





The Marketplace at Coconut Point

ESTERO, FLORIDA

US 41 & SWEETWATER RANCH BOULEVARD

Konover South
A Simon Konover Company

The Marketplace at Coconut Point

THE VISION





The last commercial retail in the popular Coconut Point lifestyle center.

The Marketplace at Coconut Point is situated in Estero, Florida, and is the last remaining commercial frontage within the Coconut Point Development, which features over 140 stores and spans up to 1.3 million square feet of retail space.

Located along the east side of S. Tamiami Trail/US 41 (with traffic counts of 60,831), the property offers excellent visibility and accessibility. It is also conveniently located near Hertz World Headquarters.

Plans for the development include a national hamburger franchise, a national high-quality full-service restaurant, a national high-end coffee shop, as well as 30,000 sf for additional restaurants with outdoor seating, specialty desserts, family and specialized medical services, and boutique retail spaces.

Help us serve the community and join The Marketplace at Coconut Point, another quality development by Konover South.

The Marketplace at Coconut Point

PROPOSED RETAIL SITE PLAN



BAY	TENANT	SF
22770 VIA VILLAGIO		
	McDonald's	4,455
22780 VIA VILLAGIO		
101	Teachers Federal Credit Union	2,164
103	Quest Diagnostics	1,750
104	**AVAILABLE**	**1,774**
105	**AVAILABLE**	**2,199**
106	Milkshake Factory	1,532
107	Ideal Nutrition	1,616
108	Charles Schwab	2,504

BAY	TENANT	SF
22790 VIA VILLAGIO		
101	Starbucks	2,567
102	Noire the Nail Bar	2,496
104	Heartland Dental	4,133
22800 VIA VILLAGIO		
Piccolo Buco by Cooper's Hawk		7,602
22810 VIA VILLAGIO		
Miller's Ale House		7,202

**Adjacent available spaces may be combined for additional square footage.*

*Elevations and site plans are for conceptual purposes and are subject to change.

DEMOGRAPHICS

CURRENT – By drivetime

	MEDIAN AGE	Avg. Income
5 minute	62	$166,887
10 minutes	56	$145,876
15 minutes	51	$141,170

TRAFFIC COUNTS

60,831
Tamiami Trail (US 41)

13,885
Coconut Road

IDEALLY SUITED FOR:

- Quick serve restaurant
- Retail shops
- Bank
- Personal service
- Dental, medical, urgent care, etc.

Seasonal population increases 27% from November through April.

*Estimated 2025. This information was obtained from government and private sources deemed reliable; however, it is provided without representation or warranty.

PROPERTY HIGHLIGHTS

- Only 2 bays left: 104 (1,774 SF) and 105 (2,199 SF), which can be combined for 3,973 SF
- National co-tenants include McDonald's, Starbucks, Miller's Ale House and Piccolo Buco by Cooper's Hawk
- Prime frontage on US 41 with 60,831 cars per day
- Last remaining commercial frontage in the Coconut Point DRI
- Adjacent to Hertz World Headquarters
- Signalized access and Tesla charging stations on site

