RPD	

84 Address Not Available, Estero, FL 33928



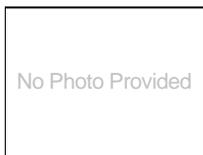
Property Type	Office	Property Notes
Property Sub-type	Institutional/Governmental	
Lot Size	1.97 AC	
Zoning	RPD	

85 21105 Design Parc Lane, Estero, FL 33928



Property Type	Commercial	Property Notes
Property Sub-type	Other	
Building Size	9,238 SF	
Year Built	2007	
No. Units	1	

86 COMON ELEMENT ESTERO PARK COMM, , FL



Property Type	Land	Property Notes
Property Sub-type	Commercial/Other (land)	
Lot Size	1.57 AC	
Zoning	CPD	

87 Address Not Available, , FL



Property Type	Land	Property Notes
Property Sub-type	Commercial/Other (land)	
Lot Size	7.51 AC	
Zoning	RPD	

88 Address Not Available, , FL



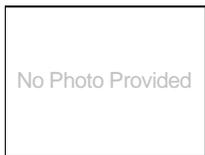
Property Type	Land	Property Notes
Property Sub-type	Commercial/Other (land)	
Lot Size	2.82 AC	
Zoning	RPD	

89 MASTERS PELICAN SOUND CONSER, , FL



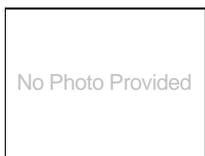
Property Type	Office	Property Notes
Property Sub-type	Institutional/Governmental	
Lot Size	5.31 AC	
Zoning	RPD	

90 SUBMERGED LAND, , FL



Property Type	Office	Property Notes
Property Sub-type	Institutional/Governmental	
Lot Size	1.92 AC	
Zoning	RPD	

91 Address Not Available, , FL



Property Type	Office	Property Notes
Property Sub-type	Institutional/Governmental	
Lot Size	0.11 AC	
Zoning	MPD	

92 Address Not Available, , FL



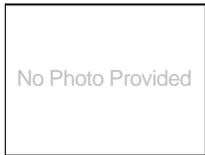
Property Type	Land	Property Notes
Property Sub-type	Commercial/Other (land)	
Lot Size	3.74 AC	
Zoning	AG-2	

93 CONSERVATION, , FL



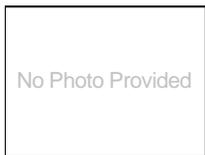
Property Type	Office	Property Notes
Property Sub-type	Institutional/Governmental	
Lot Size	2.38 AC	
Zoning	RPD	

94 NEED SITE PLAN, , FL



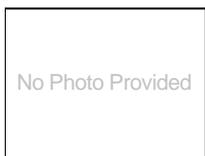
Property Type	Office	Property Notes
Property Sub-type	Institutional/Governmental	
Lot Size	2.51 AC	
Zoning	RPD	

95 Address Not Available, , FL



Property Type	Land	Property Notes
Property Sub-type	Commercial/Other (land)	
Lot Size	4.35 AC	
Zoning	RPD	

96 Address Not Available, , FL



Property Type	Land	Property Notes
Property Sub-type	Commercial/Other (land)	
Lot Size	6.46 AC	
Zoning	RPD	

97 Address Not Available, ESTERO, FL 33928



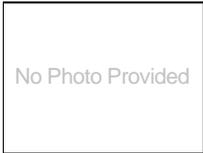
Property Type	Special Purpose	Property Notes
Property Sub-type	Special Purpose (Other)	
Lot Size	5.06 AC	
Zoning	CF-2	

98 Address Not Available, ESTERO, FL 33928



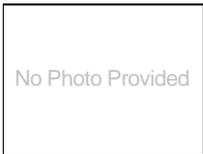
Property Type	Land	Property Notes
Property Sub-type	Commercial/Other (land)	
Lot Size	1.98 AC	
Zoning	CPD	

99 Address Not Available, ESTERO, FL 33928



Property Type	Land	Property Notes
Property Sub-type	Commercial/Other (land)	
Lot Size	0.50 AC	
Zoning	AG-2	

