



Offering Memorandum | For Sale

MCGREGOR BLVD (+/-) 22,500

COLONIAL BLVD. (+/-) 59,500

Office & Retail Value-Add

1342 COLONIAL BLVD, FORT MYERS, FL 33061

PRESENTED BY:

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ROYAL PALM SQUARE BLVD VIA

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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
BUILDINGS:	42,668 SF Total RBA 100% K-10,012 100% F-9,908 100% E-8,490 84% B-8,799 54% D-5,538 38% C-7,946
ASSOCIATION:	80% Control
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 across three other buildings. The offering presents a significant value-add opportunity through lease-up of existing vacancy, while generating substantial in-place income from existing tenants.

The portfolio includes approximately 80% ownership within the condominium association, providing a significant controlling interest and influence over future property operations and decision-making.

Buildings F and K, together with the adjacent ± 1 -acre parcel, are non-association assets, providing enhanced operational flexibility, redevelopment potential, and the ability to be acquired or sold separately. These assets offer multiple value-creation strategies, including future disposition opportunities that may reduce overall acquisition basis.

The portfolio also includes a ± 1 -acre parcel with existing infrastructure, offering future development, subdivision, sale, or expansion potential, subject to applicable approvals.

Currently approximately 57% occupied, the property provides substantial in-place cash flow while offering a clear lease-up opportunity through absorption of existing vacancy. Recently executed leases within this portfolio have achieved rents of approximately \$22.50 PSF Modified Gross.

Fort Myers office market fundamentals remain strong, with vacancy of approximately 5.8% and average asking rents approaching \$27.00 PSF. Multiple nearby office developments along Colonial Boulevard are currently pre-leasing space at approximately \$35-\$45 PSF, supporting continued rent growth throughout the corridor.

The association has approximately \$600,000 in roof replacement escrow which is expected to transfer to the buyer at closing, materially reducing near-term capital expenditure requirements and lowering effective basis.

Office condominium sales within the immediate market have ranged from approximately \$220-\$300 PSF, providing additional valuation support for the condominium component of the portfolio.

Based upon conservative lease-up assumptions outlined, the property supports projected pro forma income of approximately \$970,915 and projected Net Operating Income of approximately \$691,777.

HIGHLIGHTS



**Under Market Rents
Value-Add
Opportunity**



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



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



COMPLETE HIGHLIGHTS



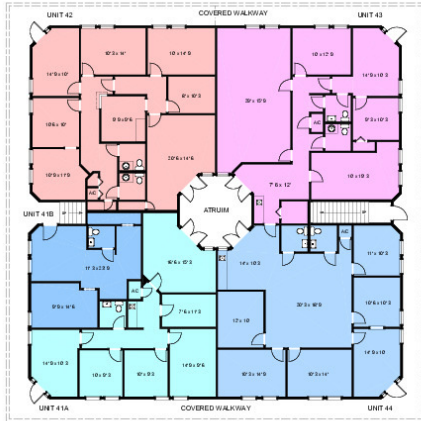
PROPERTY HIGHLIGHTS

- High-upside value-add asset in one of Southwest Florida's strongest growth corridors.
- Three entire buildings (F, K, and E), 11 additional office condominium units located across three separate buildings, and a ±1-acre parcel, totaling 42,688 SF along Colonial Boulevard, one of Fort Myers' busiest commercial corridors.
- Buildings F and K, together with the adjacent ±1-acre parcel, are non-association assets that can be acquired separately, offering enhanced operational flexibility, redevelopment potential, and the opportunity to reduce basis through future individual sales.
- Portfolio ownership represents approximately 80% of the condominium association, providing significant control over future property operations and association decisions.
- Approximately 57% occupied, providing substantial in-place income and significant upside through lease-up of existing vacancy and future rent growth.
- Fort Myers office market fundamentals remain strong, with vacancy of approximately 5.8% and average asking rents approaching \$27.00 PSF. Recently executed leases within the portfolio have achieved approximately \$22.50 PSF, while multiple nearby office developments along Colonial Boulevard are currently pre-leasing space at \$35-\$45 PSF, supporting continued rent growth along the corridor.
- Approximately \$600,000 in roof replacement escrow is held by the association. Buyer would control roughly 80% of the association after closing, this reserve would help reduce near-term roof replacement exposure and lower the buyer's effective basis.
- ±1 acre of excess land with existing infrastructure, offering future development potential, the ability to be parceled and sold separately, or held for future expansion, subject to applicable approvals.
- Ownership will consider flexible deal structures, including a partial portfolio sale.

