



MCGREGOR BLVD. - AADT 35,000±

LSI
COMPANIES

OFFERING MEMORANDUM

13371 MCGREGOR BOULEVARD

4,080± SQ. FT. COMMERCIAL PROPERTY FOR SALE - FORT MYERS, FL

PROPERTY SUMMARY

Property Address: 13351/71/73 McGregor Blvd.
Fort Myers, FL 33919

County: Lee

Property Type: Commercial

Property Size: 1.09± Acres

Building Size: 4,080 Sq. Ft.
+ 566 Sq. Ft. Mezzanine

No of Parcels: 2

Zoning: Commercial (C-1)
Southern Parcel Zoned (CC)

Future Land Use: Central Urban

Utilities: Well & Septic
**Public utilities in proximity*

Tax Information: \$10,556.42 (2026)

STRAP Number: 21-45-24-00-00006.0000;
21-45-24-00-00007.0010

LIST PRICE:

\$1,500,000

LSI
COMPANIES
LSICOMPANIES.COM

SALES EXECUTIVES



Justin Thibaut, CCIM
President & CEO



Mike Trivett
Broker Associate



DIRECT ALL OFFERS TO:

Mike Trivett

mtrivett@lsicompanies.com

o: (239) 489-4066 m: (239) 940-3171

OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

EXECUTIVE SUMMARY

LSI Companies is pleased to present a rare commercial opportunity featuring 1.09± acres with 177'± of frontage on McGregor Boulevard and exposure to approximately 35,000 vehicles per day.

The property includes a 4,080± Sq. Ft. commercial building plus 566± Sq. Ft. of mezzanine storage, offering an ideal opportunity for an owner-user, investor, or business seeking a high-visibility location.

The building features retail/ office space, warehouse area, 300-amp electrical service, and covered parking. The property is equipped with solar power, an on-site backup generator, and an updated security monitoring system.

Zoned C-1 with 100+ permitted uses, the property provides substantial flexibility for retail, service, office, and other commercial applications, subject to approvals. An already-permitted pylon sign with electric service is also available for installation, providing an additional opportunity for prominent roadside visibility.

Located less than 3 miles west of US-41 and approximately 1.3 miles from the Cape Coral Bridge, the property offers convenient access to both Fort Myers and Cape Coral.

The property is currently occupied by a long-established business that will relocate following the sale, providing immediate flexibility for a new owner.

Property is an operating business, please do not disturb the tenant

** Adjacent property available under separate ownership, potentially providing an opportunity for an assemblage.*



PROPERTY HIGHLIGHTS

- (2) parcels totaling 1.09± acres
- 4,080 Sq. Ft. building
 - (3) Offices
 - (2) Restrooms
 - Kitchen/Breakroom
 - (3) Warehouse Overhead Doors
 - 300-Amp Power
- 566± Sq. Ft. of mezzanine storage
- Covered Parking
- Zoned Commercial (C-1), allowing for 100+ Permitted Uses
- 3± miles from US-41 and 1.3± miles from the Cape Coral Bridge.

Property is an operating business, please do not disturb Tenant.



APPROVED USES

C-1 COMMERCIAL DISTRICT

- Restaurant & Fast Food (*with Drive-Thru*)
- Office & Medical
- Animal Clinic
- Assisted Living Facility (ALF)
- Auto Parts Store
- Banks and Financial Establishments
- Day Care Center (*Adult & Child*)
- Multi-Family
- Supermarket

