COLONIAL CENTER LEASE

4391 COLONIAL BLVD, FORT MYERS, FL 33966

FOR LEASE

TCG

John Paulich IV
Senior Advisor
239.676.1242
John.Paulich@TrinityCRE.com

Matt Fredrickson
Partner
239.676.1242
Matt.Fredrickson@TrinityCRE.com

Doug Olson
Partner
239.676.1242
Doug.Olson@TrinityCRE.com

COLONIAL CENTER LEASE

4391 COLONIAL BLVD, FORT MYERS, FL 33966

2026 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
AVERAGE H.H INCOME	$118,680	$108,209	$113,243
POPULATION	11,264	56,362	141,791
EMPLOYMENT DENSITY	2,885	40,425	100,745

PROPERTY DETAILS

PRICE	$25.00/SF | $9.17/SF NNN
AVAILABLE	100: 3,000± SF 101: 3,000± SF 103: 940± SF 121: 808± SF
ZONING	CG (Lee County)
LOCATION	The subject site is located in the west quadrant of the Colonial Blvd & Winkler Ave intersection in Fort Myers, FL.

TCG
TrinityCRE.com
9450 Corkscrew Palms Cir • Suite 101 • Estero, FL 33928

© 2026 Trinity Commercial Group
This information is considered accurate, but not guaranteed.

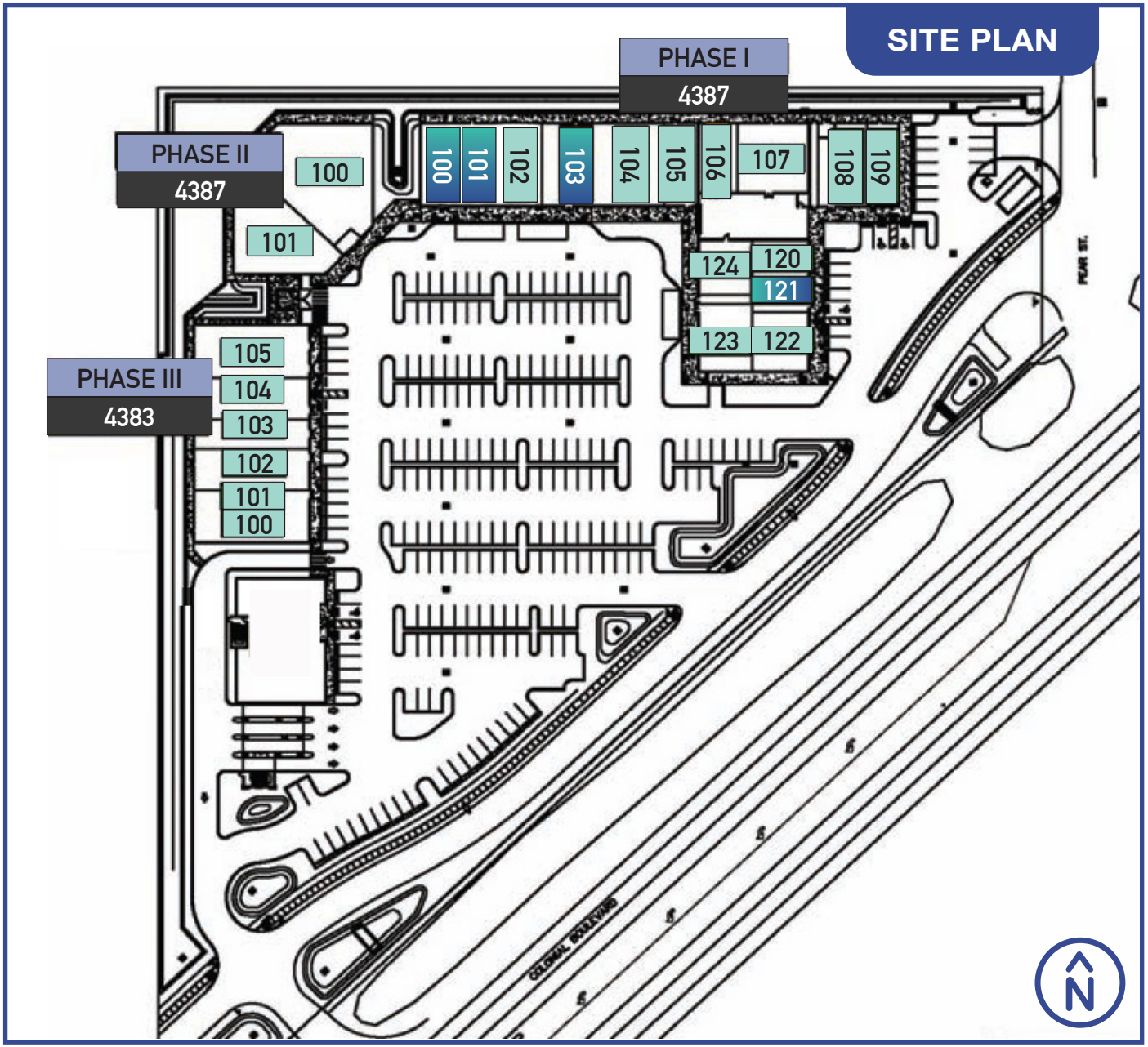
Experts in the Market. Partners in Your Success.

COLONIAL CENTER LEASE

4391 COLONIAL BLVD, FORT MYERS, FL 33966

TENANTS		
UNIT	TENANT	SF
	PHASE I	
100	AVAILABLE	3,000
101	AVAILABLE	3,000
102	KYOTO SUSHI	1,500
103	AVAILABLE	940
104	ROYAL JAY LLC	2,272
105	AISTHETIKOS	1,350
106-109	BIOTEST	13,200
121	AVAILABLE	808
122	WAGGLES	1,710
123	NOVA IMAGING	2,027
	PHASE II	
100	FLORIDA ACADEMY	7,728
101	FLORIDA ACADEMY	2,211
	PHASE III	
100	EL GAUCHO INCA	3,610
101	FLORIDA ACADEMY	1,540
102	FLORIDA ACADEMY	1,589
103	FLORIDA ACADEMY	2,328
104	FLORIDA ACADEMY	1,405
105	FLORIDA ACADEMY	1,946

SITE PLAN



© 2026 Trinity Commercial Group
This information is considered accurate, but not guaranteed.

Experts in the Market. Partners in Your Success.

MEMBER OF: SITE SOURCE RETAIL BROKER NETWORK