PROPERTY PHOTOS



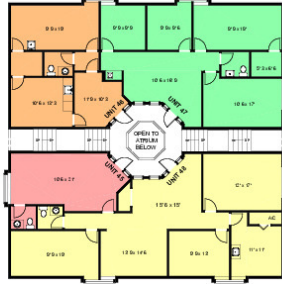
FLOOR PLANS



Atrium 198 sq. ft.
Covered Walkway 1880 sq. ft.
TOTAL COMMON AREA 2058 sq. ft.

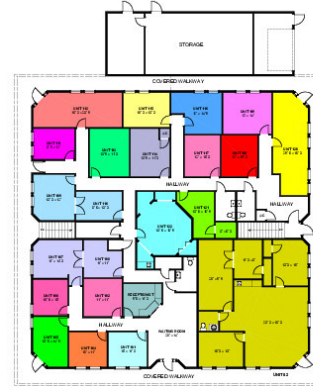
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KEY WEST PROFESSIONAL CENTER
1342 COLONIAL BOULEVARD
FORT MYERS, FL
BUILDING F



UNIT 41A 995 sq. ft.
UNIT 41B 493 sq. ft.
UNIT 42 1465 sq. ft.
UNIT 43 1474 sq. ft.
UNIT 44 1419 sq. ft.
UNIT 45 313 sq. ft.
UNIT 46 550 sq. ft.
UNIT 47 928 sq. ft.
UNIT 48 1179 sq. ft.
TOTAL USABLE AREA 8816 sq. ft.

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UNIT 20 1160 sq. ft.
UNIT 21 1110 sq. ft.
UNIT 22 1200 sq. ft.
UNIT 23 1170 sq. ft.
UNIT 24 1440 sq. ft.
UNIT 25 1110 sq. ft.
UNIT 26 1110 sq. ft.
UNIT 27 1110 sq. ft.
UNIT 28 1110 sq. ft.
TOTAL USABLE AREA 7059 sq. ft.

Atrium 198 sq. ft.
RECEPTIONIST 105 sq. ft.
HALLWAY/RESTROOMS 105 sq. ft.
STORAGE 612 sq. ft.
HALLWAY/RESTROOMS 618 sq. ft.
COVERED WALKWAY 1860 sq. ft.
TOTAL COMMON AREA 2800 sq. ft.

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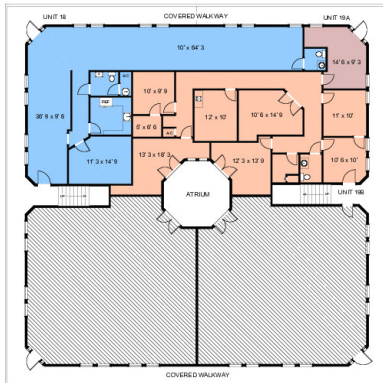
KEY WEST PROFESSIONAL CENTER
1342 COLONIAL BOULEVARD
FORT MYERS, FL
BUILDING K



UNIT 23 850 sq. ft.
UNIT 24-25 324 sq. ft.
UNIT 26-27 327 sq. ft.
UNIT 28 185 sq. ft.
UNIT 29 165 sq. ft.
UNIT 30-31 348 sq. ft.
UNIT 32 162 sq. ft.
UNIT 33 94 sq. ft.
UNIT 34 174 sq. ft.
TOTAL USABLE AREA 3210 sq. ft.

