



SITE HIGHLIGHTS

- +/- 16,865 SF Retail Center
- Prime location adjacent to Gulf Coast Town Center (1.2 M SF) with easy access to I-75 (Allico Rd & Ben Hill Griffin Pkwy)
- Near Florida Gulf Coast University (over 14,000 students enrolled) & SW Florida International Airport
- 0.92 AC Outparcel Available - Max building area of 16,112 SF
- Drive-thru Opportunity Available
- Major Tenants Include:

DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|------------|----------|----------|----------|
| Population | 1,831 | 25,636 | 65,954 |
| Households | 757 | 8,824 | 27,981 |
| MHHI | \$54,283 | \$61,372 | \$65,852 |

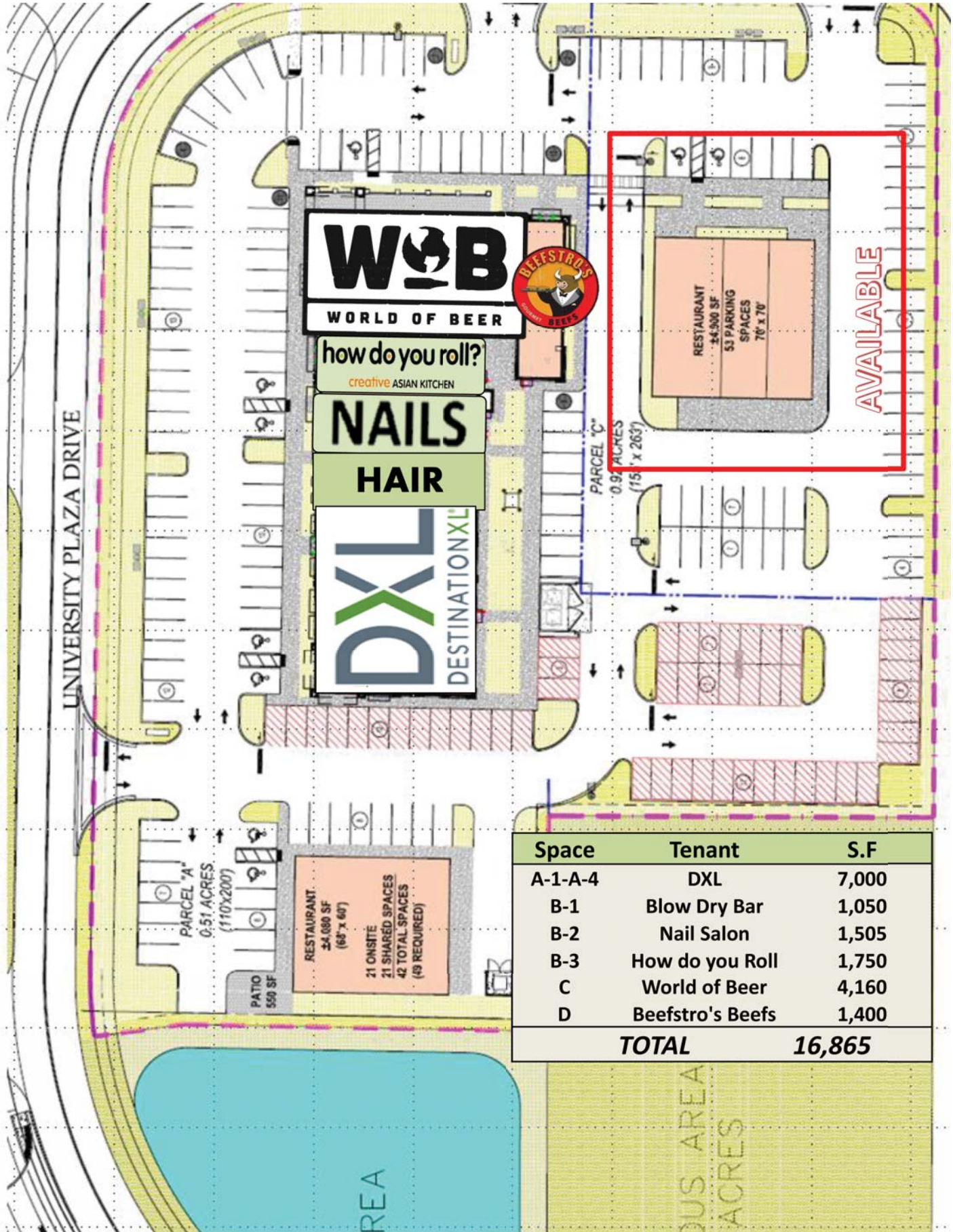
CONTACT US

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KATZ & ASSOCIATES
 Licensed Florida Brokerage Firm

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| Space | Tenant | S.F |
|--------------|------------------|---------------|
| A-1-A-4 | DXL | 7,000 |
| B-1 | Blow Dry Bar | 1,050 |
| B-2 | Nail Salon | 1,505 |
| B-3 | How do you Roll | 1,750 |
| C | World of Beer | 4,160 |
| D | Beefstro's Beefs | 1,400 |
| TOTAL | | 16,865 |

RESTAURANT
24,000 SF
(68' x 60')

21 ONSITE
21 SHARED SPACES
42 TOTAL SPACES
(18 REQUIRED)

RESTAURANT
24,900 SF
53 PARKING SPACES
70' x 70'

AVAILABLE

PARCEL "C"
0.92 ACRES
(151' x 2637')

PARCEL "A"
0.51 ACRES
(110' x 2007')

PATIO
550 SF

BUS AREA
ACRES