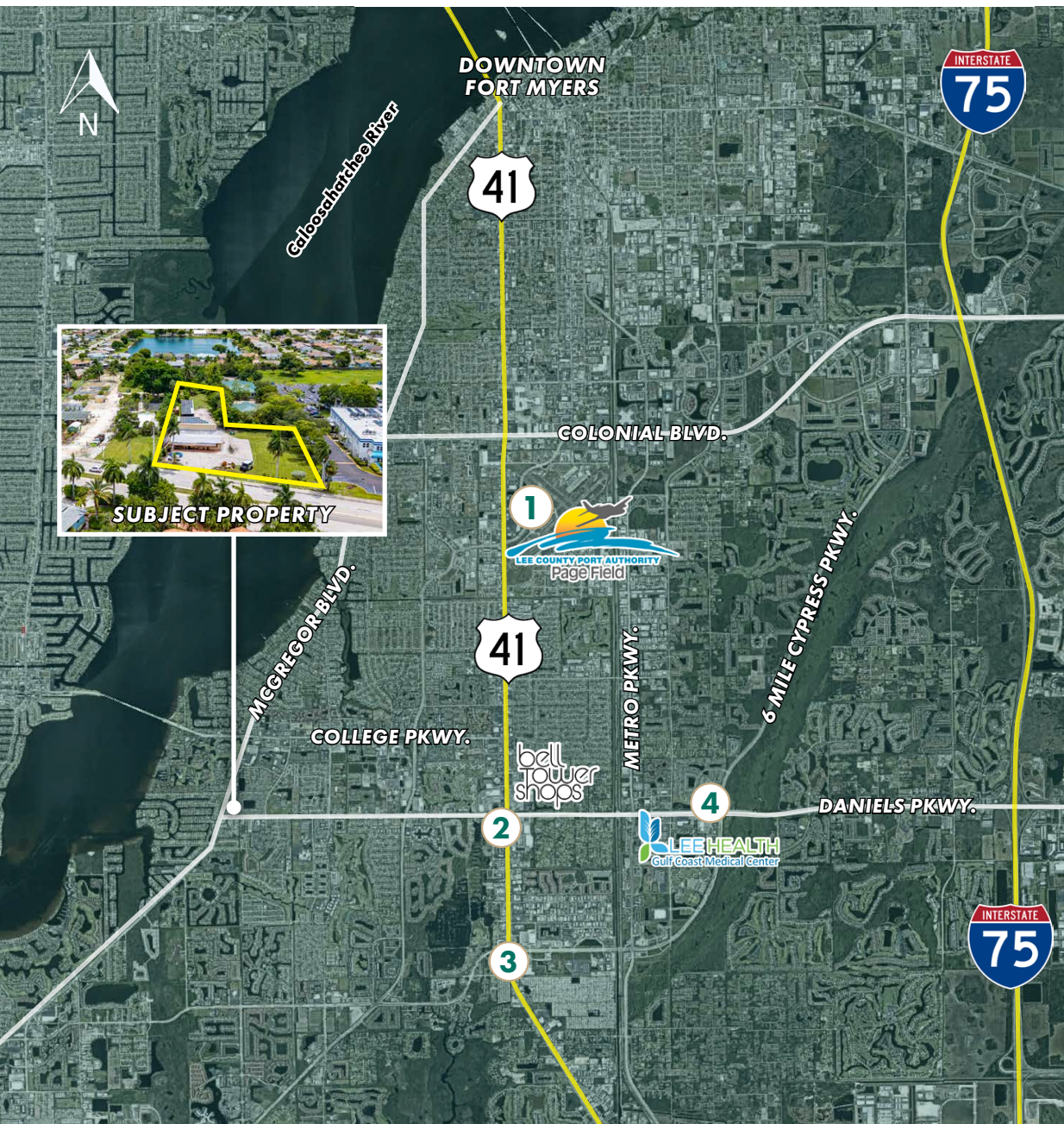
**For full list of permitted uses contact listing Broker*



