



# The Marina on Main

OFFERING  
MEMORANDUM

1120, 1122, 1130 & 1138 Main St.  
Ft. Myers Beach, FL 33931

**PRESENTED BY:**

**LAURI ALBION**

239-851-5492

Lauri.Albion@svn.com

**TIFFANY LUONGO**

239-707-1700

TiffanyL@svn.com

**JOHN ALBION**

239-410-2234

John.Albion@svn.com

**FOR SALE:**

**\$7,458,000**







# TABLE OF CONTENTS

03 EXECUTIVE SUMMARY

06 AREA OVERVIEW

10 PROPERTY OVERVIEW

19 PROPERTY PHOTOS

23 DEMOGRAPHICS

25 MEET THE TEAM

A man in a blue shirt is seen from the back, looking towards a blurred office environment. In the background, several people are seated at tables near large windows that let in bright light. A black rectangular box with orange and white text is overlaid on the right side of the image.

# EXECUTIVE SUMMARY



# EXECUTIVE SUMMARY



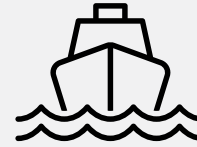
Strategically located on Main Street, this waterfront property offers all the beauty and water access of Fort Myers Beach. The zoning and development oversight is through unincorporated Lee County. The potential includes positive density and greater height for buildings to maximize water views and to better ensure project profitability.

The Fort Myers Beach area is on the road to significant revitalization. This property maximizes all the benefits of a waterfront location without the traffic or redevelopment uncertainty. The docks have all been recently rebuilt. There are several waterfront restaurants within view that are only a couple minutes on foot or by boat.

The property is currently zoned Light Industrial (IL) but also allows for some living units on this property as well. The future land use is Industrial. However, based on current uses, and the need for development on and near Fort Myers Beach, it is believed that Lee County is open to additional uses. We recommend that all plans should be verified independently with Lee County.

**ALL PROPERTIES ARE BEING SOLD "AS IS"**

## HIGHLIGHTS



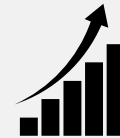
WATERFRONT  
MARINA & LAND



DEVELOPMENT  
OVERSIGHT IS LEE  
COUNTY, NOT FORT  
MYERS BEACH



MIXED USE  
DEVELOPMENT  
POTENTIAL



BOOMING  
GROWTH

TO ACCESS THE VIDEO BROCHURE,  
CLICK THE LINK BELOW:





# PROPERTY HIGHLIGHTS

- Hurricane Ian decimated the Fort Myers Beach area. In the ensuing 23 months, the Town of Fort Myers Beach has been struggling with changes and approvals. As a result, there are opportunities, especially with these larger waterfront parcels, to provide greater services to the entire area. All local approvals are through unincorporated Lee County. The county has prioritized storm-damaged properties.
- San Carlos Island has been recognized in the past for being the headquarters for the local shrimping industry and for other significant marine-based uses.
- There continues to be a shrinking availability of waterfront for industrial and marine based land uses. Due to the accessibility to the Gulf of Mexico, the water depth, and the allowed uses, this property is ideally capable of providing various marine based services.
- The property is flanked by marine/industrial uses on both sides. The western side is a non-operational marina property, and the eastern adjacent parcel is currently operated as a marine repair facility.



