



Offering Memorandum | For Sale

MCGREGOR BLVD (+/-) 22,500

COLONIAL BLVD. (+/-) 59,500

Office & Retail Value-Add

1342 COLONIAL BLVD, FORT MYERS, FL 33061

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Property Information

PROPERTY SUMMARY

1342 COLONIAL BLVD FORT MYERS (3 BUILDINGS & 11 INDIVIDUAL CONDOS)

OFFERING SUMMARY

SALE PRICE:	Call For Details
ACCUMULATIVE SIZE:	42,668 SF
LOT SIZE	6.46 Acres
OCCUPANCY	57%
PRO-FORMA STABILIZED NOI	\$691,777



LOCATION SUMMARY

Located along Colonial Boulevard, one of Fort Myers' primary commercial arteries, this property sits in the center of a dense retail and commercial corridor serving both Fort Myers and Cape Coral. The site benefits from immediate access to major arterials and is surrounded by established retail, dining, healthcare, and entertainment destinations. Nearby redevelopment activity, including the area surrounding the Broadway Palm Theatre, continues to support strong traffic patterns and long-term demand throughout this highly active trade area.



PROPERTY OVERVIEW

This 42,668 SF office and retail portfolio consists of three buildings owned outright and eleven additional office condominium units located within the same complex throughout three other buildings. The offering represents a rare value-add opportunity with current leases well below market rent and a defined lease-up strategy targeting \$22.50 Modified Gross.

Additionally, the property includes an approximately ± 1 -acre portion that may offer future flexibility for potential subdivision, sale, or additional development, providing the opportunity to enhance income or reduce basis.

The portfolio represents approximately 80% ownership within the condominium association, creating a significant controlling interest within the complex.

Currently the property generates significant rental income, providing in-place cash flow while offering a clear lease-up opportunity as vacant suites are absorbed.

Lease-up assumptions are based on \$22.50 PSF modified gross rents, which remain conservative relative to current market conditions. Over the past several months, new leases within the property have been secured at \$22.50 PSF, further validating the achievable lease-up target.

Comparable nearby developments are delivering new space at approximately \$30-\$45 PSF, while stabilized occupancy costs in the surrounding market average approximately \$27.00 PSF, highlighting potential rental growth over the next several years.

Office condominium sales within the immediate area are trading between approximately \$220-\$300 PSF, providing additional providing additional valuation support for the individual condominium units while further solidifying the tremendous value-add opportunity this investment presents..

At stabilization, the property supports projected pro-forma income of approximately \$970,915 and Net Operating Income of approximately \$691,777.

PROPERTY HIGHLIGHTS

- Three buildings along with eleven additional office condominium units distributed across four other buildings consisting of a total of 42,688 SF on Colonial Blvd
- BLDGS F, and K are non-association assets providing enhanced operational and development flexibility and flexibility for another executive suites conversion
- Approximately 57% occupied, presenting a tremendous value-add, lease-up opportunity supported by strong local office market data
- Nearby developments delivering new office space at approximately \$30-\$45 PSF, supporting long-term rent growth potential
- Approximately \$600,000 roof replacement escrow transferring to the buyer at closing, reducing near-term capital expenditure risk and effectively lowering the buyer's net basis
- Located within the Fort Myers office market with vacancy approximately 5.8% and average rents around \$27.00 PSF.
- +/- 1 Acre parcel with infrastructure, also a non-association asset and provides the buyer the ability to parcel off and sell separately.



**Under Market Rents
Value-Add
Opportunity**



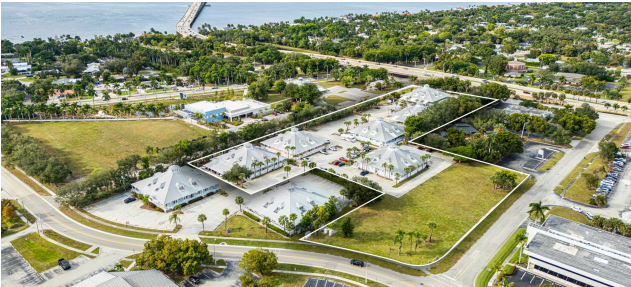
**1+ Acre For Future
Development Or
Resale**