PROPERTY AERIAL



RETAIL MAP



1. PAGE FIELD COMMONS



2. BELL TOWER SHOPS & CYPRESS LAKE PLAZA



3. GLADIOLUS DR. & US-41



4. DANIELS PARKWAY



LOCATION

AREA DEMOGRAPHICS

1 MILE RADIUS

POPULATION



10,107

HOUSEHOLDS



5,293

MEDIAN INCOME



\$98,242

3 MILE RADIUS

POPULATION



70,990

HOUSEHOLDS



32,302

MEDIAN INCOME



\$93,830

5 MILE RADIUS

POPULATION



164,713

HOUSEHOLDS



77,508

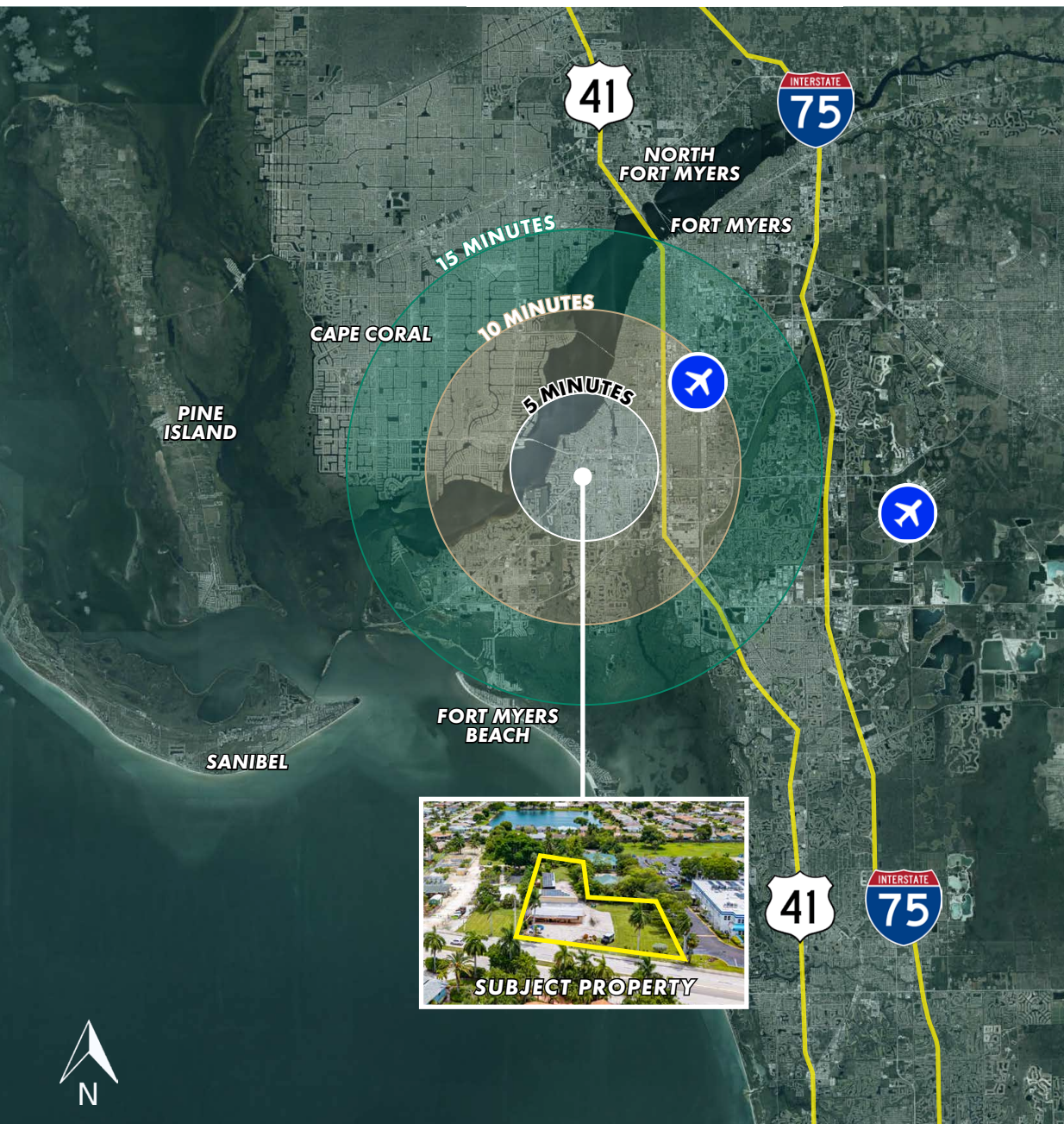
MEDIAN INCOME



\$96,097

LOCATION HIGHLIGHTS

- 2.6± miles to Cape Coral
- 3.4± miles to US-41
- 8.1± miles to I-75 (Exit 131)
- 13.8± miles to SWFL International Airport (RSW)





LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Seller. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Seller has knowledge. Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail. It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property. The Seller and LSI Companies disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Buyer to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed. Potential Buyer acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the Potential Buyers, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Buyer will be a qualified Buyer with significant experience in entitlement and development process in Lee County with finesse and wherewithal and be willing to be interviewed by the LSI Companies team.