

# College Parkway Commercial Space

8140 College Pkwy , Fort Myers, Florida 33919

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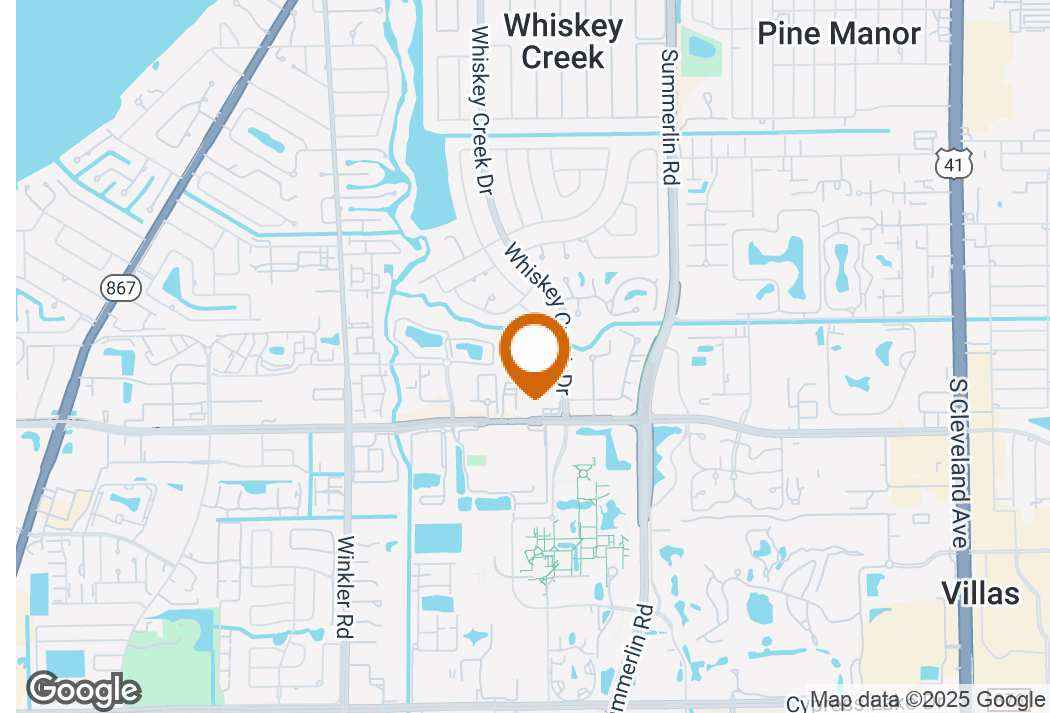
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## PROPERTY SUMMARY



## Offering Summary

Lease Rate:	\$25.50 SF/yr (NNN)
Building Size:	19,442 SF
Available SF:	1,950 SF
Lot Size:	1.22 Acres
Number of Units:	13
Year Built:	1984
Zoning:	CPD
PIN:	15452400000140060
City:	Fort Myers
County:	Lee
State:	Florida

## Property Overview

Excellent commercial space for lease in Fort Myers, FL. This impeccably maintained property offers a prime location with frontage on College Parkway, which sees approximately 39,000 ± vehicles per day. It has easy access to major roads and highways including U.S Highway 41 and I-75, ensuring excellent accessibility for your business. It enjoys modern architecture, ample parking, and well-appointed interior spaces. With versatile floor plans and customizable layouts, it accommodates a wide range of business needs. Whether you're seeking an office, retail, or mixed-use space, this property offers the perfect canvas for your vision, complemented by the convenience of nearby amenities and services.

## Property Highlights

- Convenient access to major roads and highways (U.S Hwy 41 & I-75)
- Ample parking for tenants and clients
- Modern and attractive architectural design
- Well-maintained interior spaces
- Versatile floor plans and customizable layouts



## LOCATION OVERVIEW



## Location Description

Located along College Parkway in the heart of South Fort Myers, 8140 College Pkwy offers excellent accessibility and visibility in one of the area's most traveled commercial corridors. The property sits just minutes from major roadways, including U.S. 41 (Cleveland Avenue), Summerlin Road, and the Midpoint Bridge, providing direct connections to Cape Coral, Downtown Fort Myers, and the broader Lee County market.

Surrounded by a dense mix of residential neighborhoods, medical facilities, office parks, and retail destinations, the location places businesses near key demand drivers. The thriving commercial districts along Cypress Lake Drive and Daniels Parkway are all within a short drive.