SIZE:  
1.83 AC



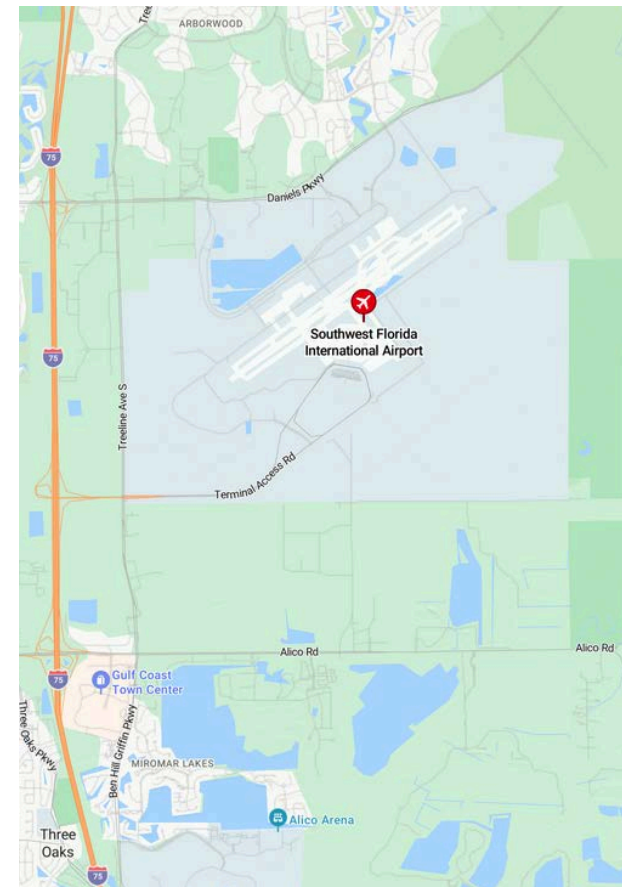
ZONING  
IL



WET BOAT SLIPS  
56  
+88 TO 132 DRY  
STACK



AIRPORT PROXIMITY  
20-25 MIN





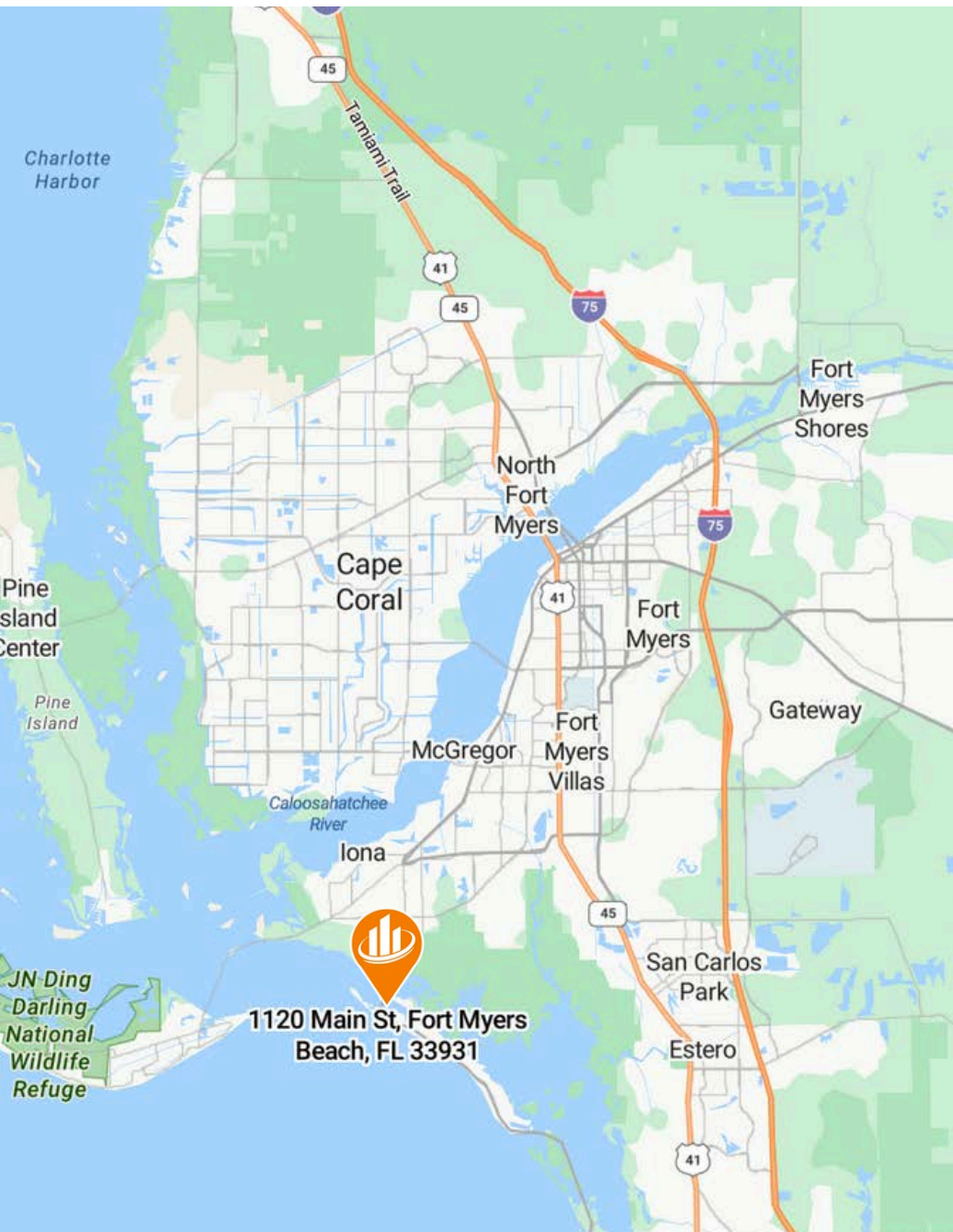


# AREA OVERVIEW

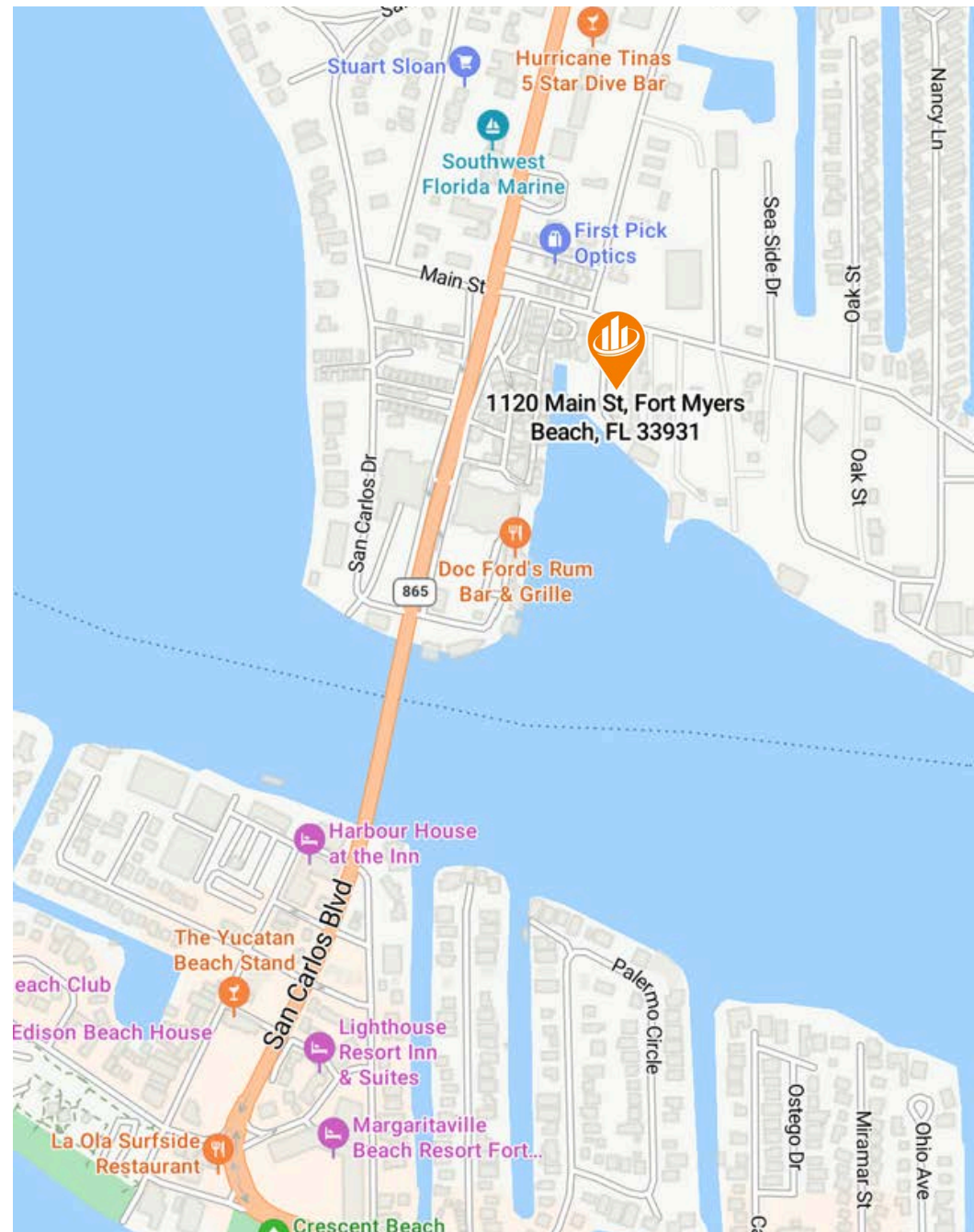
---



## REGIONAL MAP



## AREA MAP



## NEW DEVELOPMENT & AREA POINTS OF INTEREST

- 1 Outrigger Beach Resort  
London Bay Homes  
6200 Estero Blvd., Fort Myers Beach
- 2 Red Coconut RV Park Redevelopment  
Seagate Development  
3100 Estero Blvd., Fort Myers Beach
- 3 The Arches Bayfront | Fort Myers Beach  
Moss Marina  
450 Harbor Ct., Fort Myers Beach
- 4 Neptune Inn  
2310 Estero Blvd. Fort Myers Beach
