

# Caloosa Pointe

(Construction In Progress)

12002 Palm Beach Blvd  
Fort Myers Shores, FL 33905



- >Brand New Construction.
- >Unparalleled Visibility and Exposure.
- >45,200 cars AADT.
- >At the entrance to an overperforming Publix and Walgreens.
- >Multiple tenant configurations available.
- >High barriers to entry and geography limit competition.
- >Underserved market with exploding population growth.

<b>Demographics</b>	<b>1-Mile Radius</b>	<b>3-Mile Radius</b>	<b>5-Mile Radius</b>
2018 Population	1,514	14,956	41,226
2023 Population	1,662	16,470	46,317
2018 Average HH Income	\$76,241	\$71,321	\$67,998
2018 Median HH Income	\$51,882	\$52,028	\$49,675

Information contained herein deemed reliable but not warranted





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ROYAL  
COMPANIES

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# Major Intersection Visibility



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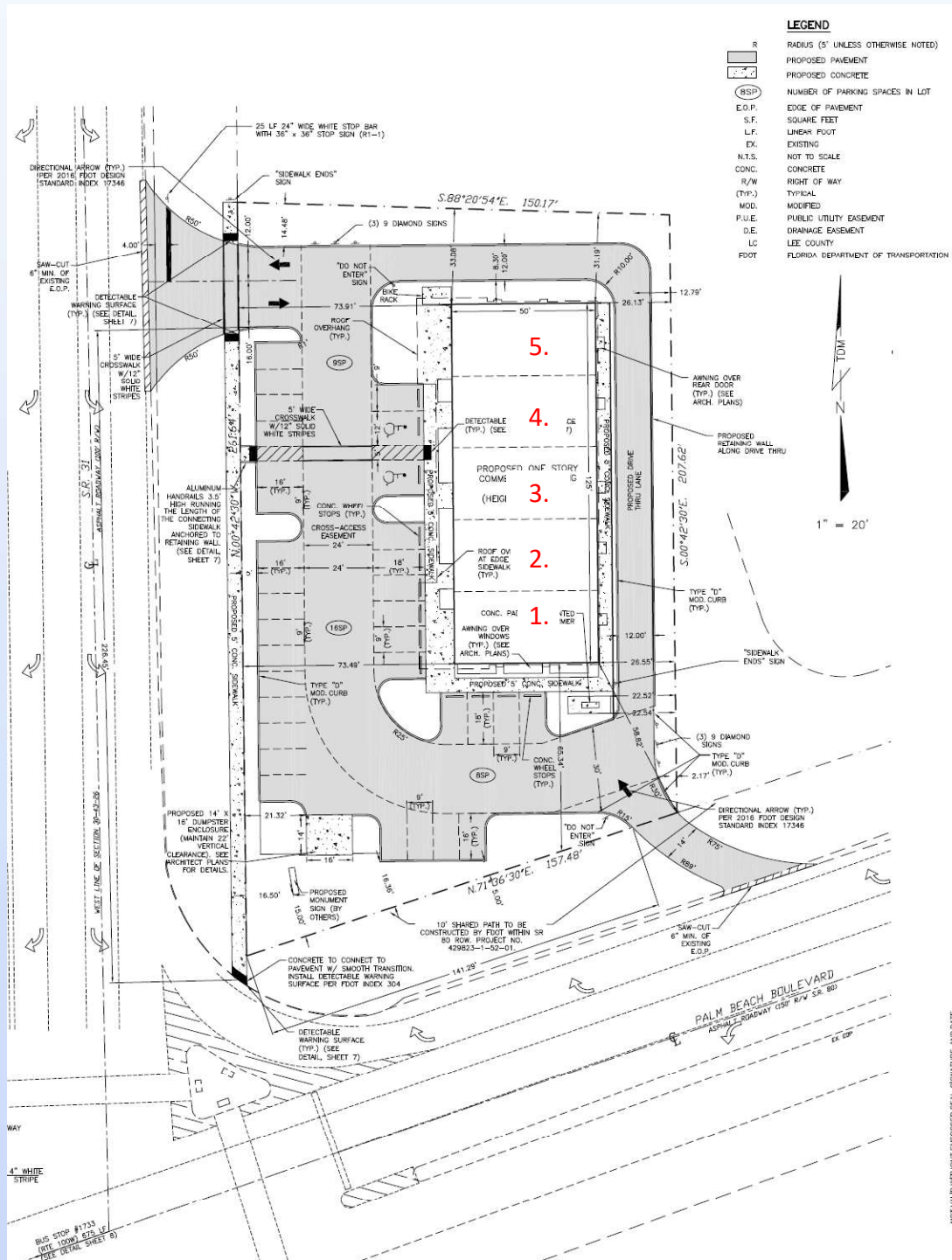




