



OFFERING
MEMORANDUM

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

PRESENTED BY:

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FOR SALE:

\$7,458,000



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A man with a beard and short hair, wearing a light blue button-down shirt, is seen from the side and back, looking out a large window. The window looks out onto a bright, modern office space with several people working at desks. The foreground is dominated by the man's back and shoulder, while the office scene is softly blurred.

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:

 **WATCH NOW**

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



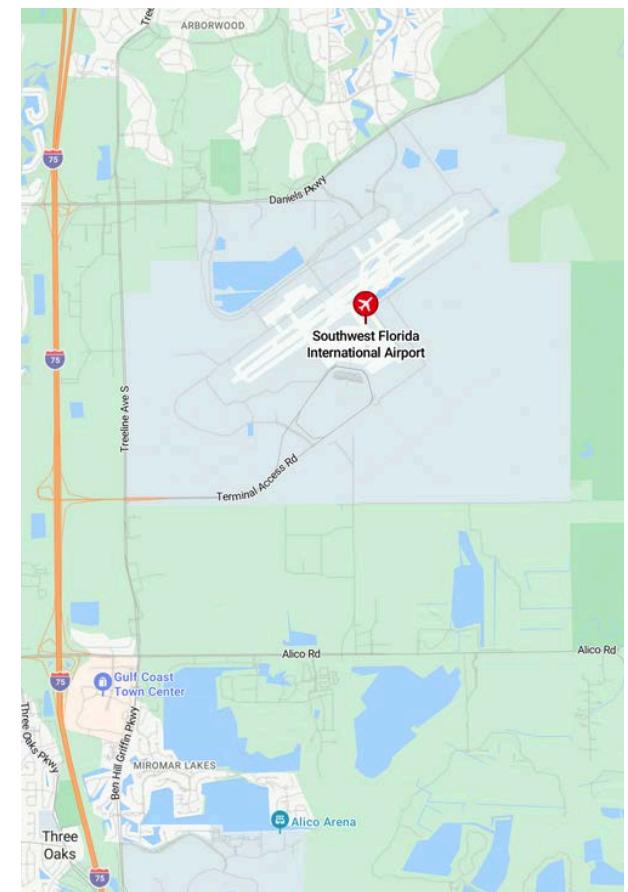
ZONING
IL



WET BOAT SLIPS
56
+88 TO 132 DRY
STACK



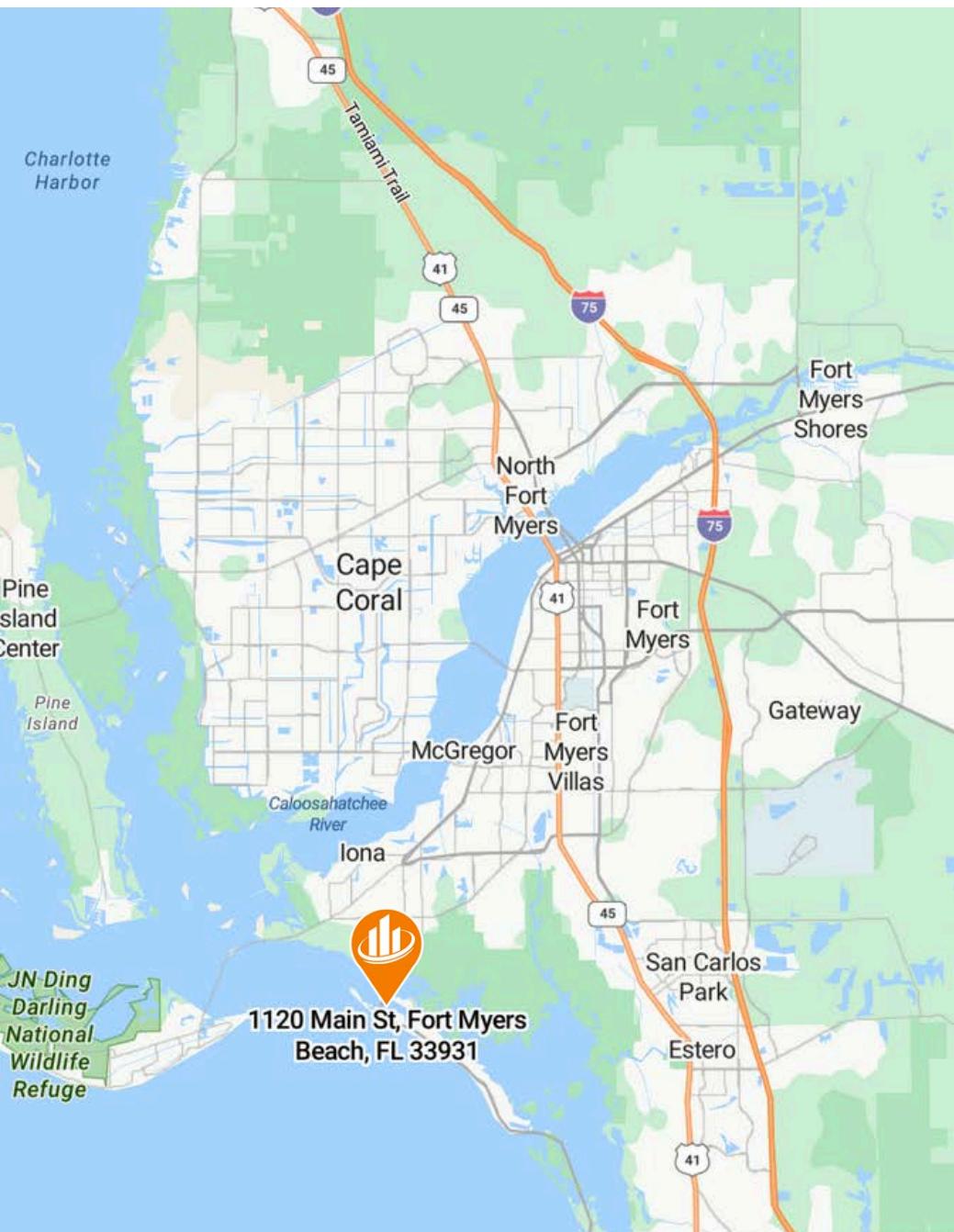
AIRPORT PROXIMITY
20-25 MIN



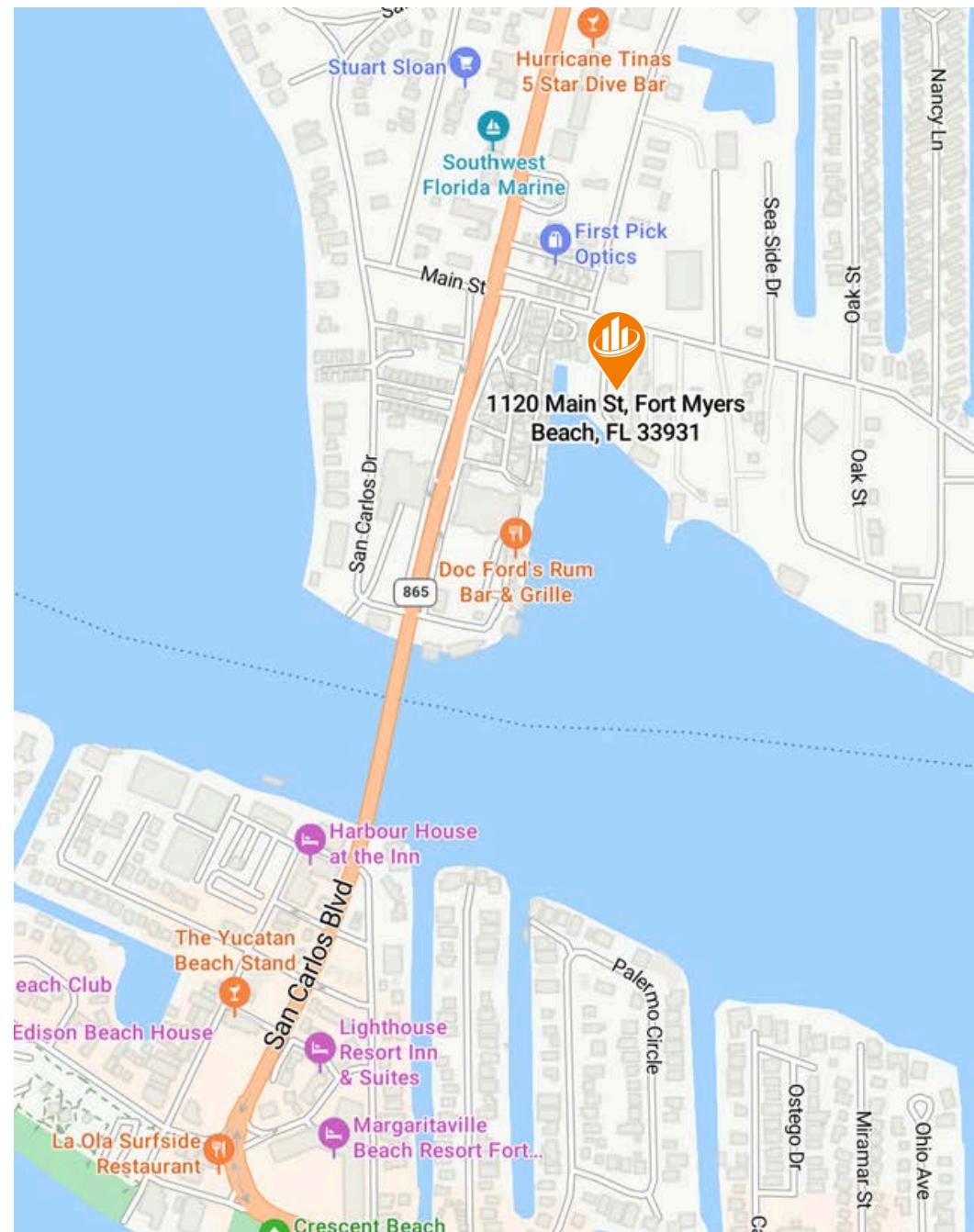
An aerial photograph of a coastal residential area. The area is bounded by a yellow line, which highlights a specific region. The area contains numerous houses, streets, and a marina with many boats. The surrounding water is a deep green color.

AREA OVERVIEW

REGIONAL MAP



AREA MAP



NEW DEVELOPMENT & AREA POINTS OF INTEREST



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



A collage of three images. The top left image shows a marina with several sailboats docked at wooden piers under a clear blue sky. The bottom left image shows a close-up of a wooden dock with dark green cylindrical bollards. The right image shows the exterior of a building with blue horizontal siding and a dark blue metal roof, with wooden beams visible through the windows and doors, suggesting it is under construction.

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>

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

To: john.albion@svn.com

Cc: 'Lauri Albion' <lauri.albion@svn.com>; Tiffany Luongo <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