- 5 Carousel inn Redevelopment  
Gulfside Twelve  
6240 Estero Blvd, Fort Myers Beach
- 6 Times Square  
1035 Estero Blvd, Fort Myers Beach
- 7 Fort Myer Beach Pier Plan  
10 Old San Carlos Blvd,  
Fort Myers Beach, FL 33931
- 8 The Cottages Bar & Grille  
1250 Estero Blvd, Fort Myers  
Beach, FL 33931

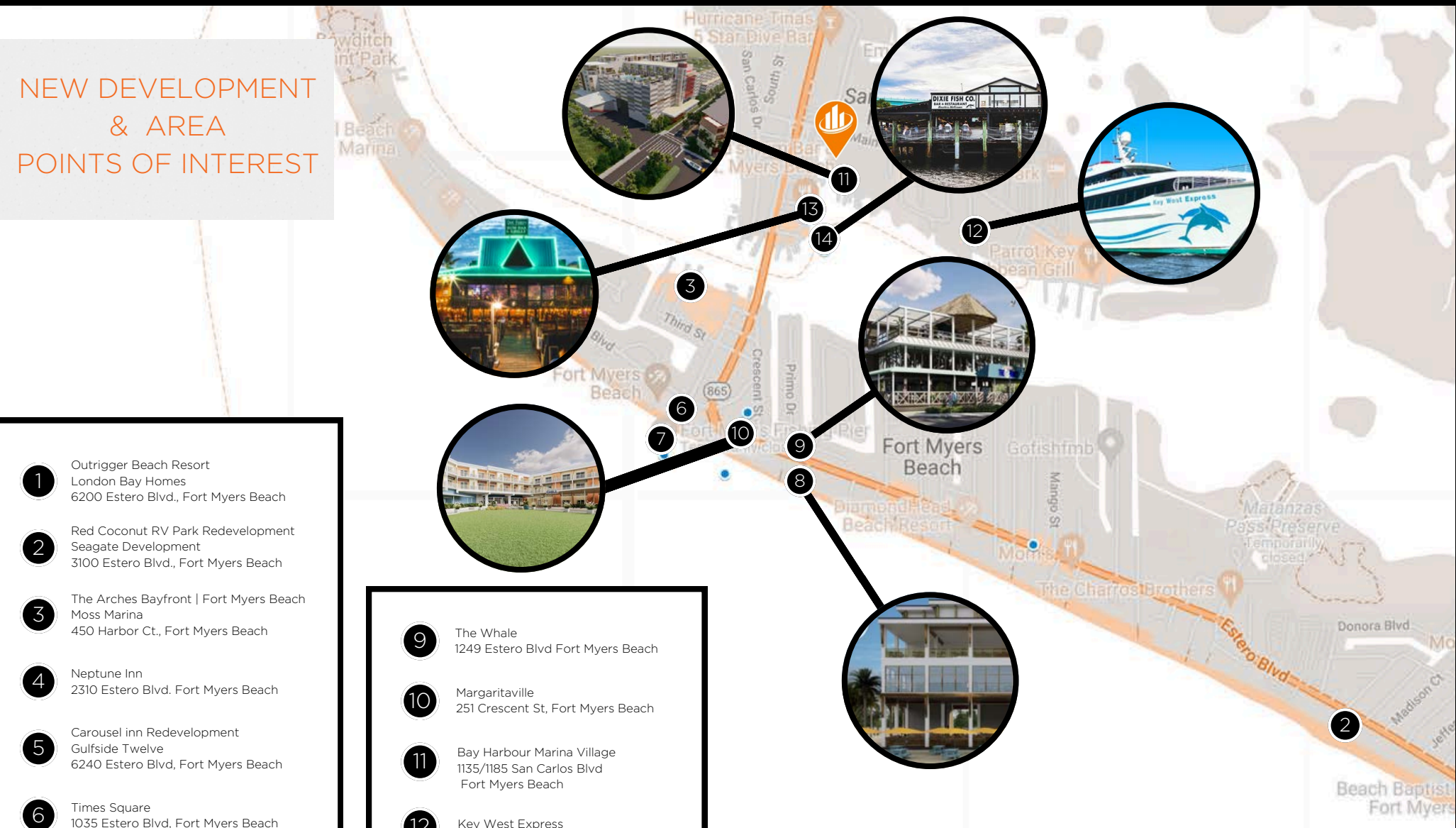
- 9 The Whale  
1249 Estero Blvd Fort Myers Beach
- 10 Margaritaville  
251 Crescent St, Fort Myers Beach
- 11 Bay Harbour Marina Village  
1135/1185 San Carlos Blvd  
Fort Myers Beach
- 12 Key West Express
- 13 Doc Fords  
708 Fishermans Wharf  
Fort Myers Beach, FL 33931
- 14 Dixie Fish  
714 Fishermans Wharfs  
Fort Myers Beach, FL 33931



