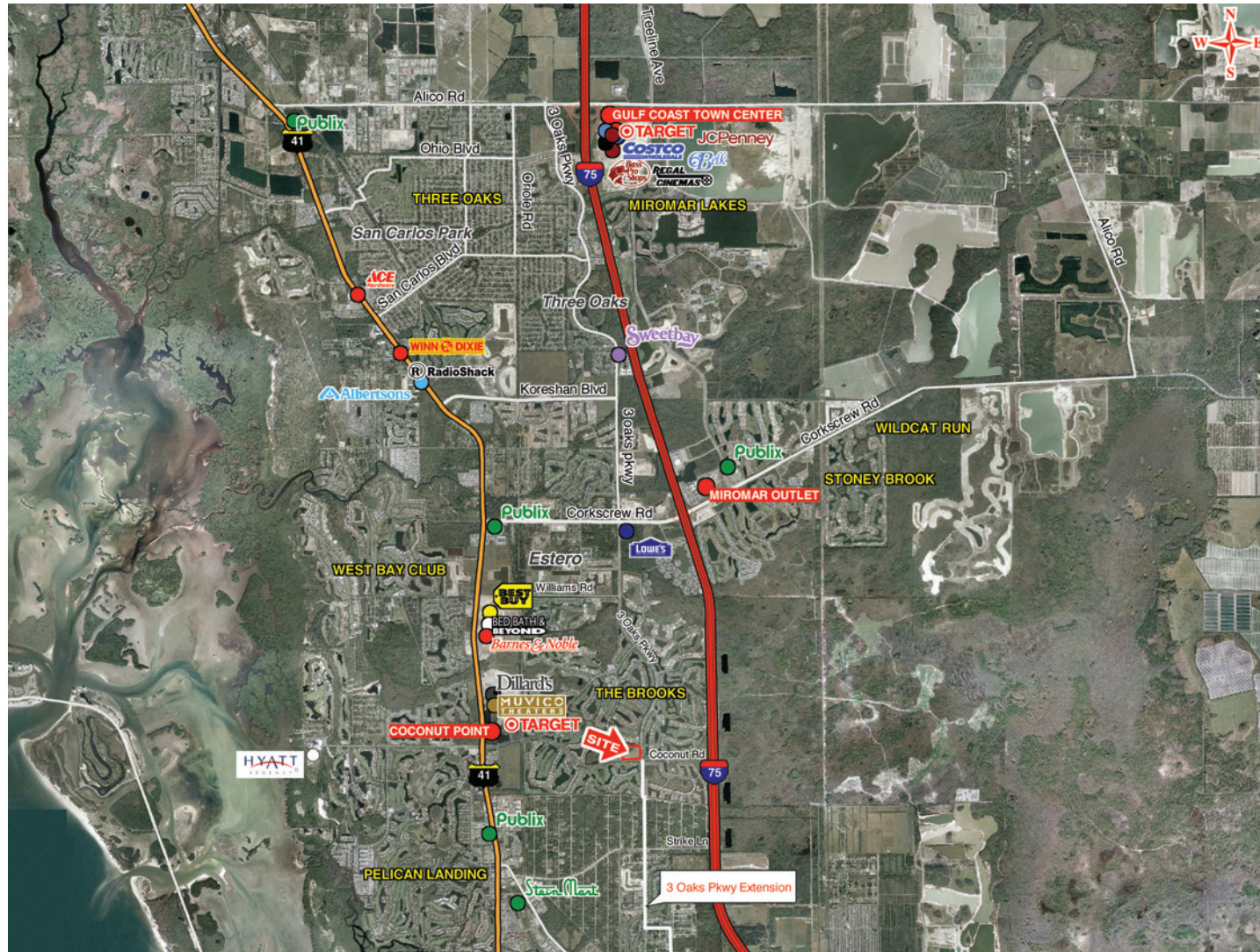


# The Brooks Town Center

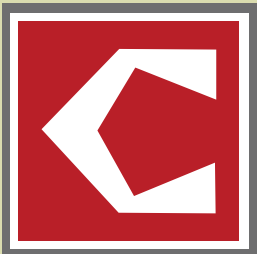
Estero, Florida

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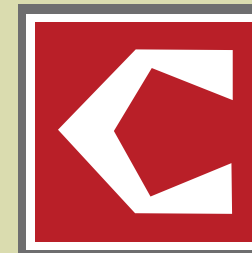
# The Brooks Town Center

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**Location:** NW corner of Coconut Road and Three Oaks Parkway, Estero, Lee County, Florida (Signalized Intersection)  
**Size:** 80,000 sq. ft. shopping center on 9.9 acres  
**Zoning:** MPD (Mixed Planned Development)  
**Description:** The Brooks Town Center is a neighborhood shopping center strategically located in the heart of The Brooks community, an award-winning neighborhood developed by Bonita Bay Group. The Brooks encompasses 2,532 acres and approximately 3,500 residences.

Immediately west of The Brooks on U.S. 41 and Coconut Road, is Coconut Pointe Town Center, a 1.2 million square foot plus specialty mixed-use project which also includes 290 residential units. Additionally, Three Oaks Parkway has been extended with 4-lanes north to Daniels Road and south to Bonita Beach Road, providing connectivity to Collier County.