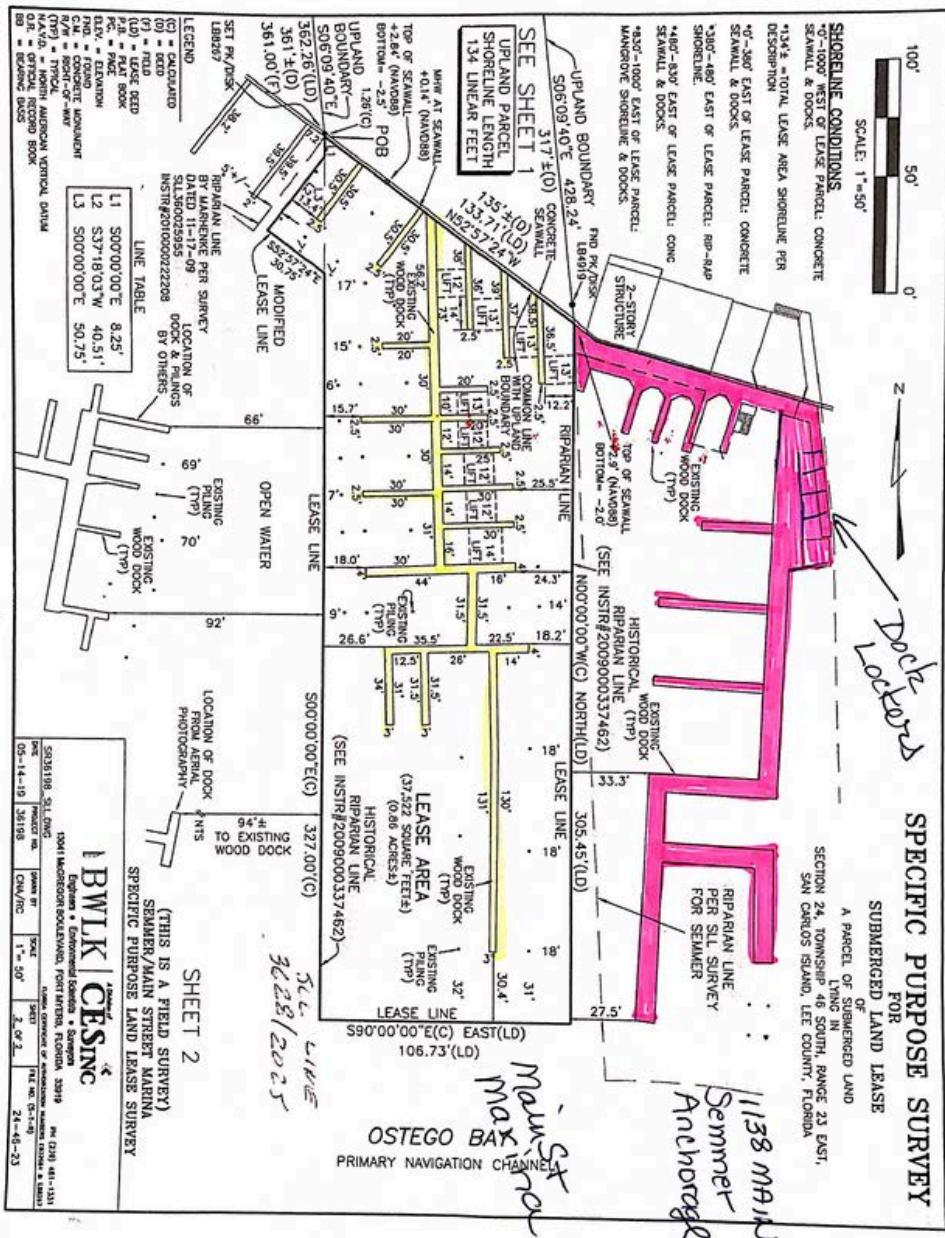
Fort Myers, FL 33901

office: (239) 533-8566

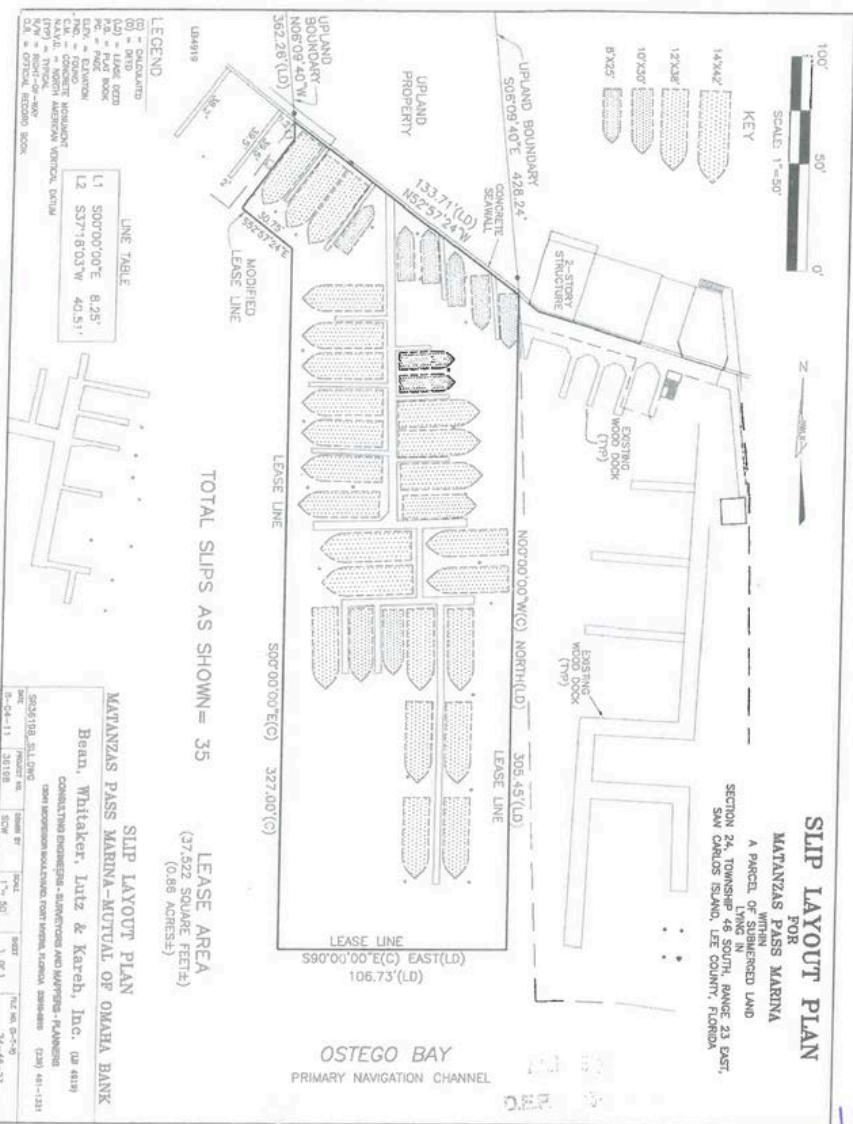
email: LHaynes@leegov.com

