

Arborwood Village

Ft. Myers, FL



Arborwood Village



LOCATION: Northwest corner of Daniels Parkway and Treeline Avenue, Ft. Myers, Florida, at Exit 131 from I-75

DESCRIPTION: Arborwood Village is projected to be a 150,000-200,000 sq. ft. retail/commercial development permitting shops, restaurants, hotel and office development. The site is at the entrance to the new Arborwood Community which will have 6000 homes at full buildout. The communities of Gateway, Renaissance, Fiddlesticks and Colonial Country Club are all within 3 miles. Fifth Third Bank and Wachovia Bank are projected to open at the project in 2007.

ACREAGE: 25 Acres

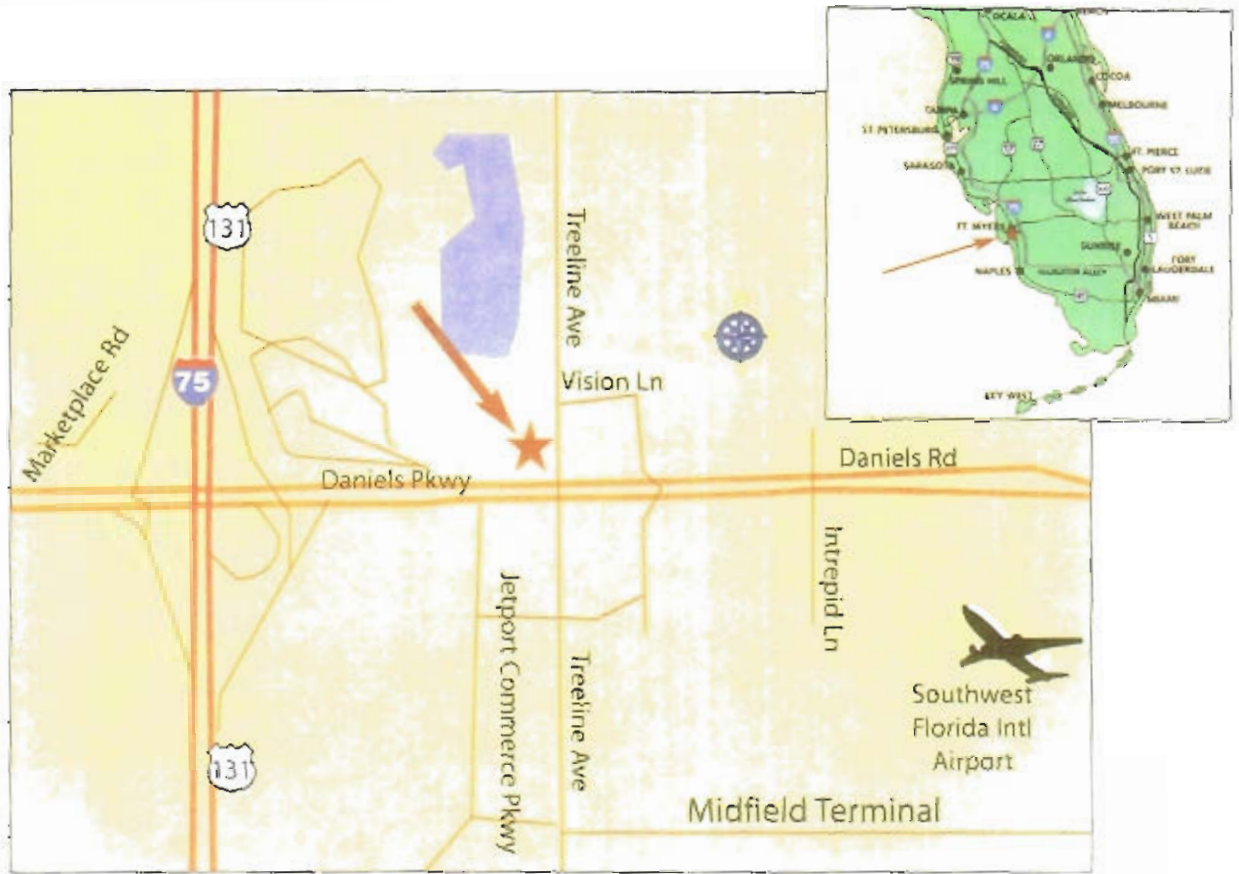
TRAFFIC COUNTS: Daniels Parkway - 44,700 ADT (2005)

ZONING: Commercial Tounst. Lee County

ACCESS: The site has two access points on Treeline Avenue and a primary access point on Daniels Parkway. Corner is signalized. The site is adjacent to an FDOT Rest Area and is just west of SW Florida International Airport.

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DEMOGRAPHICS

3 Miles

5 Miles

10 Miles

Population:

2010 Projection	12,447	45,133	259,293
2005 Estimate	7,442	35,847	224,827
2000 Census	5,105	26,612	193,406

Number of Households:

2010 Projection	5,547	18,995	111,249
2005 Estimate	4,331	14,957	95,606
2000 Census	3,102	10,986	81,300

2005 Average HH Income:

\$99,082	\$85,689	\$63,729
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2005 Average Age:

45.64	41.36	41.59
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EXISTING
BORROW PIT
LAKE

No Buffer Req'd

Residential / Retail
118.4 Acres

O.P. #2
1.82 Acres

O.P. #3A
1.12 Acres

40' Wide
Access Drive
to Street

DANIELS PKWY.

TREELINE AVE.

FUTURE
FULL MEDIAN
OPENING

FUTURE
FULL MEDIAN
OPENING

O.P. #37

O.P. #4A
1.3 Acres