**Prime Location on
Colonial Blvd with
59,000 AADT**



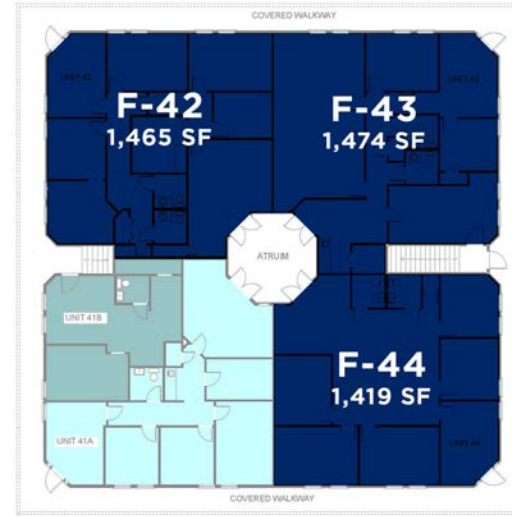
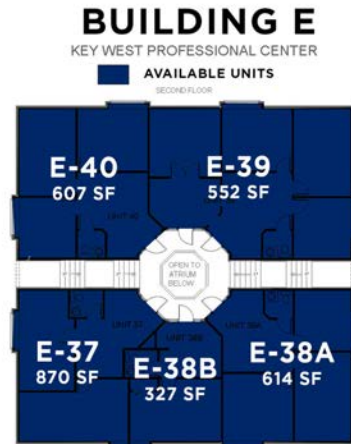
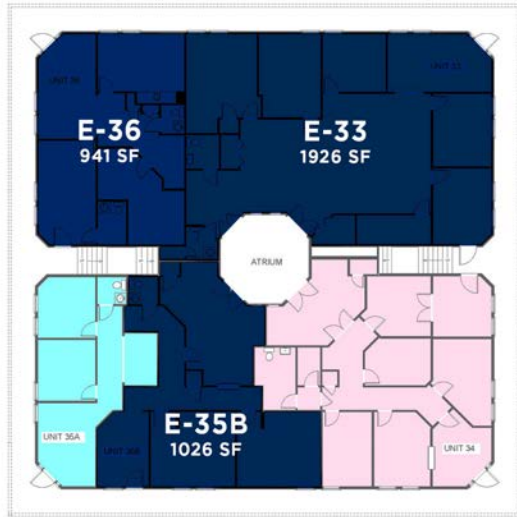
PROPERTY PHOTOS



ADDITIONAL PHOTOS



FLOOR PLANS

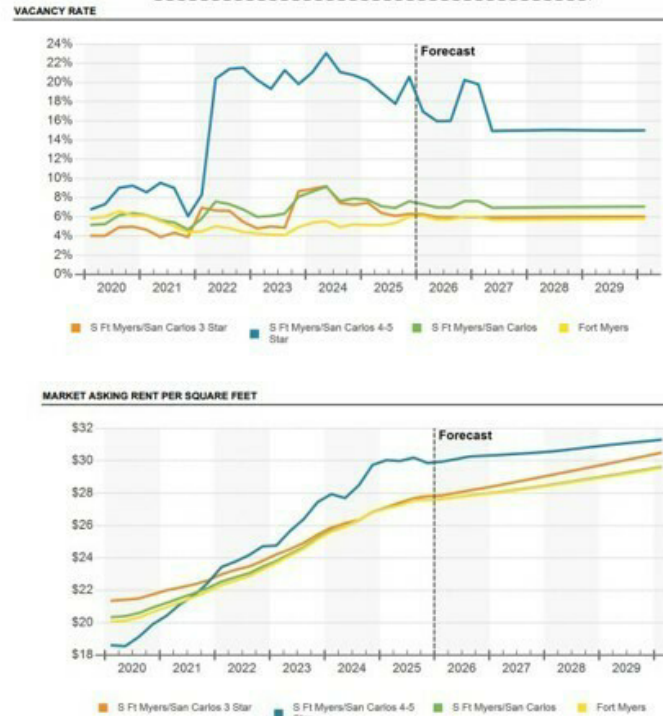


NEARBY DEVELOPMENT



VACANCY RATE & MARKET RENTS

Office Market Strength



The City of Fort Myers office market continues to demonstrate strong fundamentals, with vacancy currently at approximately 5.8%, reflecting a healthy and well-occupied market supported by steady tenant demand and limited new supply.

