

# 16970 SAN CARLOS BLVD

FORT MYERS, FL 33908

## Publix Anchored Plaza



### PROPERTY HIGHLIGHTS

- Publix anchored plaza with McDonald's outparcel
- High traffic visibility
- Acceptable uses include Retail, Office & Medical Office
- Medical impact fees paid
- Ample parking
- Join UPS Store, 60-Minute Cleaners, Lin's Restaurant & Premier Nails
- Located at the intersection of San Carlos Blvd and Summerlin Rd, close to Lee County area beaches & The Islands!
- Large pylon signs on San Carlos and Summerlin Rd at the overpass

### PROPERTY HIGHLIGHTS

Available Unit	1,056 sf
Asking Rate	\$15.75 PSF NNN
CAM	\$8.56



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Suite 160 | 1,056 SF

Lease Rate - \$15.75 NNN

CAM - \$8.56

Monthly Total - \$2,139.28 \*taxes not included



## SPACE HIGHLIGHTS

- **Proximity to Complementary Businesses:** Surrounding businesses in the strip mall create a synergistic environment, potentially attracting customers who are already shopping in the area.
- **Storefront Visibility:** The space offers an attractive storefront, allowing for eye-catching displays and promotional materials to draw in passersby.
- **Ample Parking:** Convenient parking facilities in the strip mall make it easy for customers to access the store, encouraging more footfall.
- **Prime Location:** Situated in a bustling strip mall and Publix opening soon, the space benefits from high foot traffic, ensuring visibility and exposure to potential customers.



5220 Summerlin Commons Blvd., Suite 500 Fort Myers, Florida 33907

COMMERCIAL  
PROPERTY  
SOUTHWEST FLORIDA

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