# NEW DEVELOPMENT & AREA POINTS OF INTEREST

- 1 Outrigger Beach Resort  
London Bay Homes  
6200 Estero Blvd., Fort Myers Beach
- 2 Red Coconut RV Park Redevelopment  
Seagate Development  
3100 Estero Blvd., Fort Myers Beach
- 3 The Arches Bayfront | Fort Myers Beach  
Moss Marina  
450 Harbor Ct., Fort Myers Beach
- 4 Neptune Inn  
2310 Estero Blvd. Fort Myers Beach
- 5 Carousel inn Redevelopment  
Gulfside Twelve  
6240 Estero Blvd, Fort Myers Beach
- 6 Times Square  
1035 Estero Blvd, Fort Myers Beach
- 7 Fort Myer Beach Pier Plan  
10 Old San Carlos Blvd,  
Fort Myers Beach, FL 33931
- 8 The Cottages Bar & Grille  
1250 Estero Blvd, Fort Myers  
Beach, FL 33931

- 9 The Whale  
1249 Estero Blvd Fort Myers Beach
  - 10 Margaritaville  
251 Crescent St, Fort Myers Beach
  - 11 Bay Harbour Marina Village  
1135/1185 San Carlos Blvd  
Fort Myers Beach
  - 12 Key West Express
  - 13 Doc Fords  
708 Fishermans Wharf  
Fort Myers Beach, FL 33931
  - 14 Dixie Fish  
714 Fishermans Wharfs  
Fort Myers Beach, FL 33931







# PROPERTY OVERVIEW



# PROPERTY SUMMARY

- This offering comprises four parcels, which total 1.83 AC and 56 wet boat slips.
- All utilities are already on site.
- The parcels are within walking distance of many restaurants and local attractions. Several of the restaurants are also boat-up.
- Currently, the Subject property has 56 boat slips rented with consistent income. While working through entitlement and permitting processes, investors can capitalize on the existing revenue streams.
- The marina is subject to a submerged land lease with the State of Florida.
- Potential redevelopment for an additional 88 to 132 dry docks (depending on size)
- Additional uses of restaurant and retail, enhance the redevelopment potential of the property.



# BOAT SLIPS & STORAGE

From: Haynes, Lesli <[LHaynes@leegov.com](mailto:LHaynes@leegov.com)>

Sent: Tuesday, August 6, 2024 9:34 AM

To: [john.albion@svn.com](mailto:john.albion@svn.com)

Cc: 'Lauri Albion' <[lauri.albion@svn.com](mailto:lauri.albion@svn.com)>; Tiffany Luongo <[tiffanyl@svn.com](mailto:tiffanyl@svn.com)>

Subject: RE: Authorization for Manatee Protection Zone Determination

Mr. Albion,

Good morning. As requested, we've reviewed the below listed properties for consistency with the Lee County Manatee Protection Plan (MPP). Based on current conditions and data, the project ranks out as follows. The full score sheets are attached for reference.

8/5/2024

Facility	Corps reach	Shore ft	existing "slips"	ratio	rounded	Slips per 100'	max slip	expansion
1120 Main Street FMB	31	115	not provided	1.15	2		unlimited	
				0	0			
STRAP 24-46-23-00-00003.0020								UNLIMITED

8/5/2024

Facility	Corps reach	Shore ft	existing "slips"	ratio	rounded	Slips per 100'	max slip	expansion
1138 Main Street FMB	31	120	not provided	1.2	2		unlimited	
				0	0			
STRAP 24-46-23-00-00002.0000								UNLIMITED

In accordance with Section 8.4 of the MPP, the properties qualify as **Preferred**. From the Manatee Protection Plan perspective, these properties can construct an unrestricted number of slips and remain compliant with the MPP. Please note that assumptions have been made about the depth and presence of submerged aquatic vegetation that may need to be specifically addressed by the applicant. **Mitigation measures** for new slips at this property include but are not limited to 1. Standard manatee construction conditions; 2. Manatee education activities as required per section 8.4.5. Note that the MPP determination does not alleviate the need to comply with zoning and all other applicable local, state, and federal regulations, some, or all of which may be more restrictive. Please let me know if you need any additional information.