## Location Highlights

- Prime position along College Parkway in South Fort Myers
- Quick access to U.S. 41, Summerlin Road, and the Midpoint Bridge
- Direct connectivity to Cape Coral and Downtown Fort Myers
- Surrounded by residential neighborhoods, medical facilities, and retail centers



## LEASE SPACES

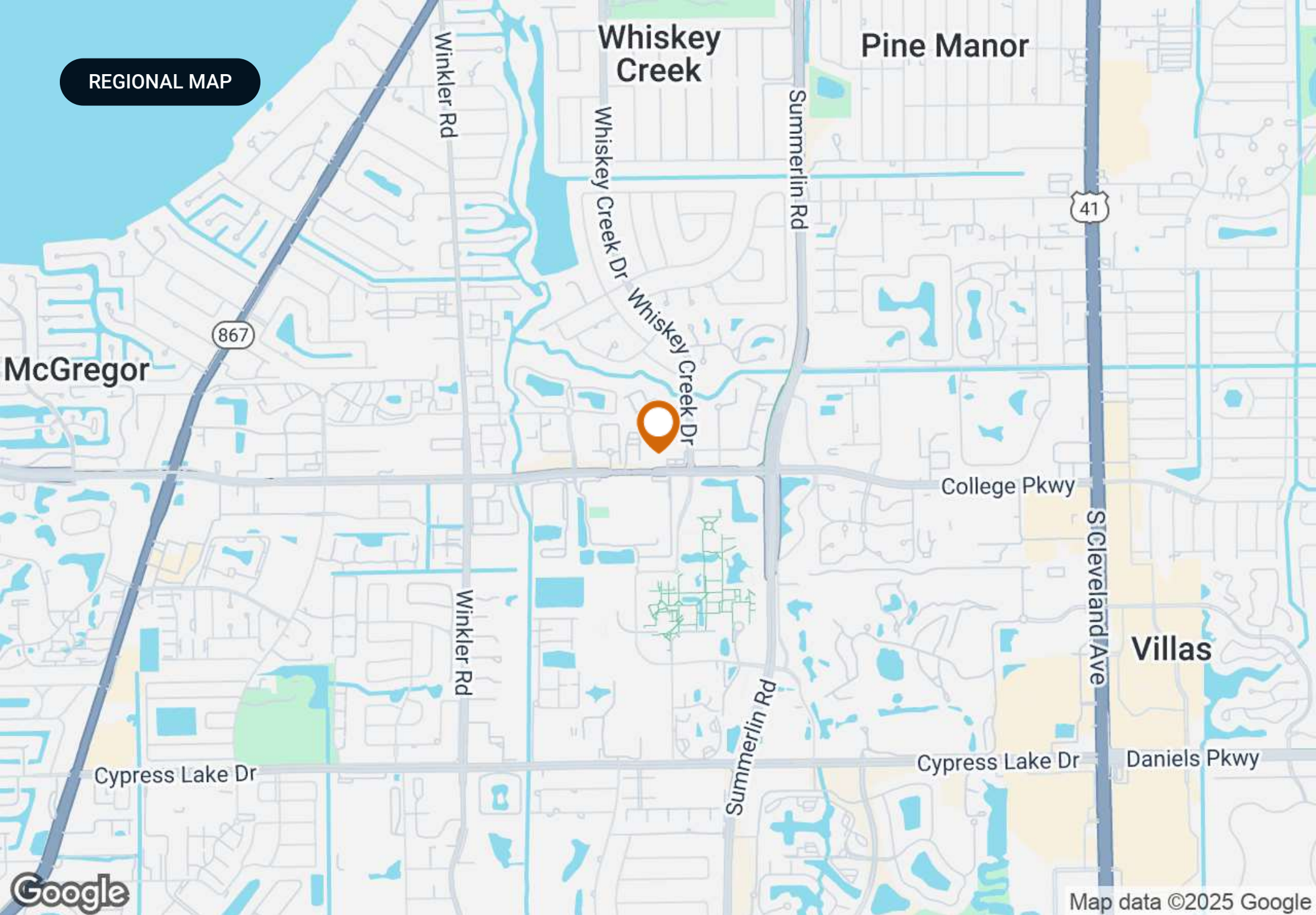
### Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,950 SF	Lease Rate:	\$25.50 SF/yr