website: 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

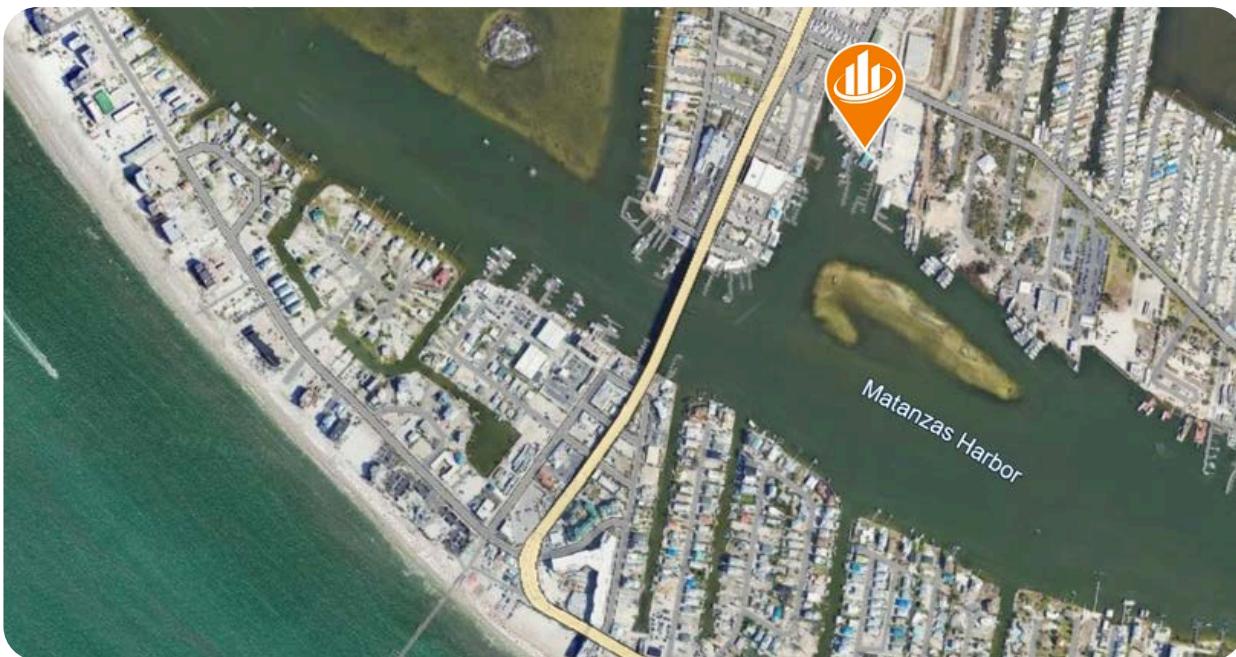


BAY HARBOUR MARINA

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.