Over the past several years, asking rental rates have steadily increased and are projected to continue trending upward. Current market rents average approximately \$27.00 PSF, up from roughly \$20/SF in 2020, with forecasts indicating rates approaching \$30/SF over the coming years. This combination of stable occupancy and continued rent growth highlights the resilience of the Fort Myers office market and supports the potential for sustained income growth for well-located office properties.



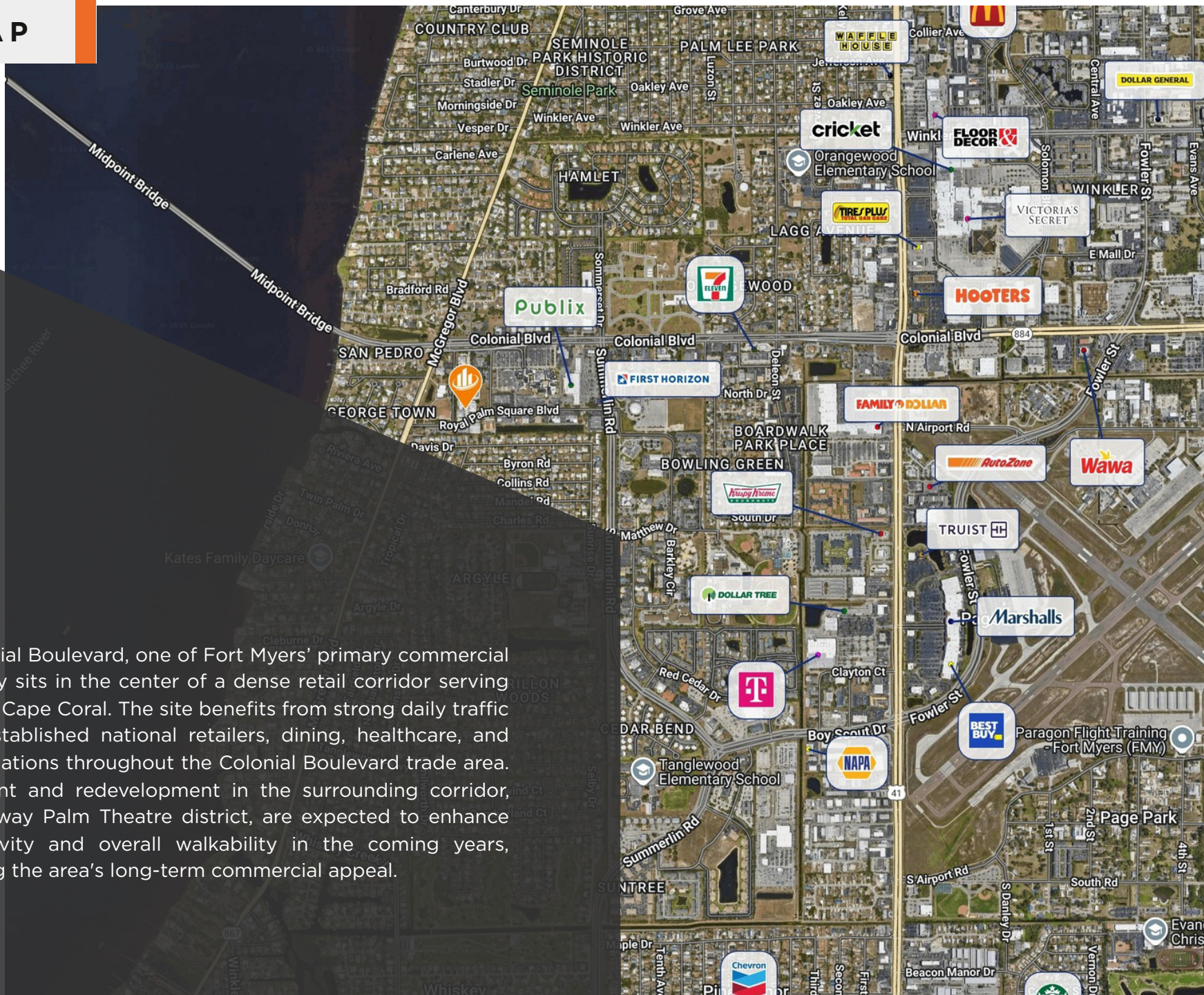


Location Information

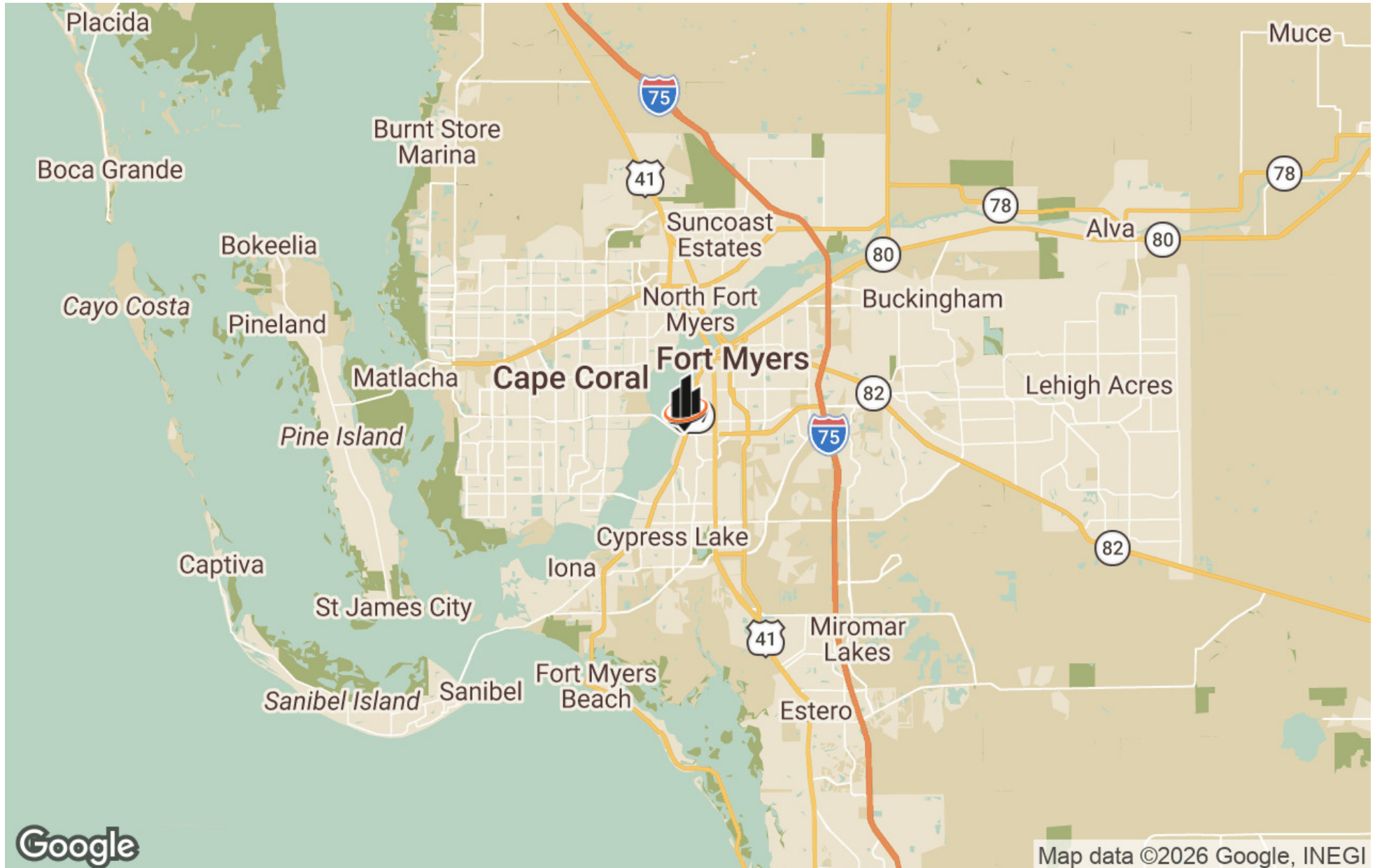


RETAIL MAP

Located along Colonial Boulevard, one of Fort Myers' primary commercial arteries, the property sits in the center of a dense retail corridor serving both Fort Myers and Cape Coral. The site benefits from strong daily traffic and proximity to established national retailers, dining, healthcare, and entertainment destinations throughout the Colonial Boulevard trade area. Continued investment and redevelopment in the surrounding corridor, including the Broadway Palm Theatre district, are expected to enhance pedestrian connectivity and overall walkability in the coming years, further strengthening the area's long-term commercial appeal.



REGIONAL MAP



**1342 Colonial Blvd
Fort Myers, FL 33907**