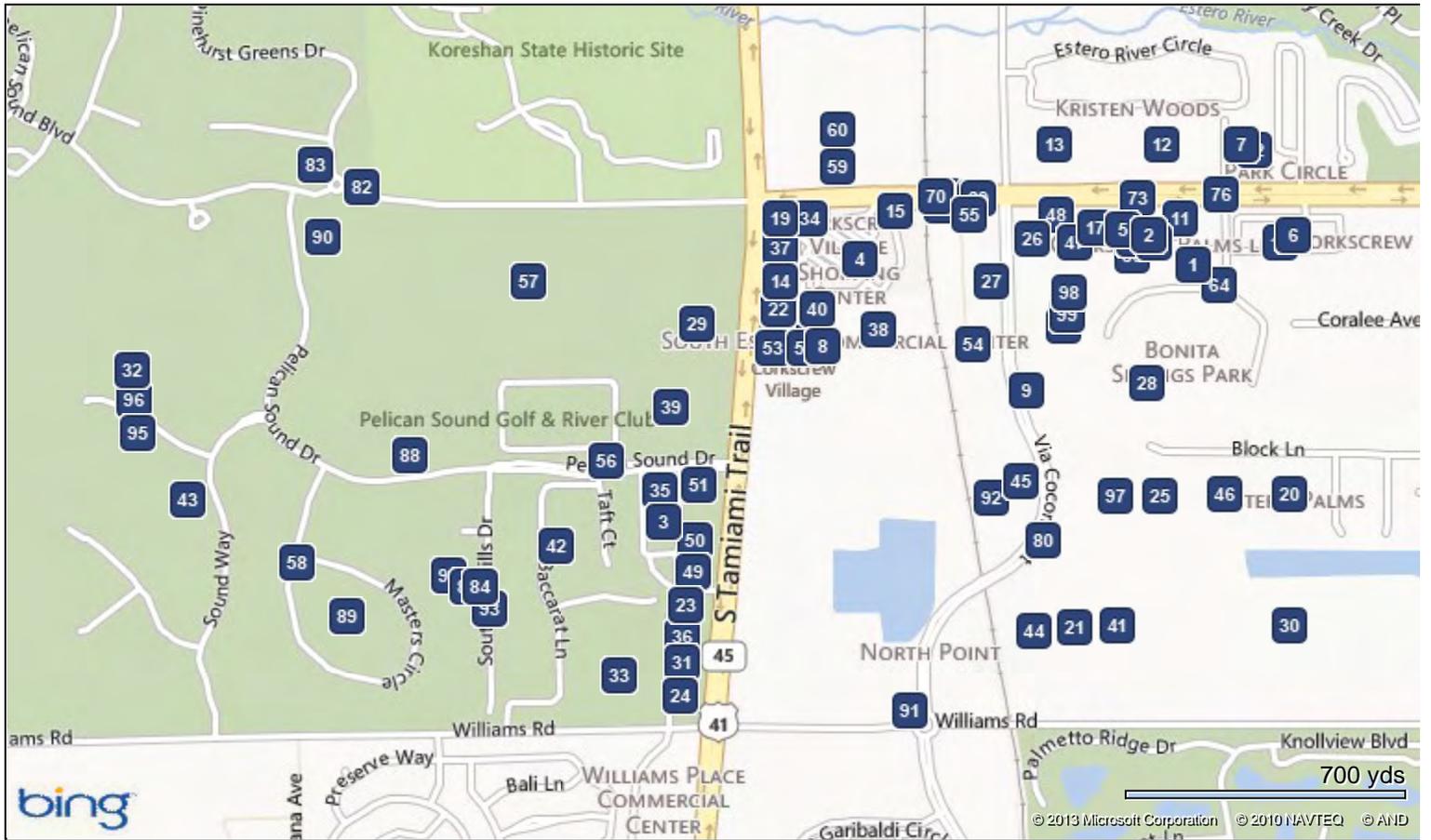
100 Address Not Available, ESTERO, FL 33928



Property Type	Land	Property Notes
Property Sub-type	Commercial/Other (land)	
Lot Size	0.38 AC	
Zoning	AG-2	