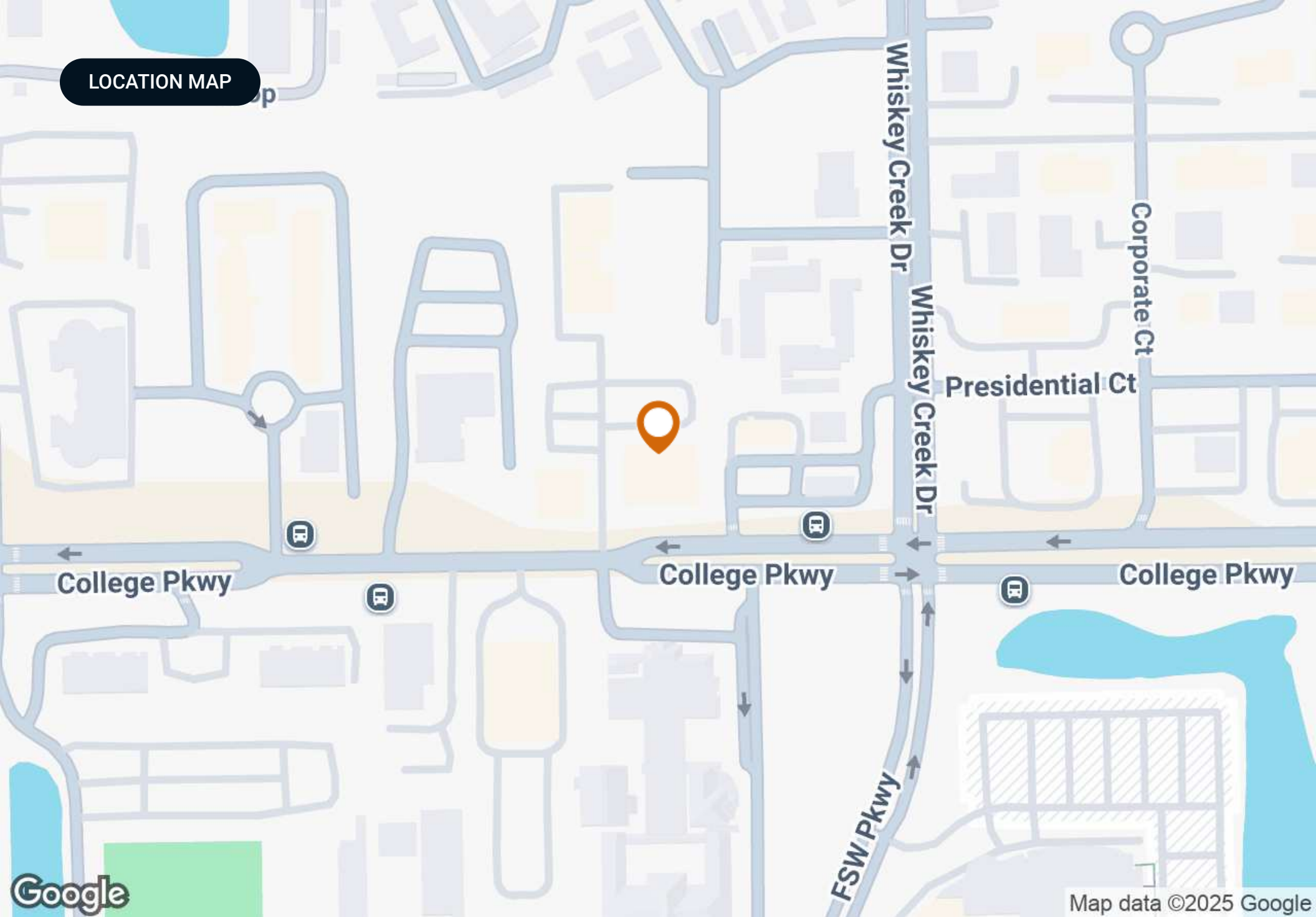
### Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Virtual Tour
Suite 204	Available	1,950 SF	NNN	\$25.50 SF/yr	<a href="#">View Here</a>