3 mi radius 5 mi radius 10 mi radius

Population

Estimated Population (2025)	57,034		175,515		519,433	
Projected Population (2030)	54,088		170,598		524,589	
Census Population (2020)	59,025		174,674		479,720	
Census Population (2010)	52,614		147,699		396,007	
Projected Annual Growth (2025-2030)	-2,946	-1.0%	-4,917	-0.6%	5,156	0.2%
Historical Annual Growth (2020-2025)	-1,991	-	841	-	39,714	1.7%
Historical Annual Growth (2010-2020)	6,411	1.2%	26,975	1.8%	83,712	2.1%
Estimated Population Density (2025)	2,018	<i>psm</i>	2,236	<i>psm</i>	1,654	<i>psm</i>
Trade Area Size	28.3	<i>sq mi</i>	78.5	<i>sq mi</i>	314.0	<i>sq mi</i>

Households

Estimated Households (2025)	24,612		79,853		223,030	
Projected Households (2030)	23,503		78,395		225,801	
Census Households (2020)	25,944		79,285		204,772	
Census Households (2010)	23,111		66,328		168,572	
Projected Annual Growth (2025-2030)	-1,109	-0.9%	-1,457	-0.4%	2,770	0.2%
Historical Annual Change (2010-2025)	1,501	0.4%	13,524	1.4%	54,459	2.2%

Average Household Income

Estimated Average Household Income (2025)	\$101,347		\$101,853		\$108,257	
Projected Average Household Income (2030)	\$101,704		\$102,641		\$108,973	
Census Average Household Income (2010)	\$60,751		\$57,852		\$61,442	
Census Average Household Income (2000)	\$53,875		\$50,739		\$51,896	