Respectfully,

Lesli



**Lesli Haynes | Marine Project Manager**

Natural Resources Division

1500 Monroe Street, 3rd Floor

Fort Myers, FL 33901

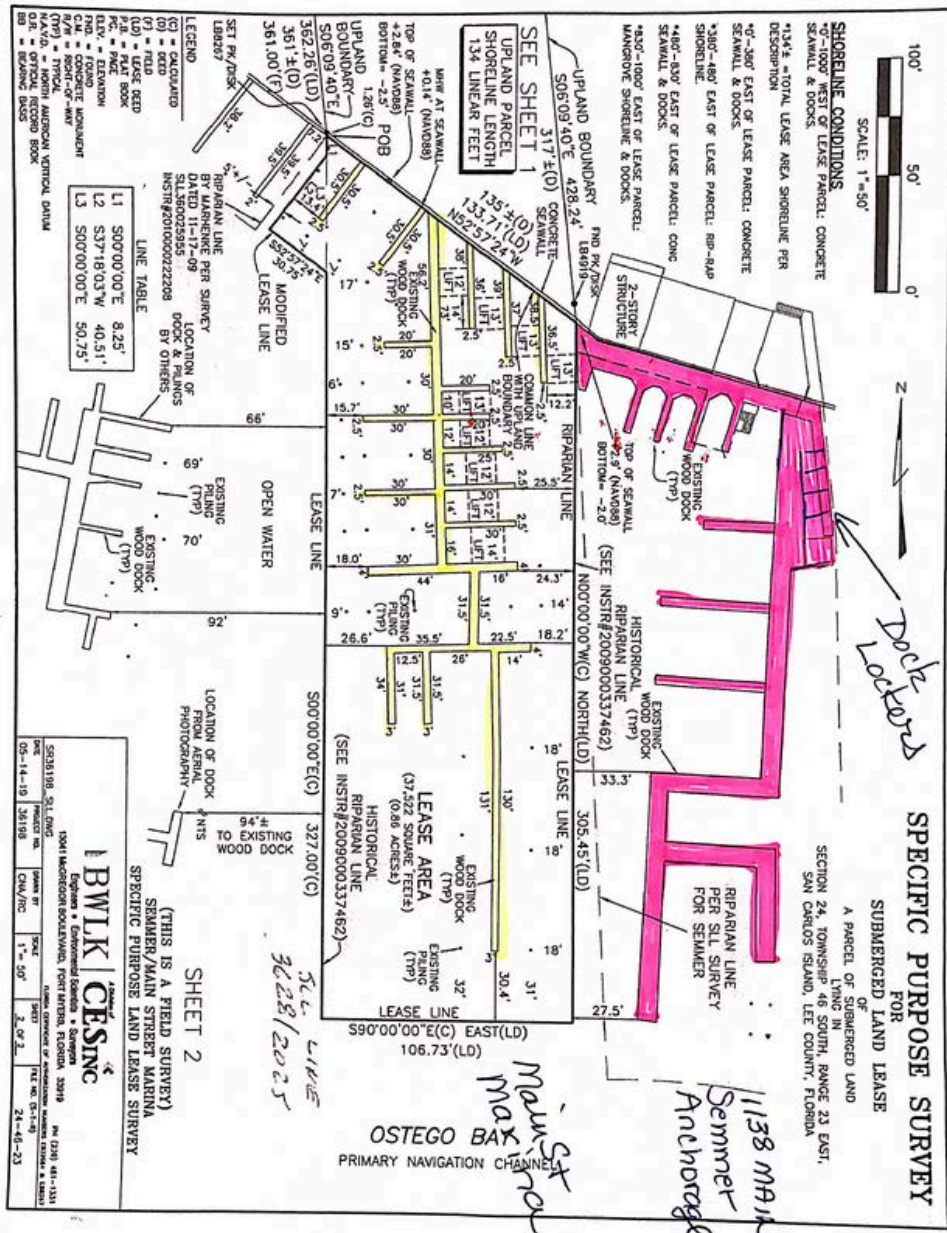
office: (239) 533-8566

email: [lhaynes@leegov.com](mailto:lhaynes@leegov.com)

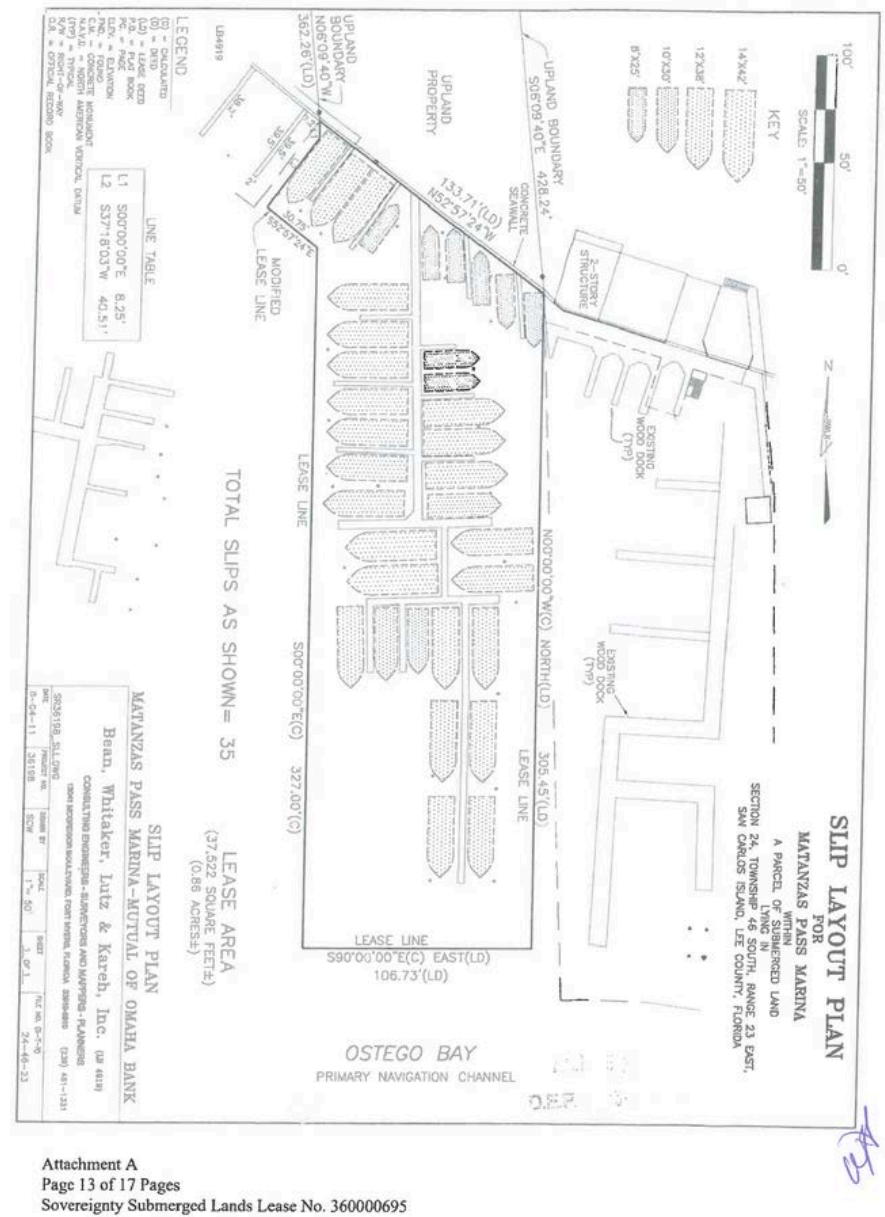
website: [www.leegov.com](http://www.leegov.com)



