

# FREESTANDING COSTO OUTPARCEL FOR LEASE

17100 Ben Hill Griffin Parkway, Fort Myers, FL



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DRIVE THRU | 5,089 SF  
EXISTING BANK BUILDING

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# PROPERTY HIGHLIGHTS



- Former 5,089 sf bank building with drive-thru on a 1.25-acre property.
- Zoning: CPD
- 220' of frontage on Ben Hill Griffin Pkwy, which boasts strong traffic counts of 25,050 vehicles per day.
- Outparcel to Gulf Coast Town Center; a Super Reginal mall ranked 91% percentile in the county.
- Surrounding national retailers include; Costco, Target, At Home, Five Below, Bass Pro Shops, Marshalls, Ross, Belk, HomeSense, Culvers, Cheddar's, Chipotle, Olive Garden, and more.
- Florida Gulf Coast University is a public university located in Fort Myers. The campus is located 2.6 miles south on Ben Hill Parkway from the subject property.
- Fall 2023 was 15,892 and had an 8.26% annual growth for applications in the previous year

	1 Mile	3 Mile
Population	3,554	29,603
Households	1,357	10,253
Median Age	37.5	38.2
Median HH Income	\$105,840	\$81,419
Daytime Employees	3,283	15,386
<b>Population Growth '23 - '28</b>	<b>9.45%</b>	<b>3.48%</b>
<b>Household Growth '23 - '28</b>	<b>9.58%</b>	<b>3.63%</b>



# RESIDENTIAL DEVELOPMENT IN IMMEDIATE AREA

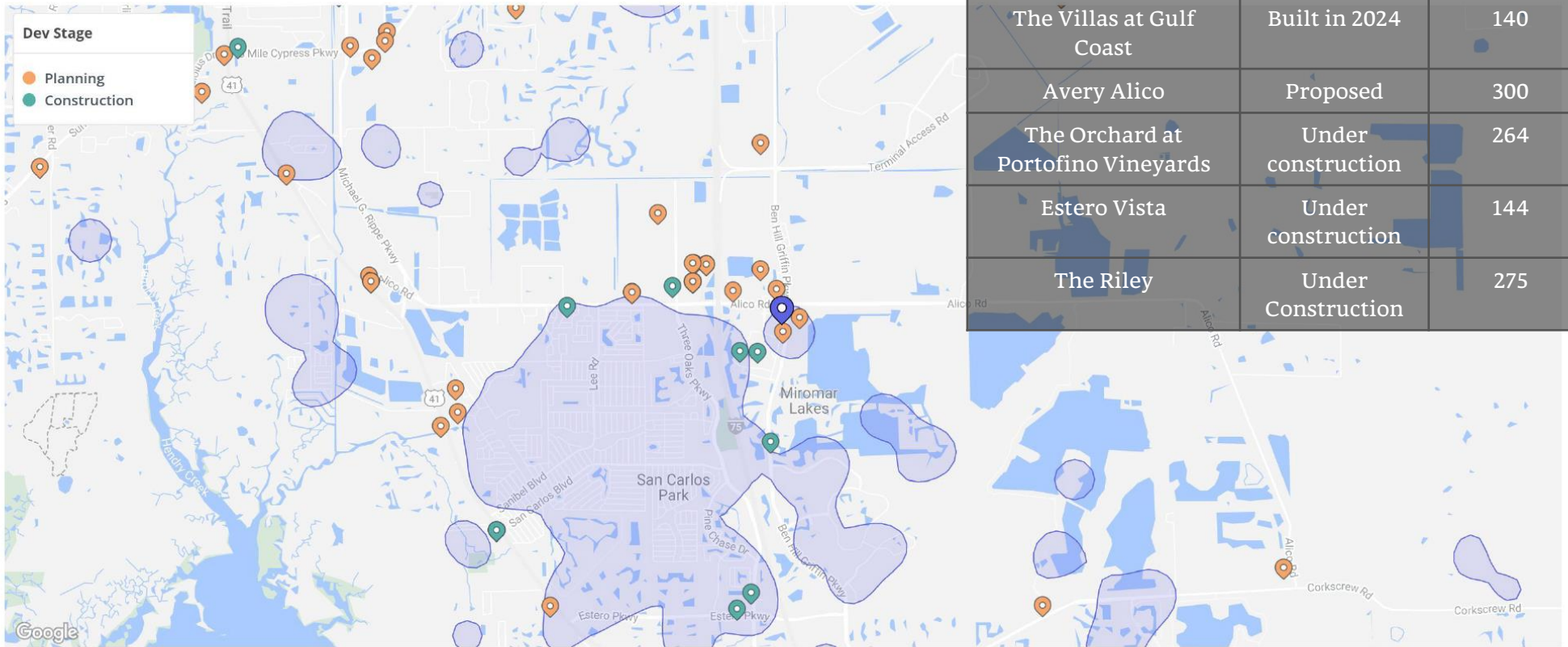


## Planned Development

Jun 1, 2023 - May 31, 2024

### Planned Development

**17100 Ben Hill Griffin Parkway**  
17100 Ben Hill Griffin Parkway, Fort Myers, FL 33913



Home locations are obfuscated for privacy and randomly placed within a census block. They do not represent actual home addresses.

<u>Project Name</u>	<u>Status</u>	<u># Units</u>
The Centro	Built in 2023	264
The Villas at Gulf Coast	Built in 2024	140
Avery Alico	Proposed	300
The Orchard at Portofino Vineyards	Under construction	264
Estero Vista	Under construction	144
The Riley	Under Construction	275

Jun 1st, 2023 - May 31st, 2024

Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai))

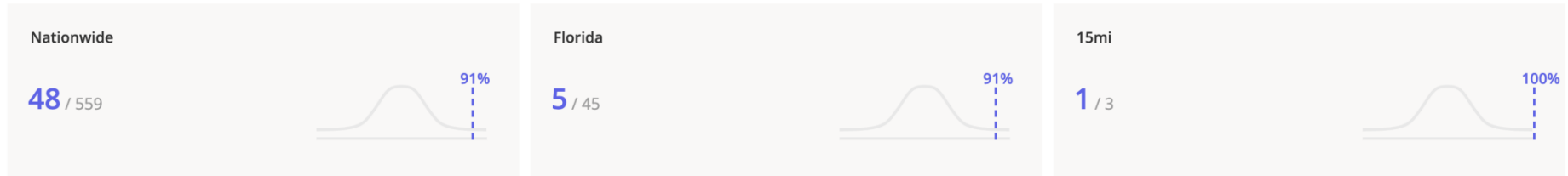


## Ranking Overview

Dec 1, 2023 - May 31, 2024

### Ranking Overview

- Gulf Coast Town Center**  
 9903 Gulf Coast Main St, Fort Myers, FL 33913



Category: Super-Regional Malls | Visits | Dec 1st, 2023 - May 31st, 2024  
 Data provided by Placer Labs Inc. (www.placer.ai)



## Property Overview

Dec 1, 2023 - May 31, 2024

### Metrics

- Gulf Coast Town Center**  
 9903 Gulf Coast Main St, Fort Myers, FL 33913

Visits	5.5M	Avg. Dwell Time	63 min
Visits / sq ft	4.45	Panel Visits	360K
Size - sq ft	1.2M (GLA)	Visits YoY	+2.1%
Visitors	1.4M	Visits Yo2Y	+7.9%
Visit Frequency	4.04	Visits Yo3Y	+22.1%