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# Drive Through Layout



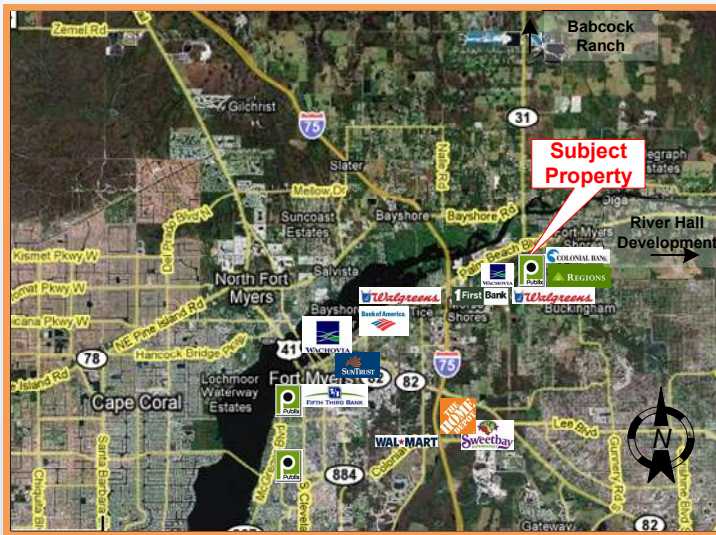


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# Future Area Development

North East Corner of SR 31 & SR 80  
Ft Myers, Florida



Corner Lot  
Planned for Development

Lighted intersection of  
SR 80 and SR 31

Located across from the Veranda Country Club community, a 1,500 acre master planned golf course community developed by Bonita Bay Group. Other new housing projects include River Hall and Babcock Ranch.