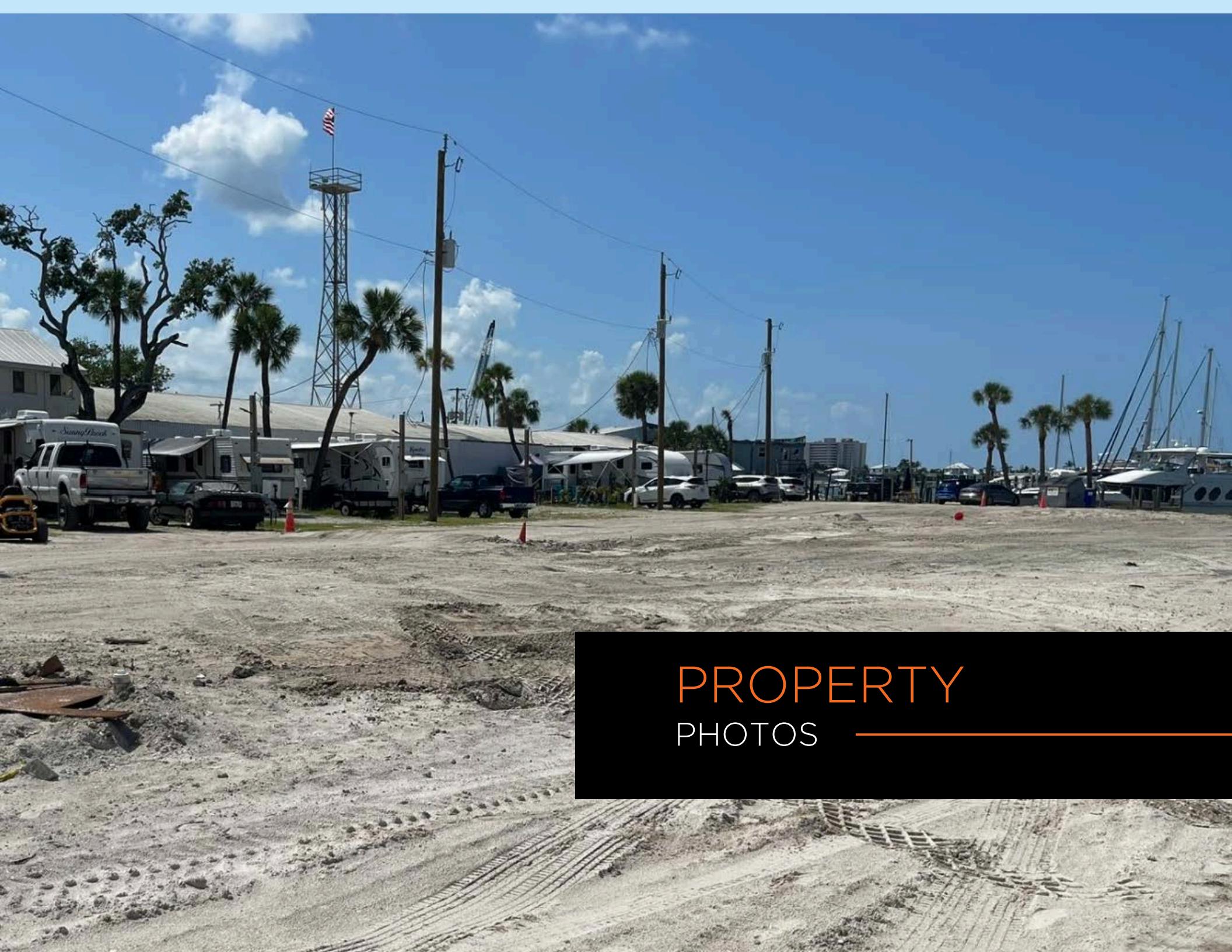
The owners and their engineers, Morris Depew, worked with County staff to address concerns to density, height, increased setbacks and parking. The engineers stated that a significant break in the project resulted from a dynamic 3D modeling presentation developed by the MDA Planning and Landscape Architecture 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

