



Key Commercial Development Opportunities at Skyplex

gas station • convenience retail
restaurant • self storage

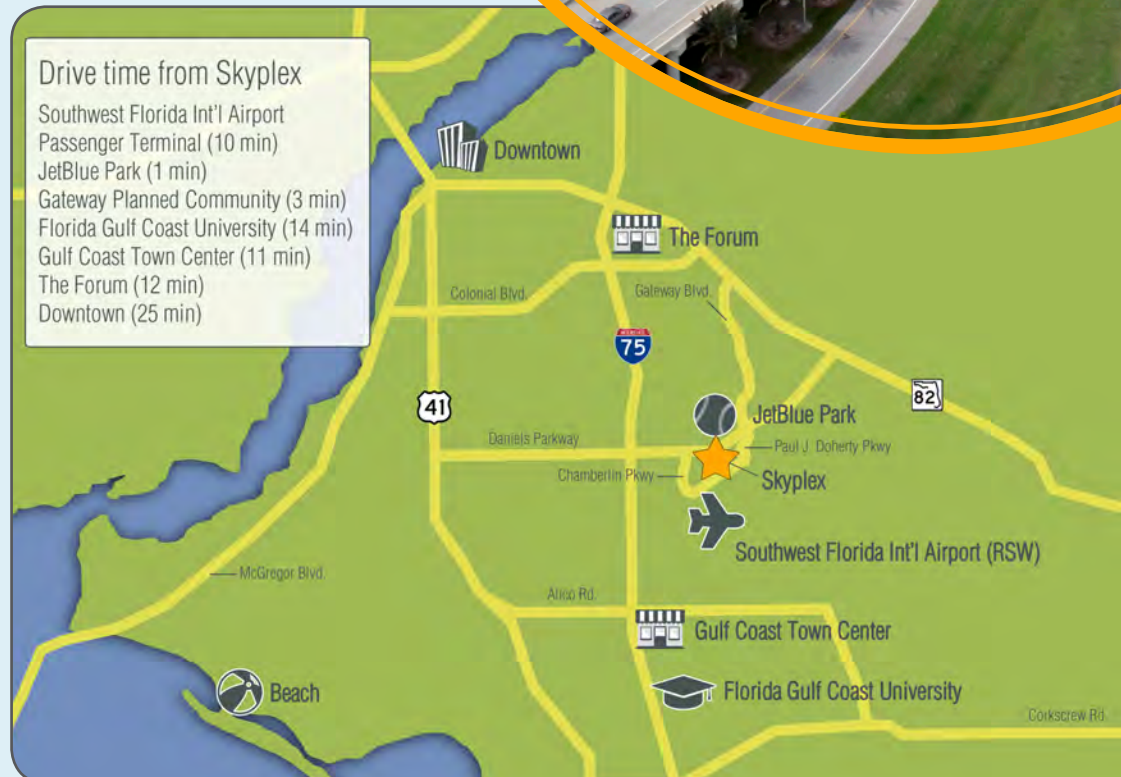
Prime sites available for commercial development on airport property located along Daniels Parkway, adjacent to JetBlue Park and proximate to the Gateway community. Commercial uses targeted for development include **gas station, convenience retail, restaurant outparcels and self storage** to serve the local residential market and well-traveled corridor.

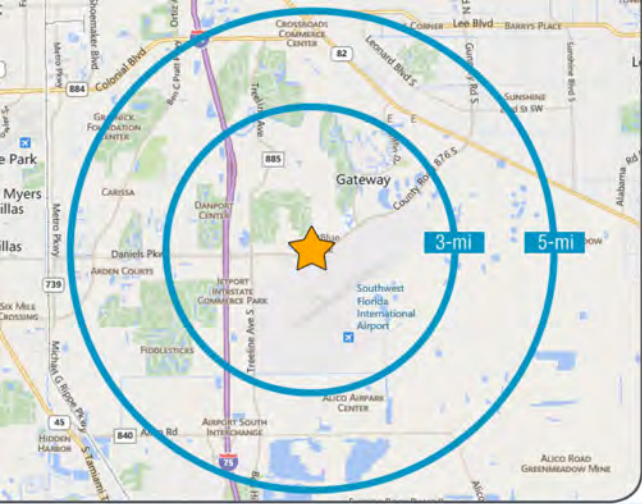
About the Airport

- Southwest Florida International Airport (RSW) is a major economic anchor in the region and ranks among the **top 50 airports** for passenger traffic in the United States, with nearly **22,000 daily passengers** and **4,000 employees**
- Passenger traffic increased 4.4 percent from 2013 to 2014; and is expected to nearly double by 2040

Vision & Vicinity

- High visibility, well-located parcels available for commercial development
- Available development sites are part of Skyplex, an 800-acre master planned redevelopment of the former RSW terminal complex with planned office, research and development and aviation-related uses to be built-out in phases
- JetBlue Park, spring training home of the Boston Red Sox with a capacity of 11,000 people, is located directly across from available Skyplex land





Demographics



	3-mile radius	5-mile radius
2000 Population	4,092	15,990
2010 Population	9,917	44,195
2014 Population	11,320	47,162
2019 Population	12,609	51,602
2014 Med Age	51.9	42.4
% Pop Grwth 2000-2010	142%	176%
% Pop Grwth 2010-2014	14%	7%
% Pop Grwth 2014-2019	11%	9.4%
2000 Households	1,736	6,541
2010 Households	4,268	17,519
2014 Households	4,882	18,846
2014 Avg HH Size	2.3	2.5
2019 Households	5,439	20,659
% HH Grwth 2000-2010	181%	168%
% HH Grwth 2010-2014	0.3%	-1%
% HH Grwth 2014-2019	11%	9.6%
2014 Avg HH Inc	\$107,470	\$81,449
2014 Med HH Inc	\$75,239	\$57,599
2019 Avg HH Inc	\$110,113	\$82,894
2019 Med HH Inc	\$75,672	\$58,139
2014 Owner Occ'd Housing	84%	71%
2014 Renter Occ'd Housing	16%	29%
2014 Median Home Value	\$261,094	\$213,130
Total Business All Industries	10,184	24,552

Traffic, Access & Visibility

- Excellent accessibility and visibility via Daniels Parkway and Paul J. Doherty Parkway
- Approximately **37,200 cars per day** travel on Daniels Parkway west of Gateway Boulevard

Site Details

- Connection to full range of utilities and infrastructure available
- Prime location for commercial development
- All development sites available on long-term ground lease with the Lee County Port Authority
- Zoning and entitlements for commercial uses in place