# BOAT SLIPS & DOCKAGE



OUTLINE OF DOCKAGE FOR 1120 & 1138




SLIP LAYOUT FOR 1120




## ADJACENT PROPERTIES

### TO THE WEST



1100 Main St.  
Olsen Marine Holdings  
All prior buildings have been demolished.  
Total Land = .62 AC  
Asking Price: \$2.475 Million, or  
\$91.64 PSF  
Zoning: Industrial  
Being sold as Land

### TO THE EAST



1148 Main St. - Yachtworks  
Three Buildings:  
1) 6,000 SF Office built in 2022  
2) 16,602 SF Open Boat Shed  
Total Land = 1.24 AC  
Not Currently for Sale  
Zoning: Industrial  
Current use: Boat Repair.



## ACROSS THE STREET

### BAY HARBOUR MARINA

San Carlos Island will make way for a new destination resort that will transform the vacant parcel at 1135-1185 Main St. into a vibrant neighborhood. This development will enhance economic activity, provide jobs, spur tourism and improve property values. The Bay

Harbour Marina Village was recently approved by the Lee Board of County Commissioners.

The project will include 75 residential units and a 40,000-square-foot “civic space” to be used by the residents of San Carlos Island. The complex will also include more than 300 boat slips and 30,000 square feet of retail and office space.







## ZONING

---

### Current Zoning - IL - Light Industrial

The purpose and intent of the IL District is to permit the designation of suitable locations for and to facilitate the proper development and use of areas devoted to various light industrial and quasi-industrial commercial uses. While it is presumed that most industrial processes will take place within enclosed buildings, any activity not taking place within a building shall take place within a yard enclosed by an opaque wall or fence.

The subject property is surrounded by marinas and boat storage. Within 1/2 a mile of the Subject property there are six public marinas, several private marinas, and several boat servicing facilities. Though the property is also in the Future Land Use plan as Industrial, you could build back what was already there in terms of living space, etc.

Based on the fact that Fort Myers beach is desperately in need of multi-family and hotel uses, this may be a route to consider.



## ACROSS THE STREET

### BAY HARBOUR MARINA

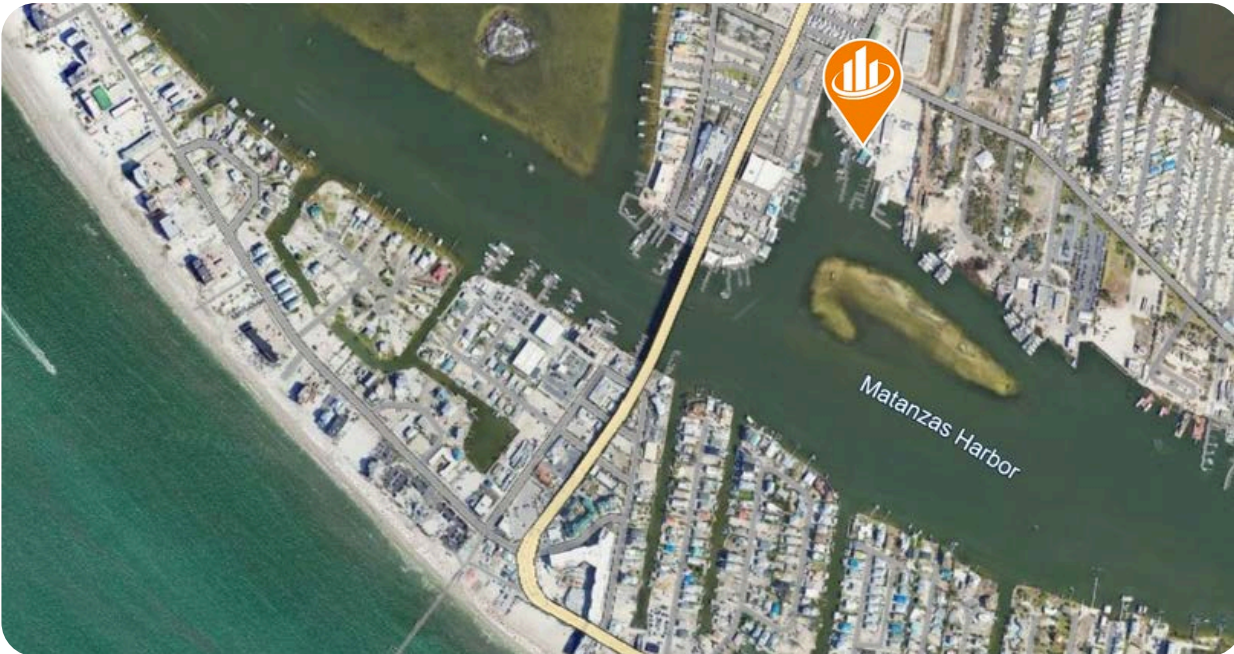
The project is expected to lead the way to redevelop San Carlos Island and San Carlos Boulevard, a gateway to Fort Myers Beach that features a corridor of tiered buildings.

The owners and their engineers, Morris Depew, worked with County staff to address concerns to density, height, increased setbacks and parking. The engineers stated that a significant break in the project resulted from a dynamic 3D modeling presentation developed by the MDA Planning and Landscape Architecture teams. The 3D model was able to visually illustrate the proposed architectural features of the building, including views and streetscapes along the main street.