## Area Retailers



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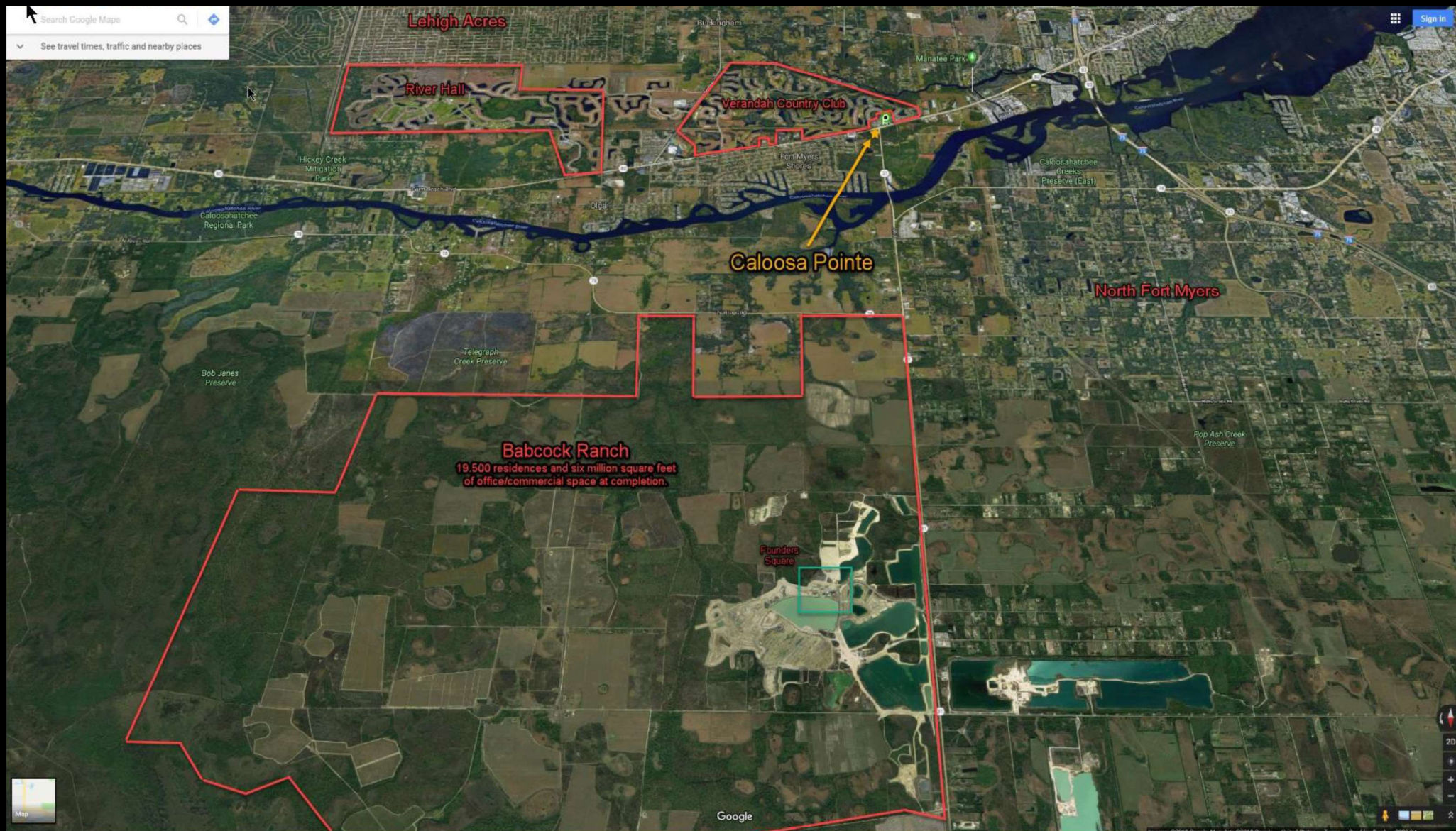
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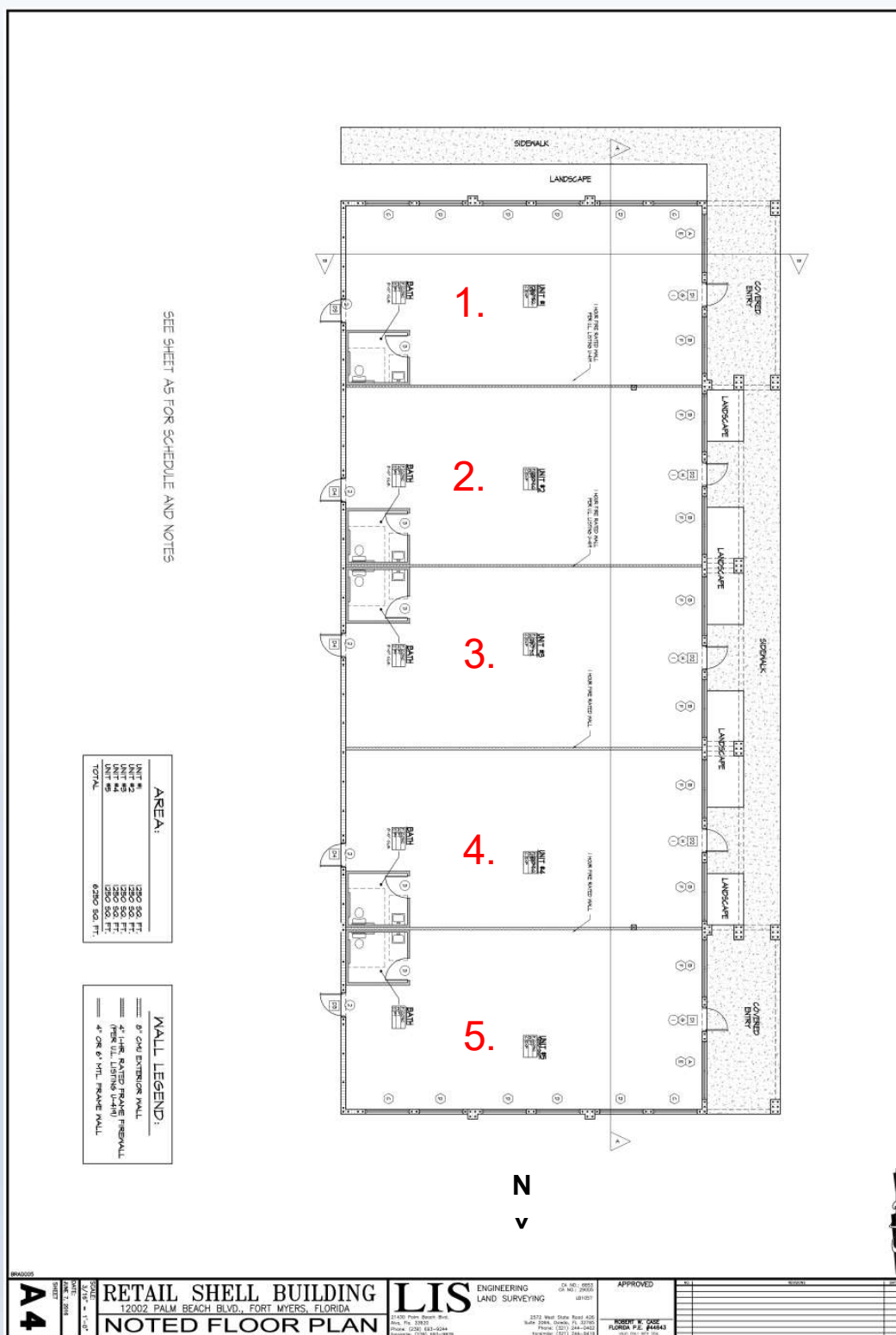
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# Unit Layouts



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