Map of Properties – Part 1

Map



- | | | | | | |
|-----------|--|-----------|--|-----------|--|
| 1 | 9260 Estero Park Commons Blvd
Estero, FL 33928 | 2 | 9180-9260 Estero Park Commons Blvd
Estero, FL 33928 | 3 | 21740 S Tamiami Trail
Estero, FL 33928 |
| 4 | 21301 S Tamiami Trail
Estero, FL 33928 | 5 | 9200 Estero Park Commons Boulevard
Estero, FL 33928 | 6 | 9480 Corkscrew Palms Circle
Estero, FL 33928 |
| 7 | 9351 Corkscrew Road
Estero, FL 33928 | 8 | 8810 Commons Way
Estero, FL 33928 | 9 | 21451 Via Coconut Pt
Estero, FL 33928 |
| 10 | 9220 Estero Park Commons Boulevard
Estero, FL 33928 | 11 | 9250 Corkscrew Road
Estero, FL 33928 | 12 | 9301 Corkscrew Road
Estero, FL 33928 |
| 13 | 9201 Corkscrew Road
Estero, FL 33928 | 14 | 21331 S Tamiami Trail
Estero, FL 33928 | 15 | 8800 Corkscrew Road
Estero, FL 33928 |
| 16 | 9510 Corkscrew Palms Circle
Estero, FL 33928 | 17 | 9200 Corkscrew Road
Estero, FL 33928 | 18 | 9400 Corkscrew Palms Boulevard
Estero, FL 33928 |
| 19 | 8660 Corkscrew Road
Estero, FL 33928 | 20 | 9400 Block Lane
Estero, FL 33928 | 21 | 9000 Williams Road
Estero, FL 33928 |
| 22 | 8661 Commons Way
Estero, FL 33928 | 23 | 21850 S Tamiami Trail
Estero, FL 33928 | 24 | 21950 S Tamiami Trail
Estero, FL 33928 |
| 25 | 9250 Block Lane
Estero, FL 33928 | 26 | 9050 Corkscrew Road
Estero, FL 33928 | 27 | 8990 Corkscrew Road
Estero, FL 33928 |

28 9200 Corkscrew Palms Boulevard Estero, FL 33928	29 21450 S Tamiami Trail Estero, FL 33928	30 21900 River Ranch Road Estero, FL 33928
31 21910 S Tamiami Trail Estero, FL 33928	32 Multiple Addresses Estero, FL 33928	33 3850 Williams Road Estero, FL 33928
34 8700 Corkscrew Road Estero, FL 33928	35 21720 S Tamiami Trail Estero, FL 33928	36 21900 S Tamiami Trail Estero, FL 33928
37 21321 S Tamiami Trail Estero, FL 33928	38 8901 Commons Way Estero, FL 33928	39 21681 Pelican Sound Drive Estero, FL 33928
40 21401 Corkscrew Village Lane Estero, FL 33928	41 9100 Williams Road Estero, FL 33928	42 Address Not Available FL
43 Address Not Available FL	44 21850 Sandy Lane Estero, FL 33928	45 21750 VIA COCONUT PT ESTERO, FL 33928
46 9350 Block Lane Estero, FL 33928	47 9150 Corkscrew Road Estero, FL 33928	48 9100 Corkscrew Road Estero, FL 33928
49 21800 S Tamiami Trail ESTERO, FL 33928	50 21780 S Tamiami Trail ESTERO, FL 33928	51 21700 S Tamiami Trail ESTERO, FL 33928
52 8800 Commons Way ESTERO, FL 33928	53 21481 S Tamiami Trail Estero, FL 33928	54 21351 Happy Hollow Lane Estero, FL 33928
55 8980 Corkscrew Road Estero, FL 33928	56 21650 S Tamiami Trail Estero, FL 33928	57 21250 S Tamiami Tr Estero, FL 33928
58 21733 Masters Circle Estero, FL 33928	59 8741 Corkscrew Road Estero, FL 33928	60 8751 Corkscrew Road Estero, FL 33928
61 9250 Corkscrew Road Building 7 Unit 6 Estero, FL 33928	62 21105 Design Parc Lane Estero, FL 33928	63 9210 Estero Park Commons Blvd Estero, FL 33928
64 9410 Corkscrew Palms Boulevard Estero, FL 33928	65 9400 Corkscrew Palms Circle Estero, FL 33928	66 21101 Design Parc Lane Estero, FL 33928
67 9470 Corkscrew Palms Circle Estero, FL 33928	68 9500 Corkscrew Palms Circle Estero, FL 33928	69 9480 Corkscrew Road Estero, FL 33928
70 9180 Corkscrew Road Estero, FL 33928	71 21115 Design Parc Lane Estero, FL 33928	72 9450 Corkscrew Road Estero, FL 33928
73 10600 Corkscrew Road Estero, FL 33928	74 21250 Happy Hollow Lane Estero, FL 33928	75 9250 Corkscrew Road Building 7 Unit 5 Estero, FL 33928
76 9400 Corkscrew Road Estero, FL 33928	77 9250 Corkscrew Road Building 7 Unit 4 Estero, FL 33928	78 9250 Corkscrew Road Building 7 Unit 3 Estero, FL 33928
79 9250 Corkscrew Road Estero, FL 33928	80 21750 Sandy Lane Estero, FL 33928	81 8900 Commons Way Estero, FL 33928
82 4450 Corkscrew Road Estero, FL 33928	83 20930 Pinehurst Greens Drive Estero, FL 33928	84 Address Not Available Estero, FL 33928
85 21105 Design Parc Lane Estero, FL 33928	86 COMON ELEMENT ESTERO PARK COMM FL	87 Address Not Available FL
88 Address Not Available FL	89 MASTERS PELICAN SOUND CONSER FL	90 SUBMERGED LAND FL