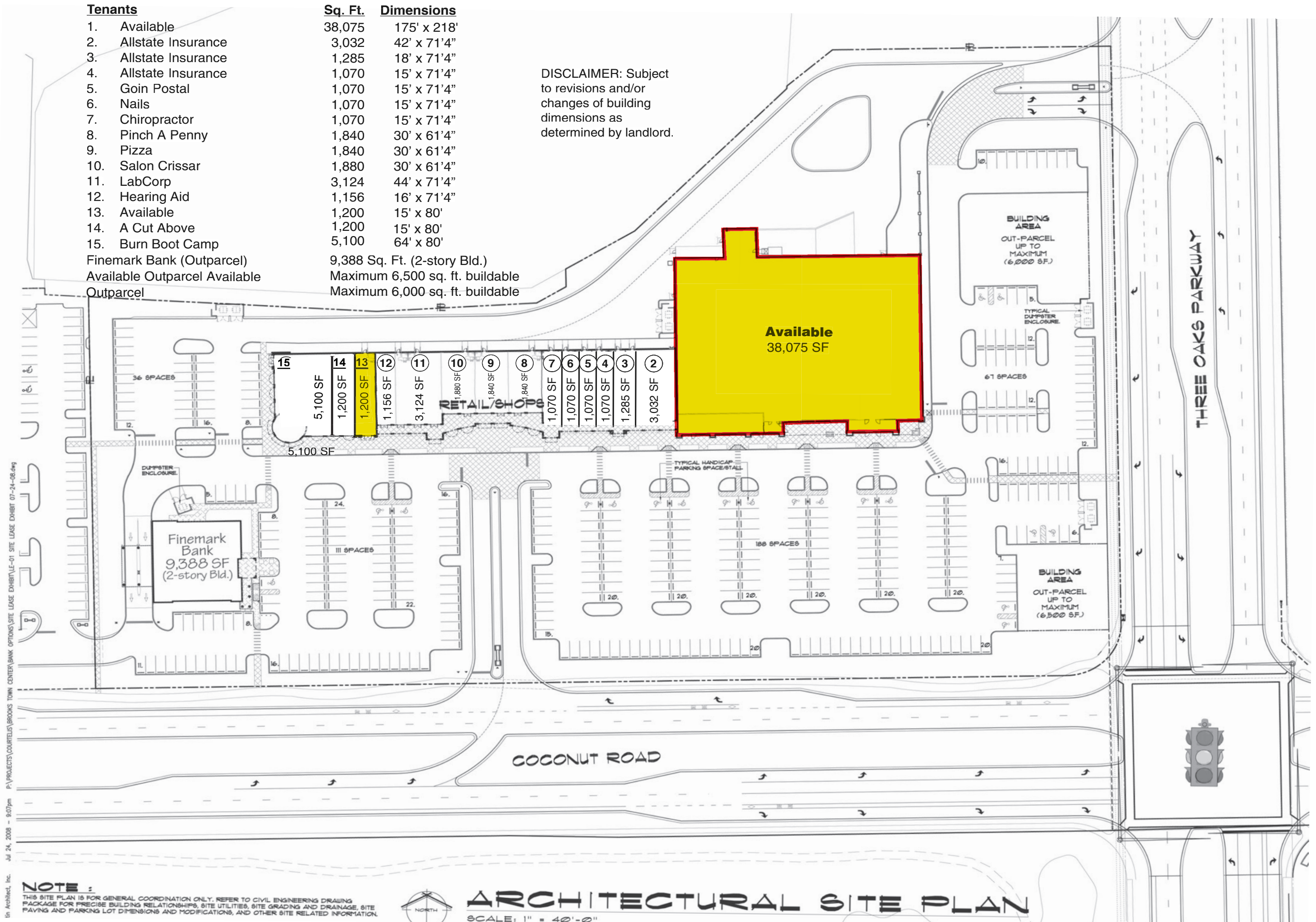
Demographics:	1 Mile	3 Mile	5 Mile
<b>Population:</b>	3,637	29,184	75,890
<b>Average HH Income:</b>	\$132,615	\$94,819	\$92,369
<b>Median Age:</b>	62.3	56.1	52.2



**Tenants**

	Tenants	Sq. Ft.	Dimensions
1.	Available	38,075	175' x 218'
2.	Allstate Insurance	3,032	42' x 71'4"
3.	Allstate Insurance	1,285	18' x 71'4"
4.	Allstate Insurance	1,070	15' x 71'4"
5.	Goin Postal	1,070	15' x 71'4"
6.	Nails	1,070	15' x 71'4"
7.	Chiropractor	1,070	15' x 71'4"
8.	Pinch A Penny	1,840	30' x 61'4"
9.	Pizza	1,840	30' x 61'4"
10.	Salon Crissar	1,880	30' x 61'4"
11.	LabCorp	3,124	44' x 71'4"
12.	Hearing Aid	1,156	16' x 71'4"
13.	Available	1,200	15' x 80'
14.	A Cut Above	1,200	15' x 80'
15.	Burn Boot Camp	5,100	64' x 80'
	Finemark Bank (Outparcel)	9,388 Sq. Ft. (2-story Bld.)	
	Available Outparcel Available	Maximum 6,500 sq. ft. buildable	
	Outparcel	Maximum 6,000 sq. ft. buildable	

DISCLAIMER: Subject to revisions and/or changes of building dimensions as determined by landlord.



P:\PROJECTS\COURTILUS\BROOKS TOWN CENTER\BANK OPTIONS\SITE LEASE EXHIBIT\LE-01 SITE LEASE EXHIBIT 07-24-08.dwg  
 Jul 24, 2008 - 9:07pm  
 In Architect, Inc.

**NOTE :**  
 THIS SITE PLAN IS FOR GENERAL COORDINATION ONLY. REFER TO CIVIL ENGINEERING DRAWING PACKAGE FOR PRECISE BUILDING RELATIONSHIPS, SITE UTILITIES, SITE GRADING AND DRAINAGE, SITE PAVING AND PARKING LOT DIMENSIONS AND MODIFICATIONS, AND OTHER SITE RELATED INFORMATION.



**ARCHITECTURAL SITE PLAN**  
 SCALE: 1" = 40'-0"