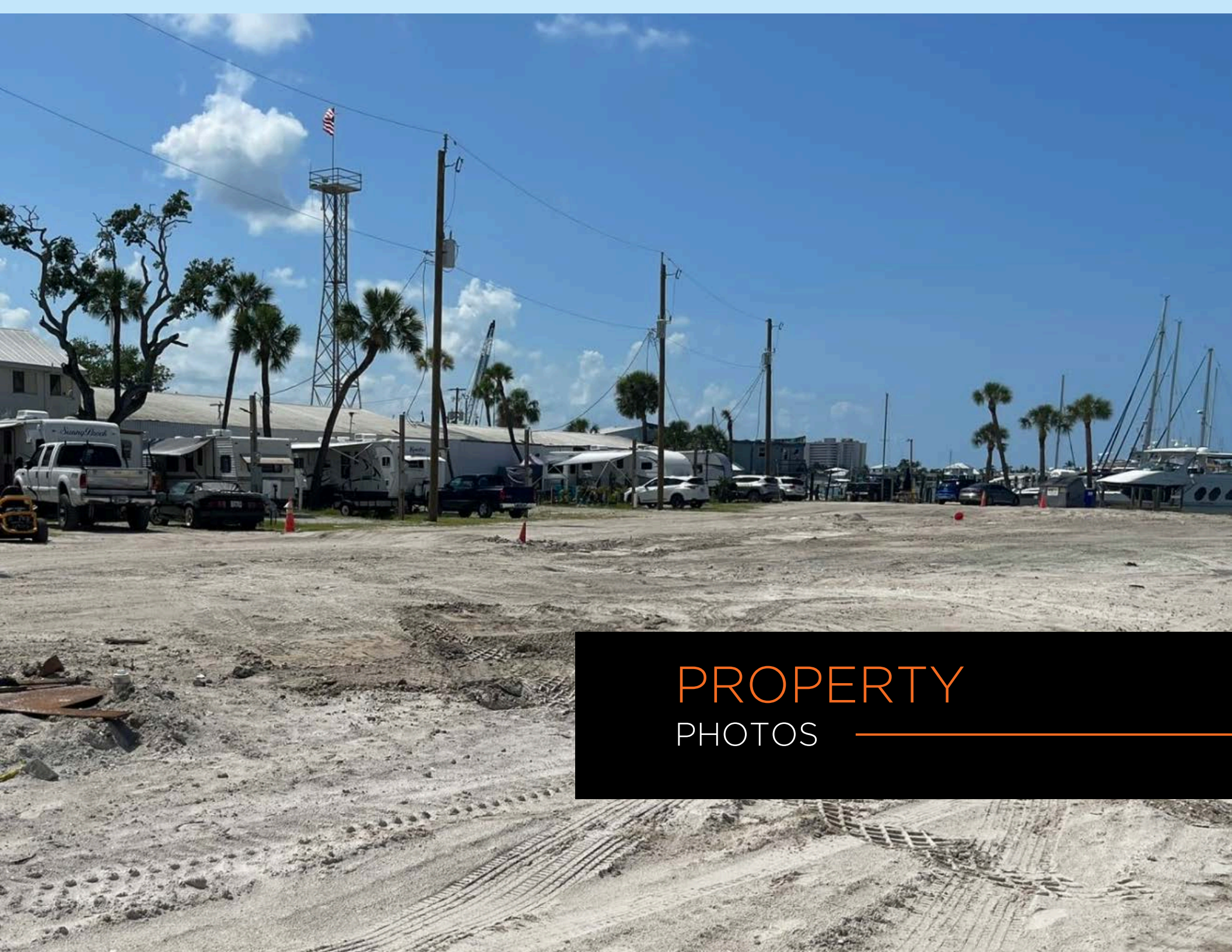
# EXECUTIVE SUMMARY



## PROPERTY SUMMARY

<b># OF BLDGS</b>	FOUR BUILDINGS IN VARIOUS CONDITION
<b>TOTAL BUILDING SF</b>	OVER 24,609 SF - NOT ALL UNDER AIR
<b>ADDRESSES</b>	1120, 1122, 1130 & 1138 MAIN ST. FORT MYERS BEACH, FL 33931
<b>STRAP NUMBERS</b>	24-46-23-00-00003.0020 24-46-23-00-00003.0000 24-46-23-00-00002.0010 24-46-23-00-00002.0000
<b>TOTAL ACREAGE:</b>	1.83 AC
<b>COUNTY:</b>	LEE
<b>MARKET:</b>	FORT MYERS BEACH
<b>MUNICIPALITY:</b>	LEE COUNTY
<b>ZONING:</b>	IL
<b>PROPERTY TYPE</b>	OFFICE, LIVING, WAREHOUSE, MARINA, & LAND
<b>AMENITIES</b>	WALKABLE LIVING, GULF ACCESS, WATER VIEWS
<b>SALE TYPE</b>	REDEVELOPMENT OPPORTUNITY
<b>TRAFFIC COUNT</b>	30,034 AADT
<b>BOAT SLIPS</b>	56 PERMITTED WET SLIPS POTENTIAL OF ADDITIONAL 88-132 DRY DOCKS (SIZE DEPENDENT)
<b>MANATEE POTECTION PLAN</b>	PREFERRED PROPERTY= UNLIMITED SLIPS
<b>PRICE</b>	\$7,458,000





# PROPERTY

## PHOTOS

---















A group of business professionals are gathered around a dark wooden conference table, reviewing documents and a laptop. The scene is brightly lit, likely from a large window in the background. Several hands are visible, pointing at various charts and graphs spread across the table. In the foreground, a large donut chart is prominent, showing a central segment labeled '185%'. Other documents feature bar charts, line graphs, and tables of data. A yellow sticky note with the text 'GLOBAL CO. PRODUCT ONE' is placed on one of the documents. Two glasses of water are also on the table. The overall atmosphere is professional and collaborative.