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



PROPERTY
PHOTOS







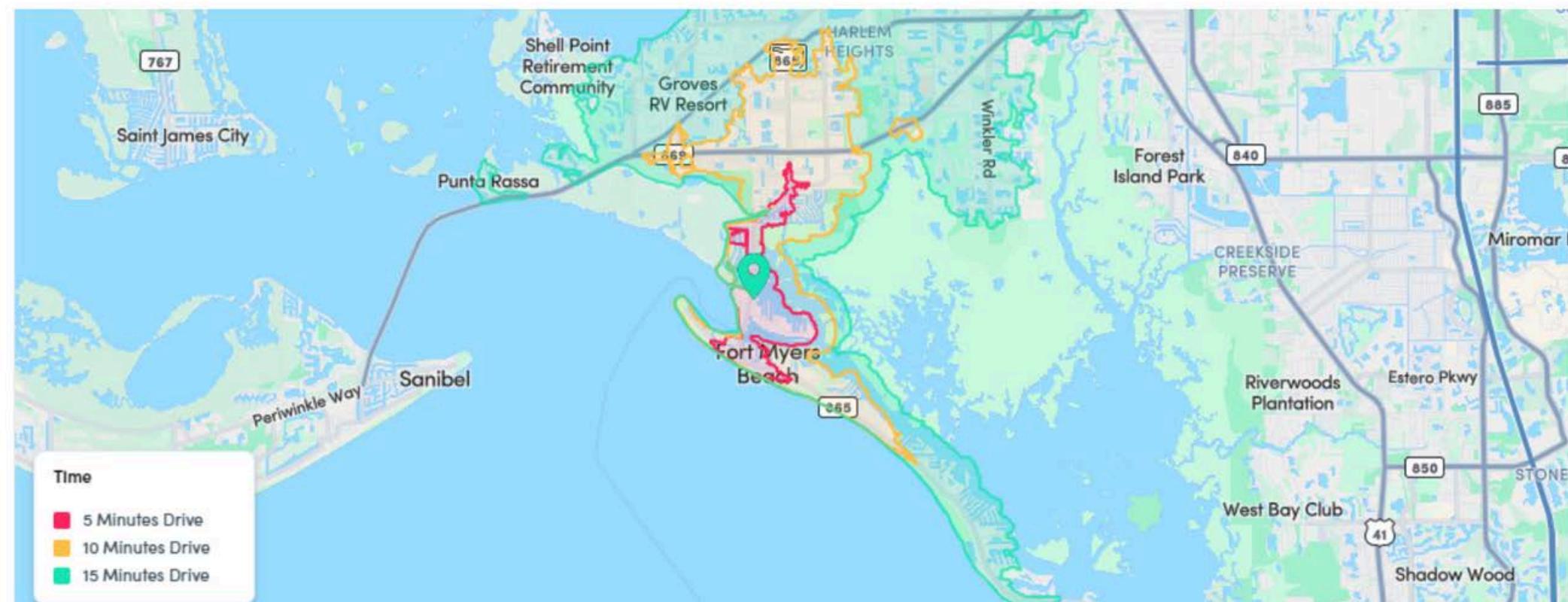
A photograph of a business meeting where several people are gathered around a table covered with various financial documents, charts, and a laptop. One person's hand is pointing at a pie chart. In the center, a black rectangular box contains the text 'DEMOGRAPHICS SUMMARY' in large, orange, sans-serif capital letters.

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.

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EXCLUSIVELY PREPARED BY

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COMMERCIAL PARTNERS
DELIBERATELY DIFFERENT®



OFFERING MEMORANDUM

The Marina on Main

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Fort Myers Beach FL 33931



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