

# SHOPPES AT PADDLE CREEK OUTPARCEL

## GROUND LEASE

7490 WINKLER ROAD, FORT MYERS, FL 33919



**LEASE RATE:** Negotiable

**LAND SIZE:** 0.57± Acres (25,046± SF)

**LOCATION:** NW corner of the signalized intersection of Gladiolus Drive and Winkler Road

**ZONING:** C1-A - Commercial (Lee County)

**UTILITIES:** City water & sewer

**PARCEL ID:** 34-45-24-00-00001.0070

### SHOPPES AT PADDLE CREEK OUTPARCEL

Available for long-term ground lease. Zoning allows for retail or office building up to 4,000± SF (Conceptual plan available). Ideal site for a food business that requires a drive-thru. Located at the signalized corner of Gladiolus Drive and Winkler Road, this center is conveniently located to serve the surrounding residential communities. Approximately 1± mile from HealthPark Hospital and numerous medical offices.

### CONTACT

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Associate

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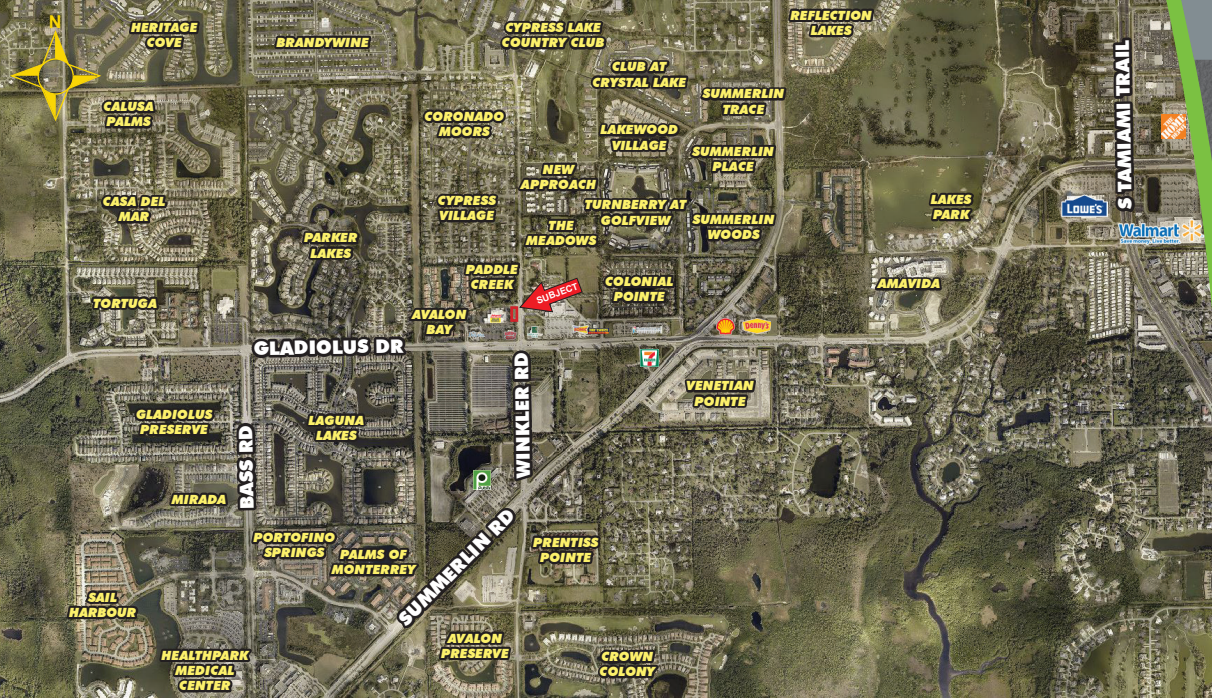
12140 Carissa Commerce Ct, Suite 102  
Fort Myers, FL 33966

1100 Fifth Ave. S, Suite 100  
Naples, FL 34102

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### HIGHLIGHTS

- Zoning allows for retail or office building up to 4,000± SF
- Conceptual plan available
- Drive-thru allowed
- Good traffic counts and rooftops



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2019 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	9,271	52,415	121,871
EST. HOUSEHOLDS	4,614	26,061	59,406
EST. AVERAGE HOUSEHOLD INCOME	\$73,647	\$82,786	\$80,460
TRAFFIC COUNTS (2018)	14,300 AADT		

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