JOIN THESE ESTABLISHED TENANTS

The Marketplace at Coconut Point
AERIAL MAP

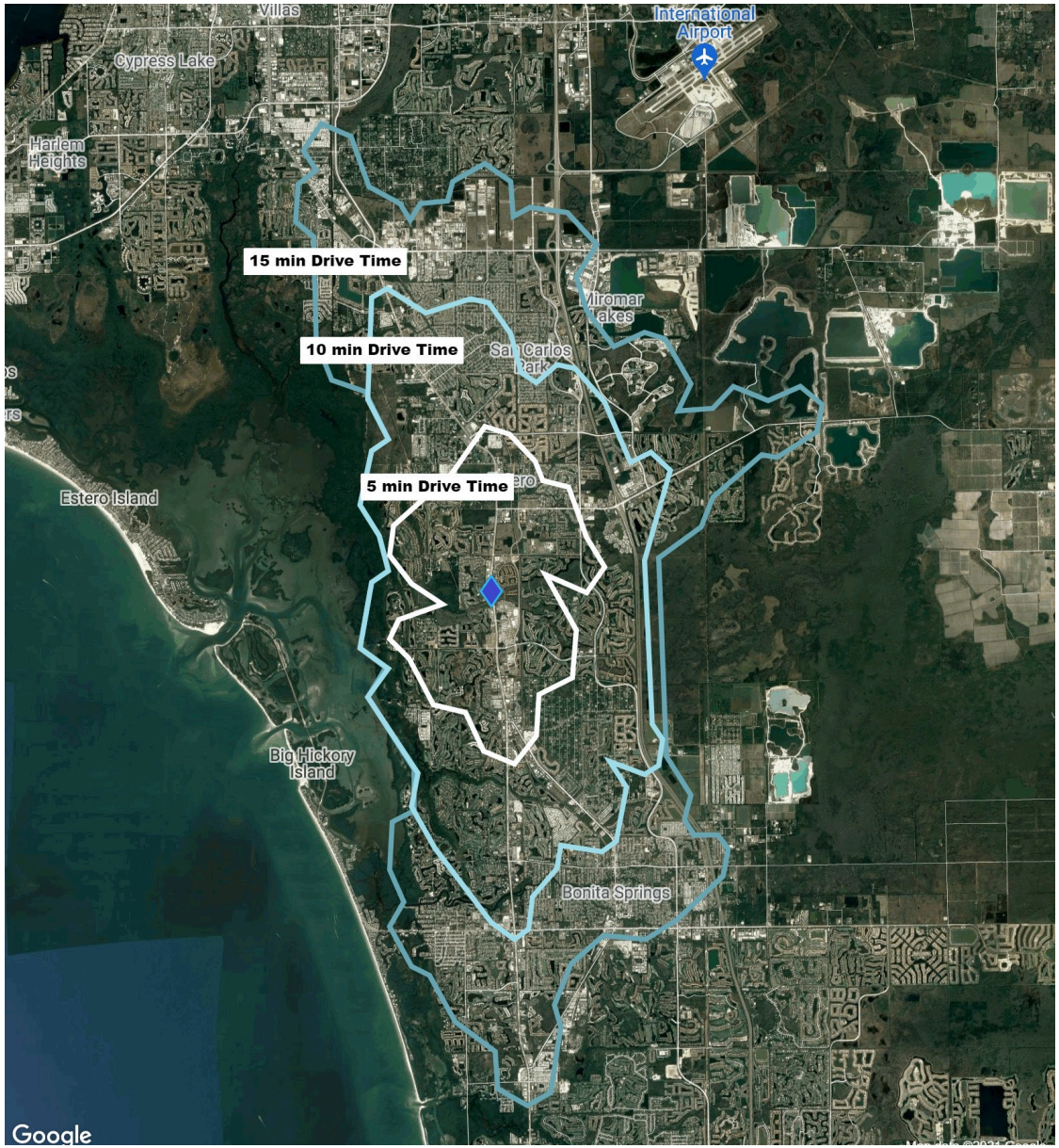


The Marketplace at Coconut Point is located within the popular Coconut Point, a 1.3 million sf lifestyle center with 140 stores. The Marketplace at Coconut Point is the last commercial development available in Coconut Point.

Median home values are double the Florida state average.

Seasonal population increases 27% from November through April.

TRADE AREA


Villas
International Airport
Cypress Lake
Harlem Heights
15 min Drive Time
10 min Drive Time
5 min Drive Time
Estero Island
Big Hickory Island
Bonita Springs
Google

COCONUT POINT

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Development. Leasing. Management.
Since 1957

Built on a legacy of family tradition spanning three generations, Deerfield Beach, Florida-based Konover South, LLC, continues the successful track record of The Simon Konover organization.

Konover South is a fully integrated real estate organization recognized as one of the premier real estate entities operating throughout the Southeastern United States. Established over 60 years ago, Konover South excels in real estate development, property acquisition, asset management, property management, leasing, construction and ownership.

FOR LEASING INFORMATION CONTACT:

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