



MCGREGOR LAKES CENTER

FOR LEASE • PRIME OFFICE OPPORTUNITY
12651 MCGREGOR BLVD • FORT MYERS, FL 33919



PROPERTY FEATURES

LEASE RATE:

Base Rent \$11.25 PSF
NNN \$8.18 PSF

AVAILABLE:

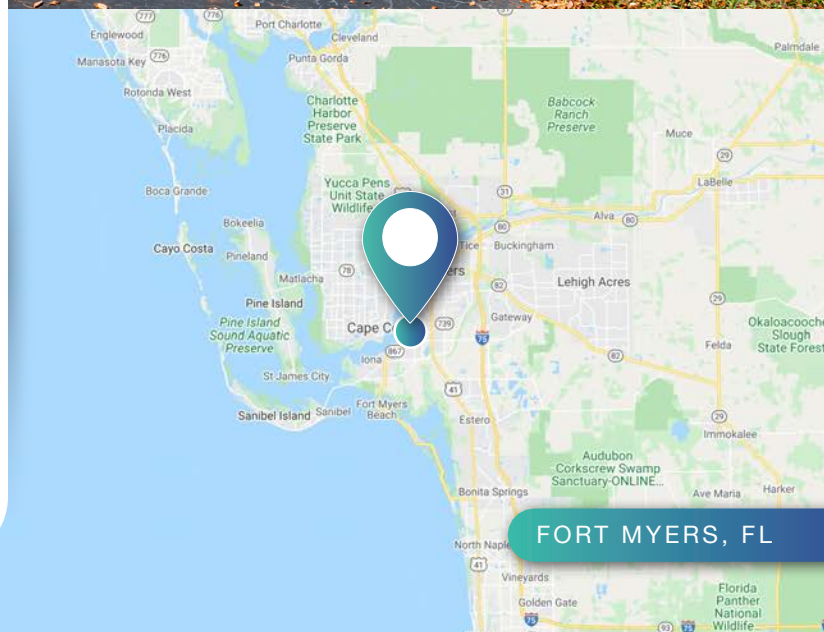
Unit 202 - 1,864± SF
Unit 203 - 2,285± SF

ZONING:

C-1 (Lee County)

LOCATION:

The subject site is located on the NEC of McGregor Blvd & W College Pointe Dr in Fort Myers, FL.



CONTACT US:

KIM DAUGHERTY
Senior Advisor
239.334.3040
Kim.Daugherty@TrinityCRE.com





TCG MCGREGOR LAKES CENTER

FOR LEASE • PRIME OFFICE OPPORTUNITY
12651 MCGREGOR BLVD • FORT MYERS, FL 33919



2025 DEMOGRAPHICS

1 MI RADIUS

3 MI RADIUS

5 MI RADIUS

EST. POPULATION:

7,537

66,815

160,962

EST. EMPLOYMENT DENSITY:

4,247

37,495

97,711

MEDIAN H.H. INCOME:

\$85,295

\$73,567

\$77,000



TrinityCRE.com

9450 Corkscrew Palms Cir • Suite 101 • Estero, FL 33928

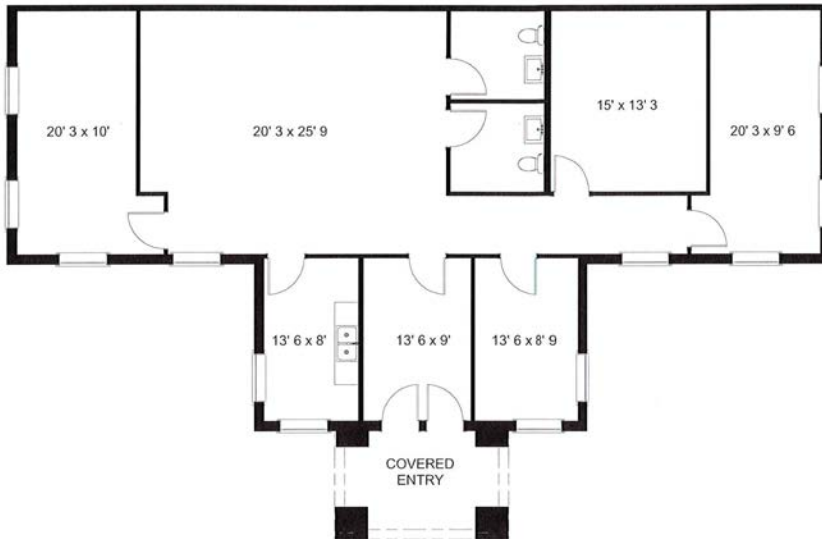
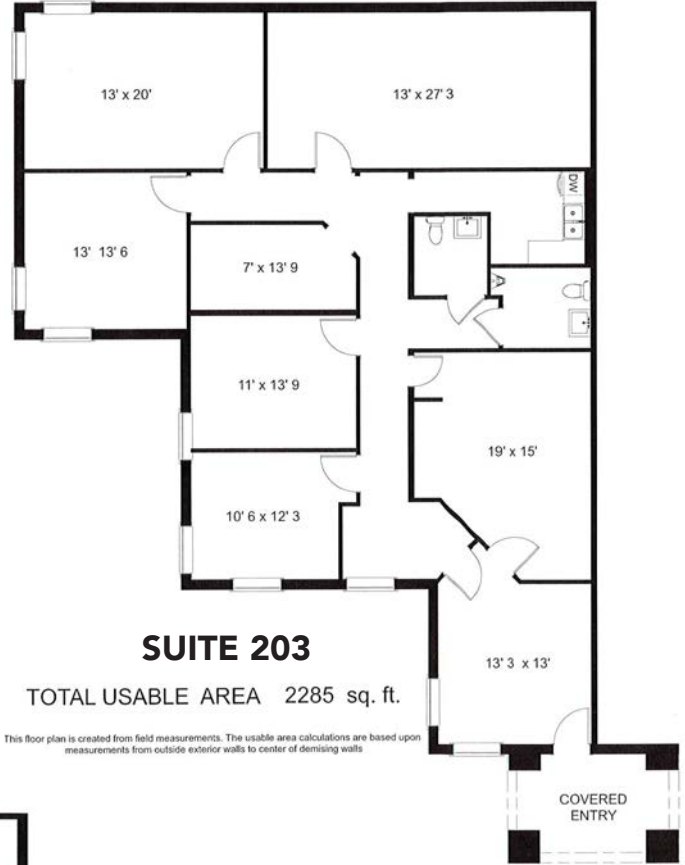
© 2025 Trinity Commercial Group

This information is considered accurate, but not guaranteed.



TCG MCGREGOR LAKES CENTER

FOR LEASE • PRIME OFFICE OPPORTUNITY
12651 MCGREGOR BLVD • FORT MYERS, FL 33919



TrinityCRE.com

9450 Corkscrew Palms Cir • Suite 101 • Estero, FL 33928

© 2025 Trinity Commercial Group

This information is considered accurate, but not guaranteed.