# DEMOGRAPHICS

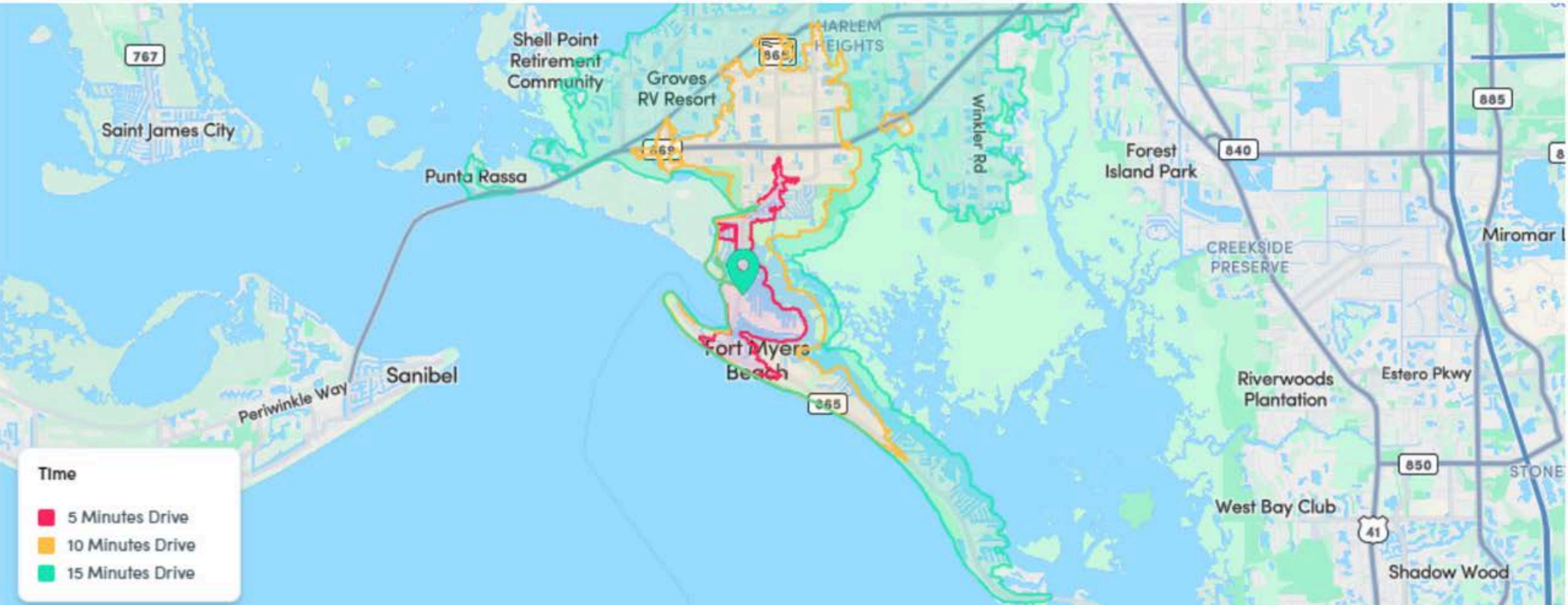
## SUMMARY



# DEMOGRAPHIC SUMMARY

## Demographic & Consumer Spend Overview

	Current Year	5 Yr Forecast	Current Year	5 Yr Forecast	Current Year	5 Yr Forecast	
Total Population	1,868	1,882	11,259	11,699	43,913	46,531	
Workday Population	1,412	--	11,605	--	37,259	--	
Total Households	1,086	1,096	6,419	6,703	22,246	23,588	
Avg. Household Income	\$93.6k	\$101.2k	\$87.7k	\$95.3k	\$96.5k	\$103.1k	
Total Consumer Spend	\$24.6m	\$26.7m	\$254.8m	\$279.5m	\$572.3m	\$631.6m	







MEET THE  
TEAM



## MEET THE TEAM | SVN COMMERCIAL PARTNERS

---



Lauri Albion

Senior Advisor

239-851-5492 | Lauri.Albion@SVN.com

Lauri has over 30 years of business experience. She is a graduate of FGCU with a B.S. in Marketing and a Masters of Business Administration

She served as General Manager of the Red Coconut on Fort Myers Beach. She has extensive knowledge of Fort Myers Beach as well as operation and management of hospitality properties..

Prior to joining SVN Commercial, Lauri was the Vice President of Finance for a commercial real estate company. She directed company's long-term strategic plans, adjusting organizational structure to align with growth.



Tiffany Luongo

Senior Advisor

239-707-1700 | TiffanyL@SVN.com

Tiffany Luongo has been doing commercial real estate in Southwest Florida for over 20 years. She started in land entitlement, taking Agricultural land through the zoning and entitlement process and turning it into development-ready projects.

Because of this background she has also represented national companies wishing to buy land for development.

Leasing and selling such developments was the easy part of the equation. She joined SVN in 2018 as her clients wanted the reach and tools afforded by a national brand with local knowledge.



John Albion

Senior Advisor

239-410-2234 | John.Albion@SVN.com

John Albion is a seasoned real estate professional with over 10 years in Commercial experience in Southwest Florida and licensed since 1985. John has an exceptional knowledge of the Fort Myers Beach area as a former Executive Director of the Fort Myers Beach Area Chamber of Commerce.

Prior to the Chamber of Commerce, John was a Lee County Commissioner for 14 years.

John's family is in the self-storage business and has owned and operated land in Lee County since 1969.



# CONFIDENTIALITY AND 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 Commercial Partners® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property. The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Commercial Partners® Advisor listed in this Offering Memorandum, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Commercial Partners® Advisor.

Neither the SVN Commercial Partners® Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Commercial Partners® Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Commercial Partners® Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Memorandum are advised and encouraged to conduct their own comprehensive review and analysis of the Property. 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 Commercial Partners® 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.

EXCLUSIVELY PREPARED BY

**LAURI ALBION**

239-851-5492

Lauri.Albion@svn.com

**TIFFANY LUONGO**

239-707-1700

TiffanyL@svn.com

**JOHN ALBION**

239-410-2234

John.Albion@svn.com







## OFFERING MEMORANDUM

### The Marina on Main

1120, 1122, 1130 & 1138 Main St.  
Fort Myers Beach FL 33931



EXCLUSIVELY LISTED BY:

**LAURI ALBION**

239-851-5492

Lauri.Albion@svn.com

**TIFFANY LUONGO**

239-707-1700

TiffanyL@svn.com

**JOHN ALBION**

239-410-2234

John.Albion@svn.com