



Gulf Coast Town Center Ft. Myers, FL

Location	I-75 at Exit 128
Anchors	Bass Pro Shops, Belk, Best Buy, Costco, Dick's Sporting Goods, JCPenney, LA Fitness, Marshalls, Regal Cinemas 16, Super Target and Staples
Size	1,235,171 square feet
Website	GulfCoastTownCenter.com

Mall Facts Gulf Coast Town Center is a unique shopping destination featuring 19 anchors, a Residence Inn and Courtyard by Marriott hotel, and more than 90 specialty shops and restaurants in a lush, tropical, village-like setting. Specialty shops include Charlotte Russe, Bath & Body Works, Ron Jon Surf Shop, St. John Outlet and World Famous Cigar Bar.

New specialty stores and restaurants include Burger 21, HomeGoods, House of Brewz, Laura Jacobs Bridal, Pollo Tropical and Salado Pedros Veracruz Cantina.

Gulf Coast Town Center offers shoppers both casual and upscale dining experiences such as Bar Louie, Blu Sushi, Calistoga Bakery Café, Carrabba's Italian Grill, Connors Steak & Seafood, Miller's Ale House, P.F. Chang's China Bistro and Pincher's Crab Shack.

A major draw to the shopping center is the 130,000 square-foot Bass Pro Shops which overlooks a 24-acre lake that customers use to test-drive boats, fishing gear and outdoor recreational equipment.

Trade Area Facts Gulf Coast Town Center is located in Ft. Myers, in the high-growth corridor along busy I-75 between Ft. Myers and Naples.

Lee County is in the heart of one of Florida's most popular and affluent tourist areas hosting more than 6.5 million visitors each year. Local draws include the beautiful beaches, a vibrant downtown and numerous championship golf courses.

Only six miles from Gulf Coast Town Center, the new Boston Red Sox spring training facility hosts training games in a 9,999-seat Fenway replica ballpark.

Gulf Coast Town Center is poised to capture the upscale growth occurring within the primary trade area. Housing has been trending upwards each year for the past five years. The majority of growth has occurred in exclusive subdivisions such as Miromar Lakes, Grandezza, Bella Terra and Pelican Landing with prices ranging from \$300,000 to more than \$4 million.

There are more than 24,000 students attending six colleges and universities within the trade area, including the new Florida Gulf Coast University adjacent to Gulf Coast Town Center with an enrollment exceeding 13,000 students and projected to be 15,000 within the next five years.

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Demographics

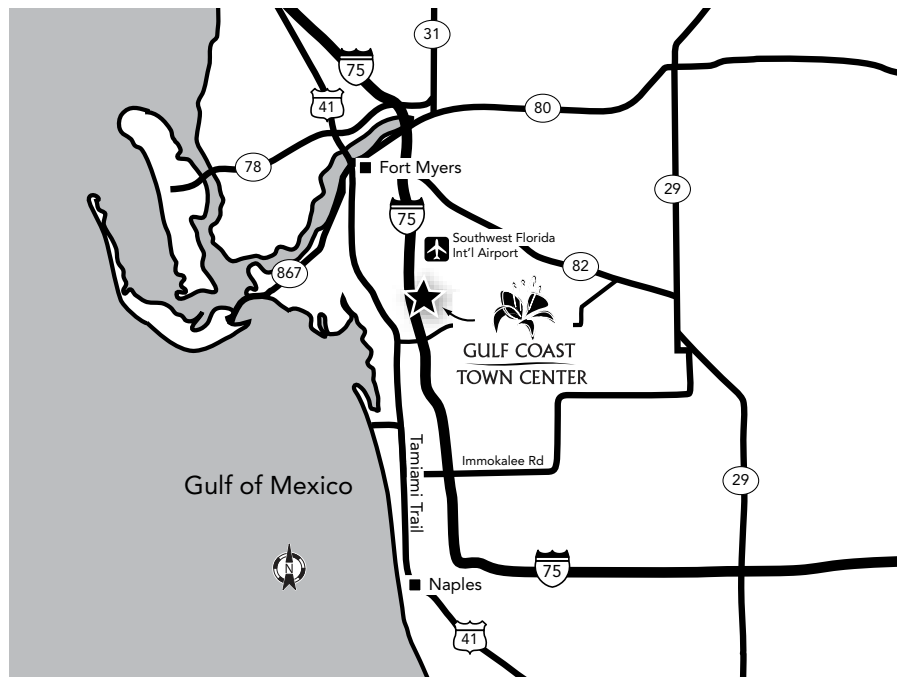
Population Trends	Primary Trade Area	Secondary Trade Area	Total Trade Area
2016 Projection	592,550	487,001	1,079,551
2011 Estimate	532,168	450,196	982,364
2000 Census	347,817	361,558	709,375
2011 Daytime Population Estimate	297,379	194,748	492,127

Average Household Income	Primary Trade Area	Secondary Trade Area	Total Trade Area
2016 Projection	\$88,663	\$71,502	\$80,978
2011 Estimate	\$80,977	\$65,511	\$73,994
2010 - 2016 % Change	9.49%	9.15%	9.44%

Median Age	Primary Trade Area	Secondary Trade Area	Total Trade Area
2011 Estimate	45	44	44

Source: 2000 Census; Scan/US 2011/2016 Estimates

Location Map



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