91 Address Not Available
FL

92 Address Not Available
FL

93 CONSERVATION
FL

94 NEED SITE PLAN
FL

95 Address Not Available
FL

96 Address Not Available
FL

97 Address Not Available
ESTERO, FL 33928

98 Address Not Available
ESTERO, FL 33928

99 Address Not Available
ESTERO, FL 33928

100 Address Not Available
ESTERO, FL 33928

Property Records with Available *For-Sale* & *For-Lease* Listings
All Property Types – Part 2

Sale Availabilities Report from Property Records

1 Address Not Available, ESTERO, FL 33928

No Photo Provided	Property Type	Land	Property Notes
	Property Sub-type	Commercial/Other (land)	
	Lot Size	0.43 AC	
	Zoning	AG-2	

2 Address Not Available, ESTERO, FL 33928

No Photo Provided	Property Type	Land	Property Notes
	Property Sub-type	Commercial/Other (land)	
	Lot Size	0.53 AC	
	Zoning	AG-2	

3 Address Not Available, ESTERO, FL 33928

No Photo Provided	Property Type	Land	Property Notes
	Property Sub-type	Commercial/Other (land)	
	Lot Size	0.53 AC	
	Zoning	AG-2	

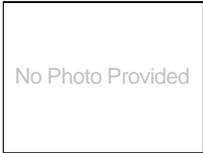
4 Address Not Available, ESTERO, FL 33928

No Photo Provided	Property Type	Land	Property Notes
	Property Sub-type	Commercial/Other (land)	
	Lot Size	0.63 AC	
	Zoning	AG-2	

5 ESTERO PARK COMMONS COMMON EL, ESTERO, FL 33928

No Photo Provided	Property Type	Land	Property Notes
	Property Sub-type	Commercial/Other (land)	
	Lot Size	2.31 AC	
	Zoning	CPD	

6 Address Not Available, ESTERO, FL 33928



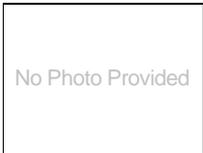
Property Type	Land	Property Notes
Property Sub-type	Commercial/Other (land)	
Lot Size	1.76 AC	
Zoning	CPD	

7 Address Not Available, ESTERO, FL 33928



Property Type	Office	Property Notes
Property Sub-type	Office Building	
Building Size	13,758 SF	
Year Built	2008	
Lot Size	9.46 AC	
No. Stories	2	
Zoning	CPD	

8 Address Not Available, ESTERO, FL 33928



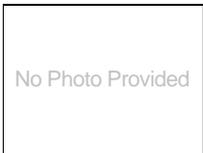
Property Type	Commercial	Property Notes
Property Sub-type	Other	
Lot Size	0.76 AC	
Zoning	MPD	

9 Address Not Available, ESTERO, FL 33928



Property Type	Commercial	Property Notes
Property Sub-type	Other	
Lot Size	3.17 AC	
Zoning	MPD	

10 Address Not Available, ESTERO, FL 33928



Property Type	Office	Property Notes
Property Sub-type	Institutional/Governmental	
Lot Size	3.14 AC	
Zoning	RPD	

11 Address Not Available, ESTERO, FL 33928



Property Type	Office	Property Notes
Property Sub-type	Institutional/Governmental	
Lot Size	3.41 AC	
Zoning	RPD	

12 Address Not Available, ESTERO, FL 33928



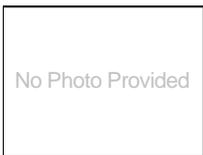
Property Type	Land	Property Notes
Property Sub-type	Commercial/Other (land)	
Lot Size	0.55 AC	
Zoning	CPD	

13 Address Not Available, ESTERO, FL 33928



Property Type	Commercial	Property Notes
Property Sub-type	Other	
Lot Size	1.15 AC	
Zoning	CPD	

