

# MARKET SQUARE

13711 S Tamiami Trail, Fort Myers, FL 33919



## CENTER HIGHLIGHTS

**Market Square** is a Total Wine, DSW, and Super Target anchored shopping center.

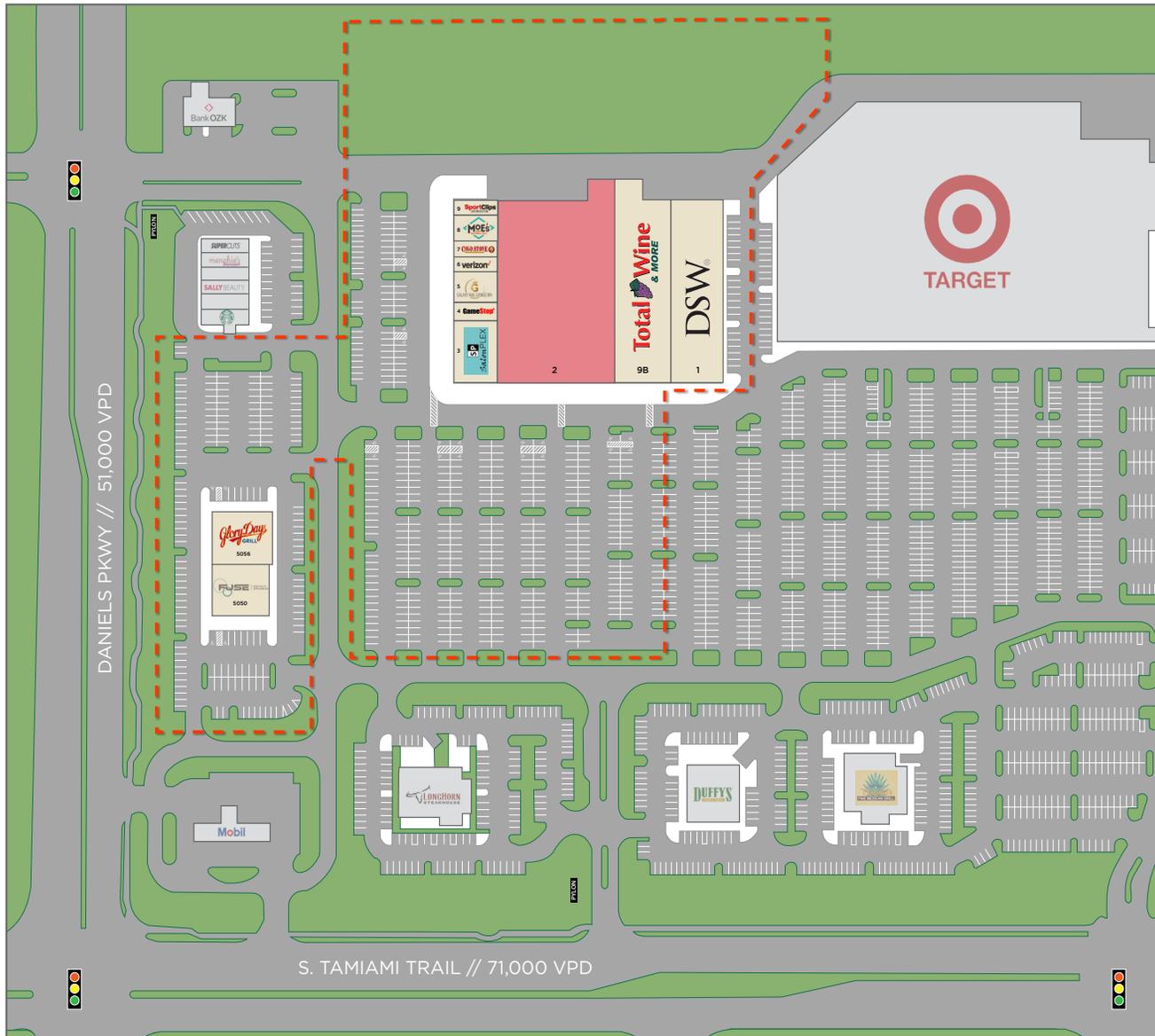
The center is located in Fort Myers, FL at the main intersection of Tamiami Trail/US 41 (53,500 vehicles per day) and Daniels Parkway (51,000 vehicles per day). The center has more than 4,200,000 visits per year, ranking in the 95th percentile of all shopping centers in Florida. The property has excellent visibility and benefits from three full access points (one signalized) and a right-in right-out point.

Fort Myers is the third fastest growing market in the United States based on US Census net migration data with population growing by 3.5% per annum. The submarket's average household income is expected to grow by 16% by 2028. Fort Myers has ranked as a top growth US market for the past five years.



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| UNIT      | TENANT                    | SF            |
|-----------|---------------------------|---------------|
| 01        | DSW SHOEWAREHOUSE         | 20,455        |
| <b>02</b> | <b>AVAILABLE</b>          | <b>47,132</b> |
| 03        | SALONPLEX                 | 5,715         |
| 04        | GAMESTOP                  | 1,679         |
| 05        | GALAXY NAIL LOUNGE SPA    | 2,298         |
| 06        | VERIZON WIRELESS          | 1,463         |
| 07        | COLD STONE CREAMERY       | 1,463         |
| 08        | MOE'S SOUTHWEST GRILL     | 2,327         |
| 09        | SPORT CLIPS               | 1,463         |
| 9B        | TOTAL WINE & MORE         | 22,822        |
| 5050      | FUSE SPECIALTY APPLIANCES | 6,300         |
| 5056      | GLORY DAYS GRILL          | 5,466         |



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### 2026 DEMOGRAPHICS

|   | 1 Mile   | 3 Mile   | 5 Mile    |
|---|----------|----------|-----------|
| Total Population                        | 7,061    | 66,774   | 140,908   |
| Projected Population Growth (thru 2030) | 0.47%    | 0.79%    | 0.94%     |
| Average Household Income                | \$87,895 | \$96,954 | \$113,185 |
| Median Household Income                 | \$59,810 | \$66,698 | \$72,300  |
| Education (Bachelor's Degree or Higher) | 40.7%    | 36.6%    | 41.4%     |
| Total Households                        | 4,016    | 33,282   | 67,431    |
| Median Age                              | 62.2     | 53.9     | 53.4      |



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