LOCATION MAP



## SUITE 204 FLOOR PLAN

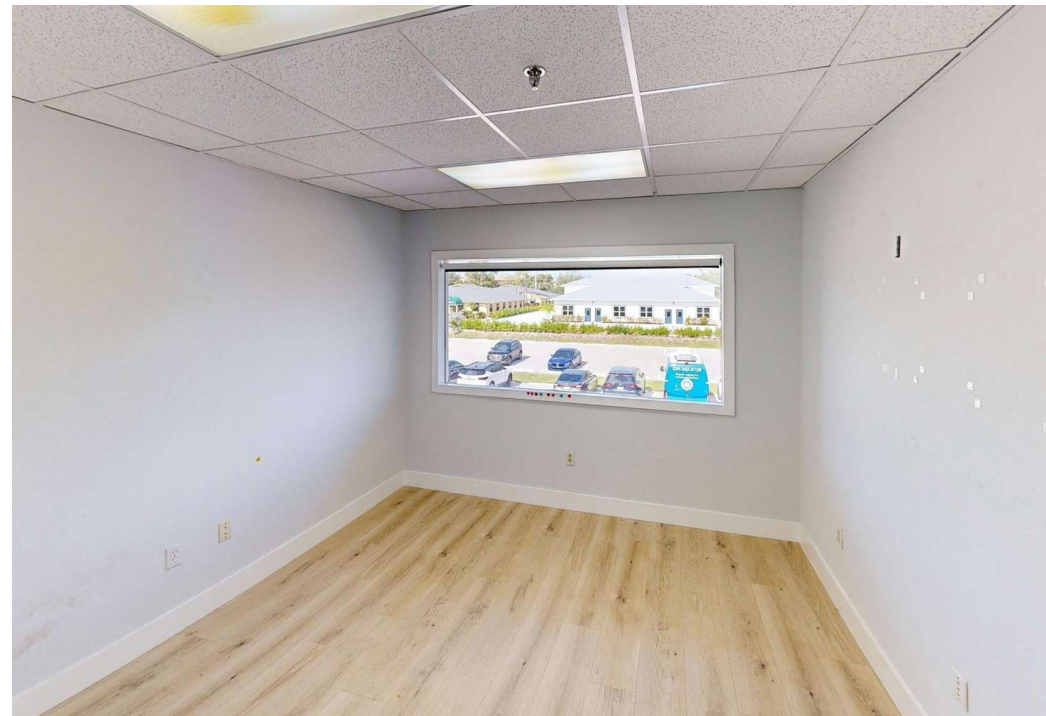


FLOOR PLAN





SUITE 204 PHOTOS





SUITE 204 PHOTOS





## BENCHMARK DEMOGRAPHICS

# Benchmark Demographics

8140 College Pkwy, Fort Myers, Florida, 33919

Drive Time: 5 minutes, Drive Time: 10 minutes, Drive Time: 15 minutes



Age Segments	5 minute drive	10 minute drive	15 minute drive	ZIP Code	Lee County	Florida	United States
Population Age 0-4	3.55%	3.53%	3.65%	2.92%	4.33%	4.69%	5.39%
Population Age 5 to 9	3.52%	3.74%	3.84%	3.09%	4.59%	5.03%	5.75%
Population Age 10 to 14	3.66%	3.86%	3.98%	3.10%	4.84%	5.34%	5.98%
Population Age 15 to 19	4.22%	4.08%	4.14%	3.70%	5.23%	5.84%	6.47%
Population Age 20 to 34	18.20%	15.82%	14.93%	12.81%	15.98%	18.43%	20.33%
Population Age 35 to 54	20.66%	20.63%	20.33%	18.49%	21.17%	24.41%	25.20%
Population Age 55 to 74	28.31%	30.45%	31.42%	33.88%	28.88%	25.55%	22.82%
Population Age 75+	17.88%	17.91%	17.72%	22.01%	15.00%	10.74%	8.05%

Household Income	5 minute drive	10 minute drive	15 minute drive	Lee County	Florida	United States
<\$15,000	10.5%	8.6%	8.2%	7.3%	8.0%	8.3%
\$15,000-\$24,999	6.7%	5.8%	6.0%	5.5%	5.8%	5.9%
\$25,000-\$34,999	9.7%	8.5%	8.3%	6.5%	6.7%	6.3%
\$35,000-\$49,999	14.5%	13.7%	13.0%	11.6%	10.5%	9.8%
\$50,000-\$74,999	20.8%	19.3%	19.1%	18.0%	16.9%	15.6%
\$75,000-\$99,999	11.5%	11.1%	10.8%	12.2%	12.9%	12.5%
\$100,000-\$149,999	13.6%	16.7%	16.2%	18.4%	18.4%	17.8%
\$150,000-\$199,999	6.4%	6.4%	6.6%	7.8%	8.7%	9.8%
\$200,000+	6.4%	9.9%	11.8%	12.6%	12.1%	14.0%

