

Walmart Plaza

525-535 Pine Island Rd.
North Fort Myers, FL 33903
Lee County



key features

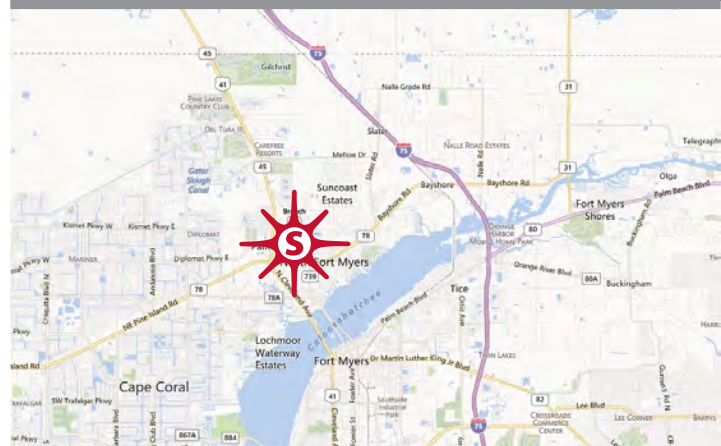
- strong national co-tenants include Dollar Tree, GameStop, Rent-A-Center, Hungry Howie's Pizza, Boost Mobile, and Metro by T-Mobile
- anchored by high-volume Walmart at primary intersection in Fort Myers metro area
- daily traffic counts: 33,000 on Pine Island Road and 30,000 on Cleveland Avenue/U.S. 41

demographics

	1 mile	3 miles	5 miles
population	4,516	49,812	140,180
households	2,087	23,475	59,328
avg. household income	\$64,404	\$79,844	\$87,136
daytime population	3,776	36,994	106,077

2025 Estimates. Source: Applied Geographic Solutions 5/2025, TIGER Geography

retail space for lease 1,160 – 6,400 sf



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Rick Seyer
941-907-9008
rseyer@oakmont.net
www.oakmont.net

www.sandordev.com
sandor

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building 525

UNIT	TENANT	DIMS.	S.F.
B	HUMANA	70 x 80	5,600
D	TOP SHINE SPA	15 x 80	1,200
E	TOTAL WIRELESS	20 x 80	1,600
F	WALKERTOWN TOBACCO XPRESS	20 x 80	1,600
G	METRO BY T-MOBILE	15 x 80	1,200
H	LAUNDRY LIFE	15 x 80	1,200
I	CELL AXS	17.5 x 80	1,400
J	AVAILABLE	15 x 80	1,200
K	YOVANY'S BARBERSHOP & BEAUTY SALON	20 x 80	1,600
L	HUNGRY HOWIE'S PIZZA	15.7 x 80	1,253
M	AVAILABLE	80 x 80	6,400
R	AVAILABLE	35.7 x 80	2,853
T	BOOST MOBILE	15 x 80	1,200
U	CRICKET WIRELESS	15 x 80	1,200
V	AVAILABLE	20 x 80	1,600
W	RENT-A-CENTER	57.6 x 80	4,610

building 535

UNIT	TENANT	DIMS.	S.F.
A	DOLLAR TREE	70 x 130	9,100
B	PINE ISLAND SWEEPSTAKES	40 x 100	4,000
C	H&R BLOCK	28 x 100	2,800
D	KING'S CRAB SEAFOOD AND STEAKHOUSE	41 x 100	4,100
E	GAMESTOP	18 x 100	1,800
F	ENDLESS NAILS	22 x 100	2,200
G	PERUVIAN GRILLED CHICKEN	18 x 100	1,800
H	AVAILABLE - CAN BE COMBINED	50 x 100	5,000
J	AVAILABLE - CAN BE COMBINED	14.5 x 80	1,160
M	OPERATION PAR	83 x 130 IRR	8,840