14 Address Not Available, ESTERO, FL 33928



Property Type	Commercial	Property Notes
Property Sub-type	Other	
Lot Size	0.51 AC	
Zoning	CPD	

15 Address Not Available, ESTERO, FL 33928



Property Type	Office	Property Notes
Property Sub-type	Institutional/Governmental	
Lot Size	0.11 AC	
Zoning	MPD	

16 21901 VIA COCONUT PT, ESTERO, FL 33928



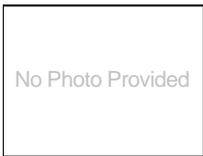
Property Type	Office	Property Notes
Property Sub-type	Institutional/Governmental	
Lot Size	1.88 AC	
Zoning	AG-2	

17 Address Not Available, ESTERO, FL 33928



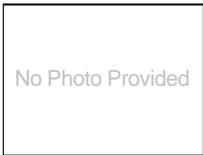
Property Type	Commercial	Property Notes
Property Sub-type	Other	
Lot Size	0.23 AC	
Zoning	AG-2	

18 21650 VIA COCONUT PT, ESTERO, FL 33928



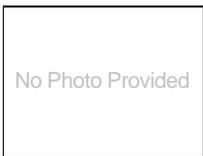
Property Type	Land	Property Notes
Property Sub-type	Commercial/Other (land)	
Lot Size	5.11 AC	
Zoning	AG-2	

19 Address Not Available, ESTERO, FL 33928



Property Type	Land	Property Notes
Property Sub-type	Commercial/Other (land)	
Lot Size	99.76 AC	
Zoning	MPD	

20 Address Not Available, ESTERO, FL 33928



Property Type	Land	Property Notes
Property Sub-type	Commercial/Other (land)	
Lot Size	0.05 AC	
Zoning	CPD	

21 Address Not Available, ESTERO, FL 33928



Property Type	Office	Property Notes
Property Sub-type	Institutional/Governmental	
Lot Size	1.17 AC	
Zoning	RPD	

22 Address Not Available, ESTERO, FL 33928



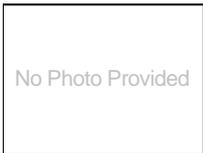
Property Type	Office	Property Notes
Property Sub-type	Institutional/Governmental	
Lot Size	0.45 AC	
Zoning	RPD	

23 Address Not Available, ESTERO, FL 33928



Property Type	Office	Property Notes
Property Sub-type	Institutional/Governmental	
Lot Size	6.84 AC	
Zoning	RPD	

24 Address Not Available, ESTERO, FL 33928



Property Type	Office	Property Notes
Property Sub-type	Institutional/Governmental	
Lot Size	4.21 AC	
Zoning	RPD	

25 Address Not Available, ESTERO, FL 33928



Property Type	Office	Property Notes
Property Sub-type	Institutional/Governmental	
Lot Size	2.56 AC	
Zoning	RPD	

26 Address Not Available, ESTERO, FL 33928



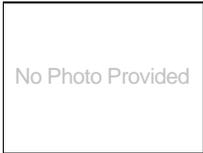
Property Type	Land	Property Notes
Property Sub-type	Commercial/Other (land)	
Lot Size	8.26 AC	
Zoning	RPD	

27 Address Not Available, ESTERO, FL 33928



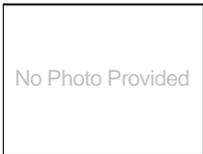
Property Type	Land	Property Notes
Property Sub-type	Commercial/Other (land)	
Lot Size	7.87 AC	
Zoning	RPD	

28 Address Not Available, ESTERO, FL 33928



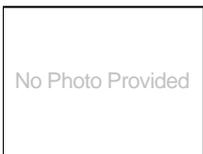
Property Type	Land	Property Notes
Property Sub-type	Commercial/Other (land)	
Lot Size	7.65 AC	
Zoning	RPD	

29 Address Not Available, ESTERO, FL 33928



Property Type	Land	Property Notes
Property Sub-type	Commercial/Other (land)	
Building Size	402 SF	
Year Built	1999	
Lot Size	8.22 AC	
No. Stories	1	
Zoning	RPD	

30 Address Not Available, ESTERO, FL 33928



Property Type	Land	Property Notes
Property Sub-type	Commercial/Other (land)	
Lot Size	2.33 AC	
Zoning	RPD	

31 Address Not Available, ESTERO, FL 33928



Property Type	Office	Property Notes
Property Sub-type	Institutional/Governmental	
Lot Size	7.52 AC	
Zoning	RPD	

