



MARKET OPTIONS SURVEY

Prepared for:
the prospective
tenant





9530 Marketplace Rd

Fort Myers, FL 33912

Renaissance Office Center is a Class A office space located at the bustling commercial intersection of Daniels Parkway and Interstate 75. Recently renovated with upgraded landscaping, fountain work, polished floors, updated lighting, a digital directory, and refreshed common areas.

Property Summary

Asking Rent:	\$24.00
Service Type:	NNN
Year Build:	2006
GLA:	52,146 SF
Space Available:	1,745 – 7,729 SF
Land Area:	—
Ownership:	Mayhugh Commercial Advisors
Parking Ratio:	(365 spaces)
Submarket:	S Ft Myers / San Carlos
Time on Market:	8 Months 17 Days

Notes

- Hurricane-code-compliant tilt-wall construction with superior soundproofing and energy-efficient design
- 365 parking spaces with quick access to RSW airport and I-75
- Flexible leasing options from 3,524.



8890 Salrose Ln

Fort Myers, FL 33912

Two-story Mediterranean retail and office center facing Daniels Parkway. Tenants include salons, a spa, restaurant, and boutiques, with two second-floor event terraces and walkable access to Publix, Starbucks, and Dunkin'.

Property Summary

Asking Rent:	\$20.00
Service Type:	NNN
CAM:	-
Year Build:	2008
GLA:	20,000 SF
Space Available:	2,815 SF
Land Area:	—
Ownership:	Justin Griffin
Parking Ratio:	(98 spaces)
Submarket:	S Ft Myers / San Carlos
Time on Market:	3 months

Notes

- Newly renovated boutique retail & office center
- Two second-floor terraces available for hosting events
- Walkable to Publix, Starbucks, Dunkin' & restaurants



9710 Florida 82

Fort Myers, FL 33905

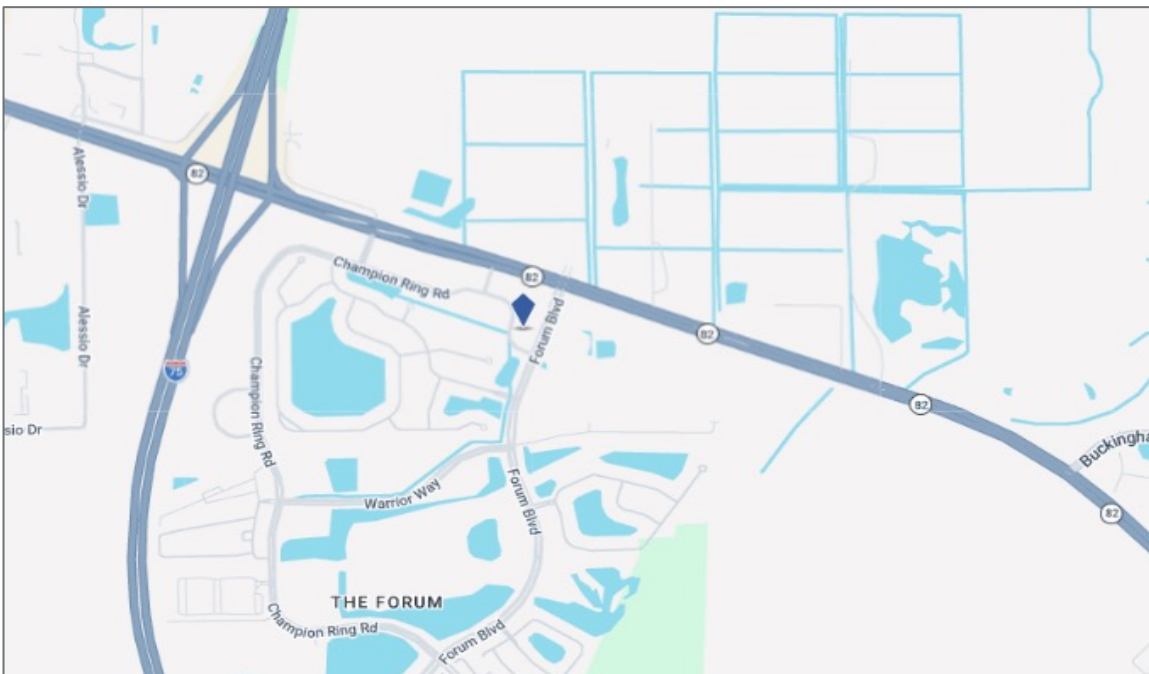
Prime freestanding retail center on SR 82 (45,000 VPD) offering end-cap and inline space. An outparcel to The Forum at Ft Myers, with 645+ units underway, it sits among Target, Home Depot, Starbucks, and PetCo.

