

McGREGOR VILLAGE



FOR SALE
Neighborhood Center



THE DELFINO TEAM

ROYAL SHELL.
Real Estate

FOR SALE

Welcome to McGregor Village! A charming neighborhood center that has recently undergone a transformative development. It is now a vibrant new center with a village-like feel, making it an increasingly desirable place to run your business from.

This center offers pylon signage & easy access from both College Pkwy and McGregor Blvd. It also provides plenty of parking, lush landscaping and a great tenant mix of retail, office and restaurant(s).



McGregor Village

12711, 12713, 12715, 12717, 12719, 12721, 12729, 12731 McGregor Blvd
9280 & 9290 College Pkwy

Building SF	31,636 +/- SF (10 Buildings)
Lot SF	162,105 +/- SF
Year Built	1960, 1961, 1971, 1976, 1981
Property Type	Neighborhood Center/Multi Family
# of Tenants	32
Total NOI	\$439,985.94
CAP Rate	8.38%
Occupancy	99.98%
Pro-Forma NOI	\$556,219.03
Pro-Forma CAP Rate	10.11%
Asking Price	\$5,250,000.00

PROPERTY HIGHLIGHTS

- Recently Transformed Mixed Use Center
- Access & Pylon Signage on both McGregor Blvd and College Pkwy
- Signalized Corner Intersection
- Located in The Heart of the McGregor Residential Corridor
- Easy access to Cape Coral & Fort Myers Beach



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RENT ROLL - COMMERCIAL BUILDINGS & APARTMENTS

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CURRENT NOI

Income Statement	
Revenue	
Base Rent (Current)	\$ 601,473.69
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Total Income	\$ 601,473.69
Expenses (Actual 2024)	
Insurance	\$ 58,349.35
Real Estate Taxes	\$ 60,538.40
Owner Expenses & Maintenance	\$ 42,600.00
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Total Expenses	\$ 161,487.75
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Net Operating Income	\$ 439,985.94

CURRENT CAP RATE: 8.00%

5 YEAR PROJECTED NOI

Income Statement	
Revenue	
Base Rent (4% annual increases)	\$ 731,784.71
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Total Income	\$ 731,784.71
Expenses	
Insurance (2% annual increases)	\$ 64,422.40
Real Estate Taxes (2% annual increases)	\$ 66,839.29
Owner Expenses & Maintenance	\$ 44,304.00
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Total Expenses	\$ 175,565.68
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Net Operating Income	\$ 556,219.03

PROJECTED CAP RATE : 10.11%

POTENTIAL REDEVELOPMENT OPPORTUNITY

The McGregor Village neighborhood center in Fort Myers, FL presents significant upside potential due to rising rental rates and strong redevelopment opportunities. As demand continues to grow for retail, office, and multifamily properties along the McGregor Corridor, McGregor Village is well-positioned to benefit from this momentum. Increasing lease rates reflect the area's strengthening market fundamentals, driven by population growth, urban revitalization, and a shift toward mixed-use development. The corridor's appeal is further boosted by proximity to downtown Fort Myers and recent nearby projects that highlight investor and tenant interest. With its strategic location and evolving market conditions, McGregor Village stands out as a prime candidate for repositioning or redevelopment, offering both stable income and long-term value appreciation.



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BUILDING DETAILS



Address	12731 McGregor Blvd
Building SF	2,400 +/- SF
Year Built	1960
Roof Year	2021
HVAC Year	2020



Address	12719 McGregor Blvd
Building SF	1,922 +/- SF
Year Built	1960
Roof Year	2016
HVAC Year	2021



Address	12721 McGregor Blvd
Building SF	2,700 SF
Year Built	1960
Roof Year	2021
HVAC Year	2018



Address	12717 McGregor Blvd
Building SF	1,953 SF
Year Built	1960
Roof Year	2018
HVAC Year	2003



Address	9290 College Pkwy
Building SF	1,850 SF + 400 SF
Year Built	1960
Roof Year	2022
HVAC Year	(9290-1)2025, (9290-2) 2012



Address	12711 McGregor Blvd
Building SF	1,920 SF
Year Built	1960
Roof Year	2021
HVAC Year	2020



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Address	12715 McGregor Blvd
Building SF	3,094 +/- SF
Year Built	1960
Roof Year	2017
HVAC Year	(1)Window,(2)2020,(3)2020,(4)2011



Address	12713 McGregor Blvd
Building SF	3,600 +/- SF
Year Built	1960
Roof Year	2017
HVAC Year	(1)2007,(2)2024,(3)2023,(4)1998



Address	12729 McGregor Blvd
Building SF	2,700 SF
Year Built	1960
Roof Year	2016
HVAC Year	(1)2022,(2)2023,(3)2009,(4)2003, (5)2022,(6)2010,(7)2010,(8)2010, (9)2007,(10)2007,(11)2007



Address	9280 College Pkwy
Building SF	5,740 SF
Year Built	1971
Roof Year	2021
HVAC Year	(1&2)2022,(3&4)2021,(5)2004, (6)1991,(7)2020