32 Address Not Available, ESTERO, FL 33928



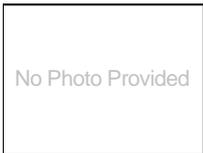
Property Type	Office	Property Notes
Property Sub-type	Institutional/Governmental	
Lot Size	0.55 AC	
Zoning	RPD	

33 Address Not Available, ESTERO, FL 33928



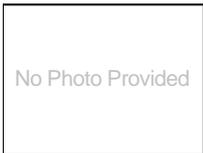
Property Type	Office	Property Notes
Property Sub-type	Institutional/Governmental	
Lot Size	0.60 AC	
Zoning	RPD	

34 SUBMERGED LAND, ESTERO, FL 33928



Property Type	Office	Property Notes
Property Sub-type	Institutional/Governmental	
Lot Size	9.47 AC	
Zoning	RPD	

35 SUBMERGED LAND, ESTERO, FL 33928



Property Type	Office	Property Notes
Property Sub-type	Institutional/Governmental	
Lot Size	2.02 AC	
Zoning	RPD	

36 SUBMERGED LAND, ESTERO, FL 33928



Property Type	Office	Property Notes
Property Sub-type	Institutional/Governmental	
Lot Size	2.41 AC	
Zoning	RPD	

37 SUBMERGED LAND, ESTERO, FL 33928



Property Type	Office	Property Notes
Property Sub-type	Institutional/Governmental	
Lot Size	3.54 AC	
Zoning	RPD	

38 9450 Corkscrew Palms Circle, Estero, FL 33928



Property Type	Office	Property Notes
Property Sub-type	Medical Office	
Building Size	12,997 SF	
Year Built	2008	
Building Class	A	
No. Units	5	
Lot Size	0.14 AC	
No. Stories	2	
Zoning	CPD	

39 9500 Corkscrew Palms Boulevard, Estero, FL 33928



Property Type	Office	Property Notes
Property Sub-type	Creative/Loft	
Building Size	2,000 SF	

40 Us 41 & Williams Road, Estero, FL 33928



Property Type	Retail	Property Notes
Property Sub-type	Retail Pad	
Lot Size	1.24 AC	



Property Type	Retail	Property Notes
Property Sub-type	Free Standing Bldg	
Building Size	5,625 SF	
Year Built	2003	
Lot Size	0.82 AC	

Map of Properties – Part 2

Map



1 Address Not Available
ESTERO, FL 33928

2 Address Not Available
ESTERO, FL 33928

3 Address Not Available
ESTERO, FL 33928

4 Address Not Available
ESTERO, FL 33928

5 ESTERO PARK COMMONS COMMON EL
ESTERO, FL 33928

6 Address Not Available
ESTERO, FL 33928

7 Address Not Available
ESTERO, FL 33928

8 Address Not Available
ESTERO, FL 33928

9 Address Not Available
ESTERO, FL 33928

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11 Address Not Available
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12 Address Not Available
ESTERO, FL 33928

13 Address Not Available
ESTERO, FL 33928

14 Address Not Available
ESTERO, FL 33928

15 Address Not Available
ESTERO, FL 33928

16 21901 VIA COCONUT PT
ESTERO, FL 33928

17 Address Not Available
ESTERO, FL 33928

18 21650 VIA COCONUT PT
ESTERO, FL 33928

19 Address Not Available
ESTERO, FL 33928

20 Address Not Available
ESTERO, FL 33928

21 Address Not Available
ESTERO, FL 33928

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27 Address Not Available
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28 Address Not Available
ESTERO, FL 33928

31 Address Not Available
ESTERO, FL 33928

34 SUBMERGED LAND
ESTERO, FL 33928

37 SUBMERGED LAND
ESTERO, FL 33928

40 Us 41 & Williams Road
Estero, FL 33928

29 Address Not Available
ESTERO, FL 33928

32 Address Not Available
ESTERO, FL 33928

35 SUBMERGED LAND
ESTERO, FL 33928

38 9450 Corkscrew Palms Circle
Estero, FL 33928

41 10451 Corkscrew Road
Estero, FL 33928

30 Address Not Available
ESTERO, FL 33928

33 Address Not Available
ESTERO, FL 33928

36 SUBMERGED LAND
ESTERO, FL 33928

39 9500 Corkscrew Palms Boulevard
Estero, FL 33928

Section V

Estero – Select Listings

Senior & Assisted Living

Active *For-Sale* Listings

Full Listing Description

Properties for Sale

1 Broadway Ave E., Estero, FL 33928



Property Details

Price	Price Not Disclosed
No. Beds	160
Building Size	100,000 SF
Property Type	Senior Housing
Property Sub-type	Assisted Living Residences
Property Use Type	Vacant/Owner-User
Tax ID/APN	28-46-25-00-00007.0000
Status	Active

Property Notes

Property Description

Senior living facility site can be developed to accommodate 90 to 160 beds. Developer is open to selling, joint venture, or will build for operator. The Downtown Estero Development is a mixed-use project that will feature retail, restaurants and offices along with a residential and senior housing component.

