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## Projects will make Corkscrew busier Galleria buildings, offices among plans

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The two newest projects under construction on Corkscrew Road are just the latest sign that this east-west artery is now the major commercial draw it's been predicted to be.

One of those projects is The Galleria, a 42,000-square-foot set of four buildings developed and built by Empire Builders of Naples. The company will be moving headquarters for its custom residential construction business to the new site.

Roof tiles are going on and landscaping is being finished on the project, on the north side of Corkscrew Road.

MaryAnn Spence of Select Real Estate by Stephanie Miller Inc. said her company is handling sale or lease of The Galleria space still available.

Select Real Estate has medical office space under construction just west of Arby's.

And within the month, the company plans to start construction of 10,000 square feet of office space west of The Villages at Country Creek.

It only makes sense that Corkscrew is quickly filling in as a major commercial site, said Greg Toth, vice president of Select Real Estate.

That's because it is the shortest east-west road between Interstate 75 and U.S. 41. And he said, it's also because Corkscrew from I-75 and then south along Via Coconut Point is the major route to Coconut Point town center.

Commercial investors are buying space in new buildings and leasing it because they see the potential for big gains in the future.

"They are buying and leasing out for passive income," he said.

"The thought process is that if you are within a mile or two of a university, the property is pretty much golden."

The proximity to Florida Gulf Coast University is just one factor for drawing tenants and owners.

The proximity to a significant population of people in high-end residential developments is also attracting business to the area.

The two-story project next to Arby's will be home to a variety of medical offices.

Tiffany Luongo, director of sales and marketing at Select Real Estate, said the first floor of the medical center is "tentatively filled."



*Pam Witmer/news-press.com*

The Galleria is the latest new commercial construction on Corkscrew Road.

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The tenants include one unnamed and also:

- Island Coast Pediatrics
- Michele Laboda (pediatric orthodontist)
- Laboratory Corporation of America

"The second floor space is available and I expect that to go quickly now that the building is under way," Luongo said.

The sign on the construction site refers to the building as the Estero Medical Center. Luongo said that name will change, since the medical complex on the northeast corner of Corkscrew Road and U.S. 41 already opened using that name.

"That was the name we called it from the get-go," she said. "We will probably actually name it something like the Corkscrew Medical Center or Estero Professional Center."

The real estate company's newest project, Park Circle Centre, will be just east of The Galleria.

Leases in that 10,000-square-foot building are in negotiation, said Spence, project manager.

"We are currently negotiating with an ice cream shop, a dry cleaner and medical users," Spence said. "We envision a mix of tenants which could also include an insurance company, a law office, or an accounting firm."

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