Property Summary

Asking Rent:	Inquire for pricing
Service Type:	NNN
CAM:	-
Year Build:	Construction started Dec 2026
GLA:	11,000 SF
Space Available:	1,300 - 9,550 SF
Land Area:	1.62 AC
Ownership:	7-Eleven
Parking Ratio:	-
Submarket:	City of Ft Myers
Time on Market:	6 Months 30 Days

Notes

- End cap & inline space available
- Outparcel to The Forum at Ft Myers — 645+ units under development



2240 Champion Ring Rd Fort Myers, FL 33905

New Class A medical office development along the SR-82 corridor (44,500 VPD) with I-75 access, on the north side of The Forum. Close to Lee Health, HCA, and Florida Cancer Specialists, with build-to-suit suites from 1,500–45,000 SF.

Property Summary

Asking Rent:	Not Disclosed
Service Type:	TBD
CAM:	<i>Withheld</i>
Year Build:	New Construction
GLA:	60,000 SF
Space Available:	1,500 – 45,000 SF
Land Area:	—
Ownership:	The Garrett Companies
Parking Ratio:	(187 spaces)
Submarket:	City of Ft Myers
Time on Market:	1 Year 3 Months

Notes

- Physician investment and leasing opportunities available
- 44,500 VPD on SR-82 with access from I-75
- 100,000+ residents within a five-mile radius



9601 Six Mile Cypress Pky Fort Myers, FL 33901

Publix-anchored neighborhood center with frontage on Six Mile Cypress Parkway, just off I-75 at Exit 136. Part of a 500,000+ SF Benderson hub with Lowe's and Walmart, serving 480,510+ people within 10 miles.

Property Summary

Asking Rent:	Not Disclosed
Service Type:	TBD
CAM:	<i>Withheld</i>
Year Build:	2009
GLA:	122,060 SF
Space Available:	2,500 SF
Land Area:	22.85 AC
Ownership:	Benderson Development Co., Inc.
Parking Ratio:	(102 spaces)
Submarket:	S Ft Myers / San Carlos
Time on Market:	4 Months 19 Days

Notes

- Publix-anchored center on Six Mile Cypress Parkway
- 219,000 VPD at I-75, Colonial Blvd. & Six Mile Cypress
- Directly adjacent to two new luxury apartment and condo communities, with over 700 combined residences



9375 Six Mile Cypress Pky Fort Myers, FL 33912

Power center along Six Mile Cypress Parkway near Colonial Boulevard, directly off I-75 at Exit 136. Part of a Benderson hub with Lowe's and Walmart, offering quarter-mile frontage and serving 480,510+ people within 10 miles.

Property Summary

Asking Rent:	Not Disclosed
Service Type:	TBD
CAM:	<i>Withheld</i>
Year Build:	2008
GLA:	401,595 SF
Space Available:	1,812 – 5,826 SF
Land Area:	43.66 AC
Ownership:	Benderson Development Co., Inc.
Parking Ratio:	(203 spaces)
Submarket:	S Ft Myers / San Carlos
Time on Market:	2 Years

Notes

- Power center off I-75 at Exit 136, expansion underway
- 219,000 VPD at I-75, Colonial Blvd. & Six Mile Cypress
- Key retailers include Walmart, Publix, Kohl's & Lowe's

SEC Colonial Blvd & Treeline Ave Fort Myers, FL 33913

Newly developed retail center at the signalized Colonial Boulevard and Treeline Avenue intersection. Walgreens-anchored with Phase II delivering June 2026, near I-75 (Exit 136) with Colonial Blvd. traffic of ~75,000 AADT.

Property Summary

Asking Rent:	Not Disclosed
Service Type:	Negotiable
CAM:	<i>Withheld</i>
Year Build:	2008
GLA:	45,737 SF
Space Available:	1,000 – 8,187 SF
Land Area:	10.95 AC
Ownership:	Kevin K. Lam
Parking Ratio:	(353 spaces)
Submarket:	S Ft Myers / San Carlos
Time on Market:	-

Notes

- Walgreens-anchored center, Phase II delivering June 2026
- 75,000± AADT on Colonial Boulevard
- Close to I-75 at Exit 136





4989 Royal Gulf Cir

Fort Myers, FL 33966

Turnkey medical space at \$5,000/month modified gross, all-in with water and sewer included. Former vet and therapy office with required medical parking, with frontage on Winkler and Six Mile Cypress near the I-75 interchange.

Property Summary

Asking Rent:	\$5,000/Month
Service Type:	Modified Gross
CAM:	-
Year Build:	2008
GLA:	4,500 SF
Space Available:	2,150 SF
Land Area:	—
Ownership:	Marc Shapiro (Trustee)
Parking Ratio:	3.11 / 1,000 SF (14 spaces)
Submarket:	S Ft Myers / San Carlos
Time on Market:	1 Year 5 Months

Notes

- Turnkey medical space — all-in MG, water & sewer included
- Frontage & visibility on Winkler and Six Mile Cypress
- Three blocks from the I-75 interchange district