Location Description

The site is strategically located near the mid-point between Ft. Myers and Naples with easy access to US 41, I-75 and corkscrew Road as well as a direct flyover to Gulf Coast University via Estero Parkway.

Unit Mix Information

Description	No. Units	Avg. Mo. Rent	Sq. Ft.
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Property Details

Price	Price Not Disclosed
No. Beds	200
Building Size	150,000 SF
Lot Size	11.24 AC
Property Type	Senior Housing
Property Sub-type	Assisted Living Residences
Property Use Type	Vacant/Owner-User
Status	Active

Property Notes

Property Description

This property presents a unique opportunity as one of a limited number of parcels in desirable Estero, FL with large-scale ALF zoning. Approximately 200 beds. An exceptional opportunity for an operator to develop a premier Assisted Living Facility in an under-supplied market with a growing senior population.

Location Description

The Tangomar site is located across from Simon's new Coconut Point Mall, at the northwest corner of the intersection of US 41 and Coconut Road, Estero, Florida. The site is midway between Naples and Fort Myers, FL, near I-75 and the Southwest Florida International Airport. The Bonita Community Health Center is located less than one mile from the site. The site will be shared with a 150 room hotel.

Highlights

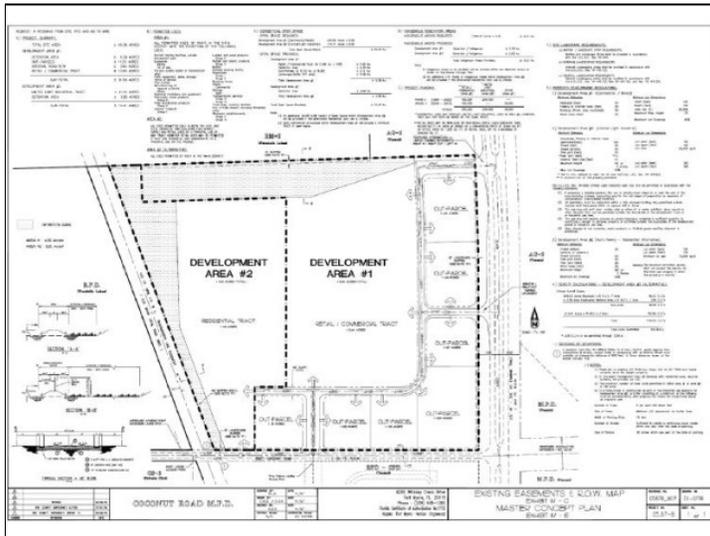
Owner is willing to consider an ALF operator joint venture.