Projected Annual Change (2025-2030)	\$357	-	\$788	0.2%	\$716	0.1%
Historical Annual Change (2000-2025)	\$47,472	3.5%	\$51,114	4.0%	\$56,361	4.3%
Median Household Income						
Estimated Median Household Income (2025)	\$74,335		\$74,814		\$80,000	
Projected Median Household Income (2030)	\$74,138		\$74,497		\$80,103	
Census Median Household Income (2010)	\$43,274		\$44,001		\$47,352	
Census Median Household Income (2000)	\$40,443		\$40,024		\$40,862	
Projected Annual Change (2025-2030)	-\$361	-	-\$315	-	\$97	-
Historical Annual Change (2000-2025)	\$34,056	3.4%	\$34,788	3.5%	\$39,145	3.8%

Demographics

PROFORMA



INCOME SUMMARY

VACANCY COST (\$48,546)

GROSS INCOME \$922,369

EXPENSES SUMMARY

OPERATING EXPENSES \$230,592

NET OPERATING INCOME \$691,777



DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property. Certain images in this Offering Memorandum may have been enhanced using artificial intelligence tools for illustrative purposes only.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk. Certain images in this Offering Memorandum may have been enhanced using artificial intelligence tools for illustrative purposes only.



Collective Strength, Accelerated Growth

12761 WORLD PLAZA LANE
FORT MYERS, FL 33907



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