Key Facts	5 minute drive	10 minute drive	15 minute drive	Lee County	Florida	United States
Population	22,278	82,476	194,003	859,348	23,027,836	339,887,819
Daytime Population	29,670	113,573	242,694	842,639	22,846,618	338,218,372
Employees	9,784	34,694	77,207	346,836	10,832,721	167,630,539
Households	11,354	40,937	93,075	366,546	9,263,074	132,422,916
Average HH Size	1.90	1.98	2.05	2.31	2.43	2.50
Median Age	51.4	53.5	54.2	49.3	43.6	39.6

Housing Facts	5 minute drive	10 minute drive	15 minute drive	Lee County	Florida	United States
Median Home Value	363,143	416,155	441,220	435,630	416,969	370,578
Owner Occupied %	59.3%	64.9%	65.6%	73.4%	67.2%	64.2%
Renter Occupied %	40.7%	35.1%	34.4%	26.6%	32.8%	35.8%
Total Housing Units	13,813	51,080	118,937	468,392	10,635,372	146,800,552

Income Facts	5 minute drive	10 minute drive	15 minute drive	Lee County	Florida	United States
Median HH Income	\$60,473	\$66,685	\$68,169	\$76,622	\$78,205	\$81,624
Per Capita Income	\$43,865	\$48,705	\$50,352	\$47,653	\$44,891	\$45,360
Median Net Worth	\$159,233	\$246,070	\$262,670	\$311,997	\$253,219	\$228,144



Based on ideas by Gary M. Ralston, CCIM, SIOR, CPM, CRE, CLS, CDP, CRX, FRICS -  
Saunders Ralston Dantzler Realty

[Source:](#) This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025).





## NEIGHBORHOOD MAP





## MARKET AREA MAP



Map data ©2025 Google Imagery ©2025 Airbus, Maxar Technologies



## ADVISOR BIOGRAPHY



### Dalton Yelvington

Senior Property Manager & Associate Advisor

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## Professional Background

Dalton Yelvington is a Senior Property Manager and Associate Advisor at Saunders Real Estate.

Dalton helps oversee commercial property operations while advising clients on sales and leasing opportunities across Central Florida. A third-generation Lakelander, he brings a deep sense of local knowledge and professionalism to every project he manages.

Before joining Saunders Real Estate, Dalton spent over a decade at Publix Super Markets, where he held multiple property management roles within the real estate division. During this time, he managed more than 2.1 million square feet of commercial space across four counties, including over 250 tenants. His responsibilities included lease enforcement, budgeting, capital planning, vendor coordination, and legal documentation—experience that now informs his strategic approach to commercial real estate management and investment.

With an MBA from Barry University, Dalton also holds dual bachelor's degrees in Accounting and Business Administration from Florida Southern College. He is a licensed real estate agent and plans to pursue his CCIM designation to further his expertise in the commercial sector.

Dalton now lives in Temple Terrace with his wife, Carolyn.

Dalton specializes in:

- Industrial
- Office
- Retail



## ADVISOR BIOGRAPHY



### Lauren Ralston Smith, CCIM, CPM

Senior Advisor

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FL #BK3235233

## Professional Background

Lauren Ralston Smith, CCIM, CPM is a Senior Advisor at Saunders Real Estate.

Lauren brings over 20 years of experience in the real estate industry, specializing in helping clients build and protect their legacies through strategic real estate investment portfolios. As a Licensed Real Estate Broker, she takes a client-focused approach, meticulously evaluating each property's strengths and weaknesses to maximize efficiency, profitability, and long-term value.

Throughout her career, Lauren has excelled in key areas such as sales, leasing, property management, and development. She is a Certified Property Manager (CPM) through the Institute of Real Estate Management (IREM) and a member of the International Council of Shopping Centers (ICSC). In 2021, she further distinguished herself by earning the prestigious Certified Commercial Investment Member (CCIM) designation, a hallmark of expertise in commercial real estate.

Lauren's professional background extends beyond real estate, with significant experience in business development. She has successfully guided small businesses in accounting, marketing, human resources, and operations. Her academic foundation includes a Bachelor's degree in Business Administration with a concentration in Marketing from Florida Southern College.

With a focus on delivering exceptional results, Lauren is committed to empowering clients to grow and safeguard their wealth through real estate investments. Using her expertise in sales, leasing, property management, and development, she is able to tailor strategies to achieve both immediate goals and enduring financial success.

Lauren specializes in:

- Sales
- Leasing (Landlord & Tenant Representation)
- Site Selection
- Property Management
- Development



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