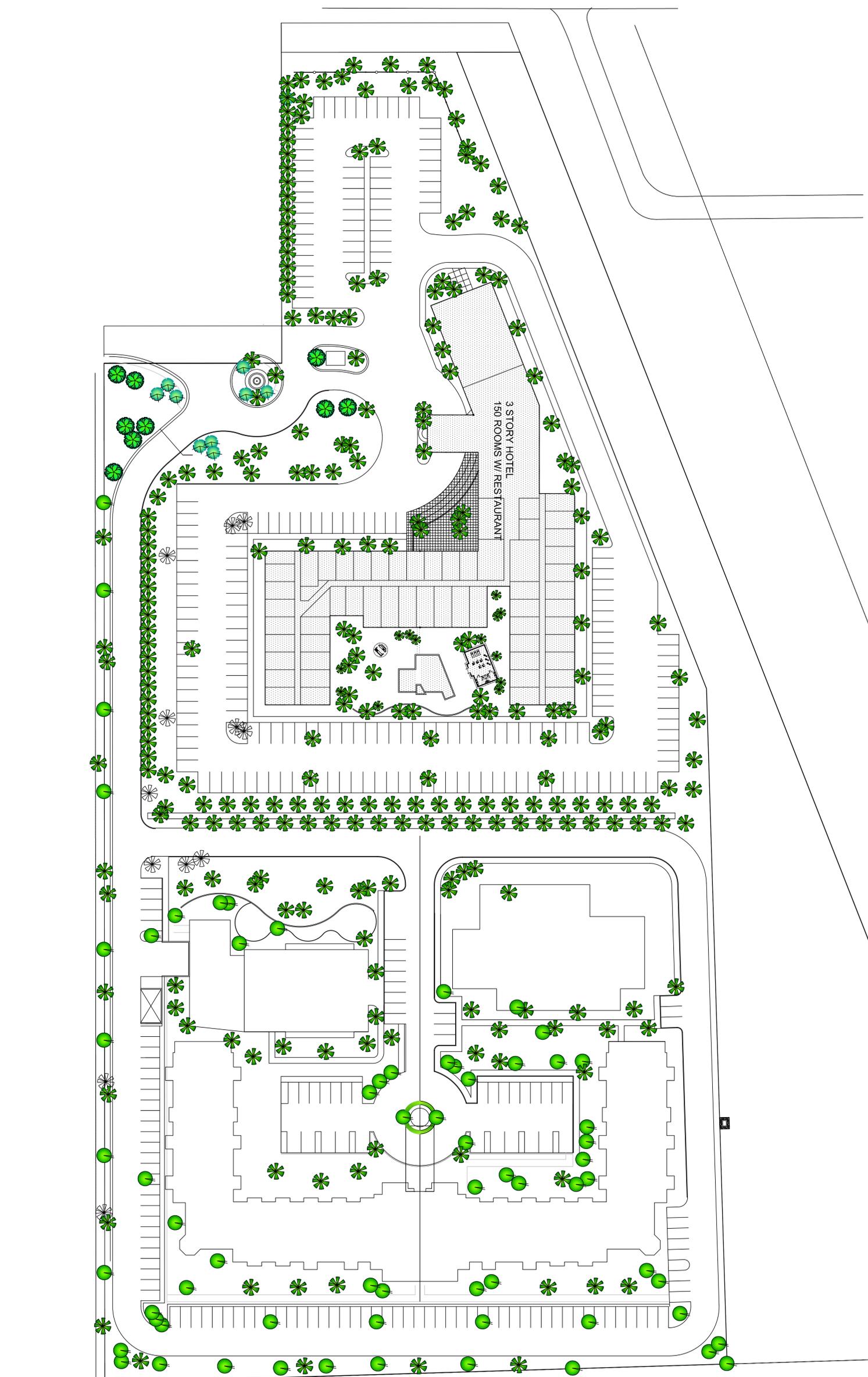
US 41 is aka Tamiami Trail

Unit Mix Information

Description	No. Units	Avg. Mo. Rent	Sq. Ft.
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Photos





PRELIMINARY SITE PLAN



THE OWNER OR CONTRACTOR:
SHALL BE TOTALLY RESPONSIBLE FOR THE CONSTRUCTION PHASE OF THIS PROJECT AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND ARCHITECT IN WRITING FOR ANY ERRORS, OMISSIONS OR NON-COMFORMANCE OF SUCH CODES AND PRIOR TO COMMENCEMENT OF CONSTRUCTION.

THE ARCHITECT RECORDS:
THE ARCHITECT RECORDS ARE NOT RESPONSIBLE FOR THE OCCURRENCE OF THE TRADE OR THEIR CONSTRUCTION METHODS, FIELD SUPERVISION, JOB SAFETY, OR ANY OTHER MATTERS THAT MAY BE THE RESPONSIBILITY OF THE OWNER, GENERAL CONTRACTOR, OR THEIR DESIGNER.

THESE CONSTRUCTION DOCUMENTS:
WERE PREPARED FOR THE SOLE PURPOSE OF OBTAINING A PERMIT AND AS A CONSTRUCTION GUIDE AND SHALL BE VOID UNLESS SIGNED AND SEALED IN THE SPACE PROVIDED.

ISSUED FOR:	DATE:
DESCRIPTION	00. 00. 2006

PREPARED FOR:
The Hine Group

PROJECT TITLE:
Site Plan Preliminary 5-5-08 Phase I

LOCATION:
Coccolut Road & U.S. 41
Estero, Florida

OWNER:
The Hine Group

DRAWING TITLE:
Overall Plan Ground Floor

JOB NUMBER:
SCALE: 1/8" = 1'-0"
DATE: January, 2006
BY: R. Gilbert
CHECKED BY: D. Wiesel

DRAWING NO.:
AO-01