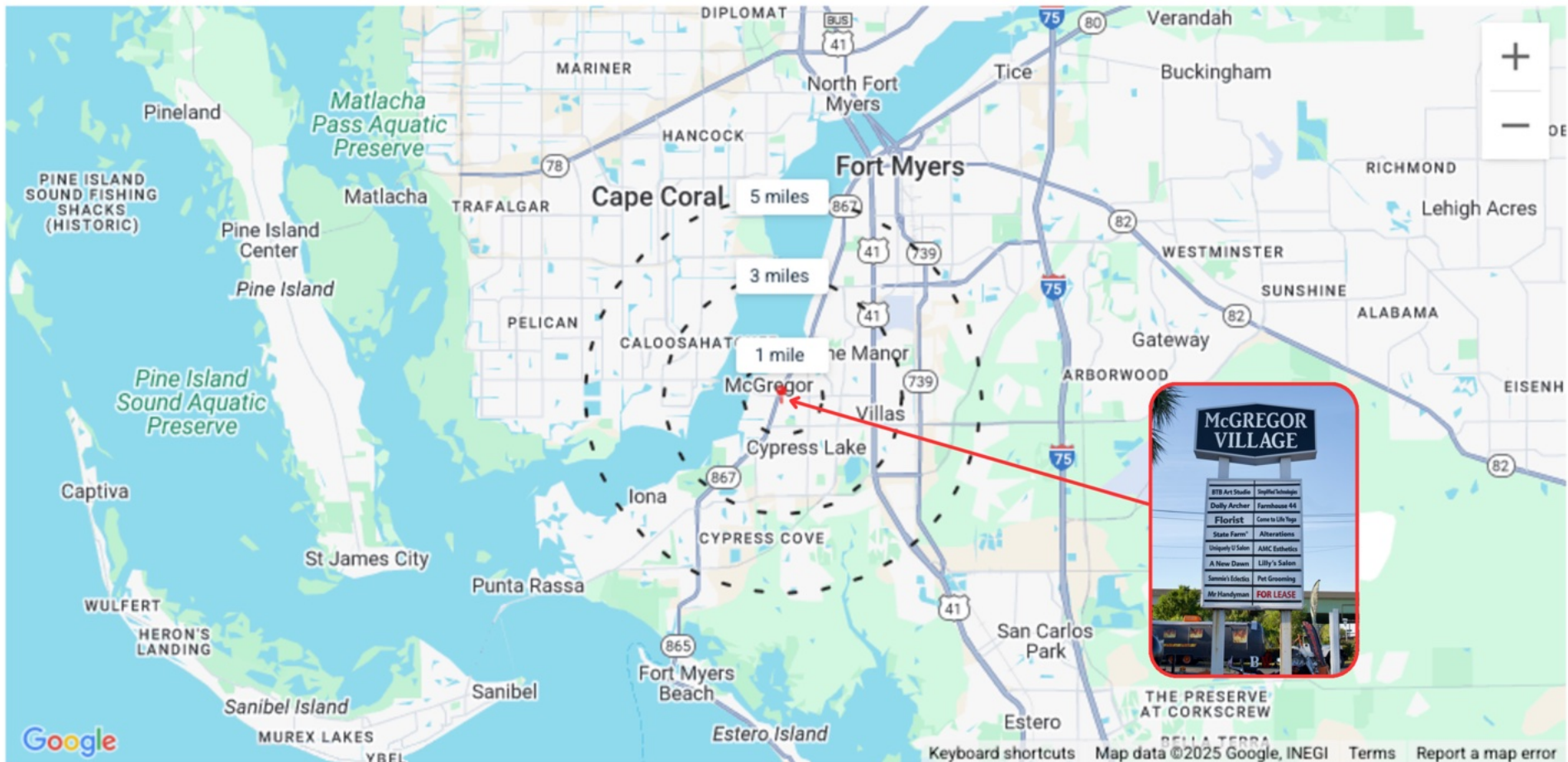


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DEMOGRAPHIC DATA

Description	1 Mile	3 Mile	5 Mile
Population	18,354	90,047	207,760
HH Income	\$74,430	\$67,100	\$68,708
Median Age	59.9	55.0	53.7
Employees	17,083	79,709	182,324
Renters to Owners Ratio	2:5	1:2	9:20

THE MCGREGOR CORRIDOR

The McGregor Corridor in Fort Myers, Florida, is one of the most iconic and scenic stretches in the city, known for its stately royal palms, historic homes, and timeless charm. Running parallel to the Caloosahatchee River, McGregor Boulevard weaves through a series of well-established neighborhoods filled with lush landscaping, mature oak trees, and classic mid-century architecture. This area has long been considered a desirable place to live, thanks to its close proximity to downtown Fort Myers, the Edison and Ford Winter Estates, and the coastal waters that define Southwest Florida living. The overall feel is peaceful and elegant, with a subtle nod to old Florida throughout the community.



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Traffic data sourced from AADT



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