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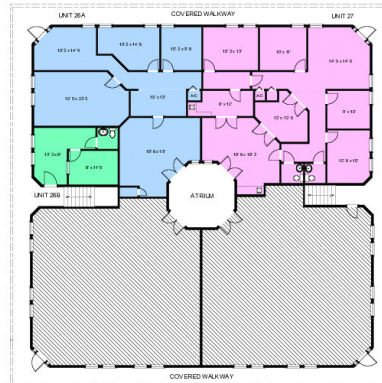
KEY WEST PROFESSIONAL CENTER
1342 COLONIAL BOULEVARD
FORT MYERS, FL
BUILDING C



UNIT 18 1404 sq. ft.
UNIT 19A 174 sq. ft.
UNIT 19B 1432 sq. ft.
Atrium 198 sq. ft.
Covered Walkway 1860 sq. ft.
TOTAL USABLE AREA 3030 sq. ft.
TOTAL COMMON AREA 2058 sq. ft.

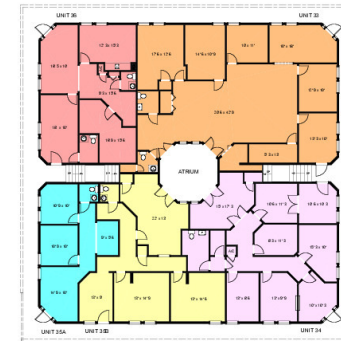
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KEY WEST PROFESSIONAL CENTER
1342 COLONIAL BOULEVARD
FORT MYERS, FL
BUILDING D



UNIT 26A 1118 sq. ft.
UNIT 26B 375 sq. ft.
UNIT 27 1489 sq. ft.
Atrium 198 sq. ft.
Covered Walkway 1860 sq. ft.
TOTAL USABLE AREA 2978 sq. ft.
TOTAL COMMON AREA 2058 sq. ft.

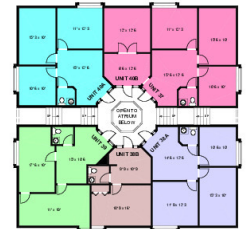
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Atrium 198 sq. ft.
Covered Walkway 1860 sq. ft.
TOTAL COMMON AREA 2058 sq. ft.

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KEY WEST PROFESSIONAL CENTER
1342 COLONIAL BOULEVARD
FORT MYERS, FL
BUILDING E



UNIT 33 1926 sq. ft.
UNIT 34 1140 sq. ft.
UNIT 35A 543 sq. ft.
UNIT 35B 1038 sq. ft.
UNIT 36 941 sq. ft.
UNIT 37 & 38 870 sq. ft.
UNIT 38A 614 sq. ft.
UNIT 39 337 sq. ft.
UNIT 40 552 sq. ft.
UNIT 40A 597 sq. ft.
TOTAL USABLE AREA 8746 sq. ft.

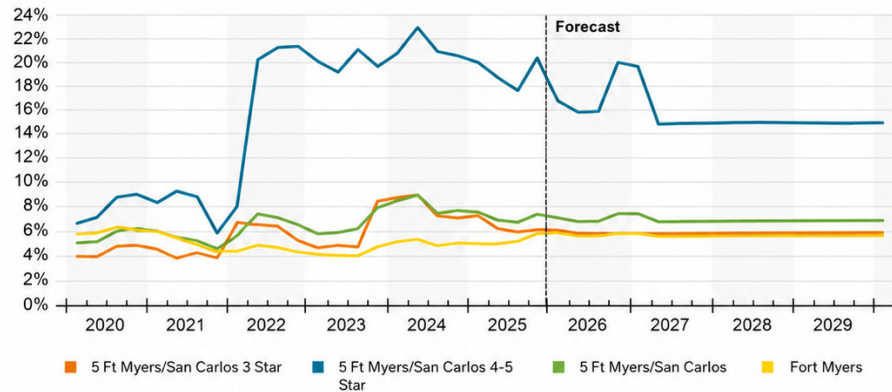
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NEARBY DEVELOPMENT

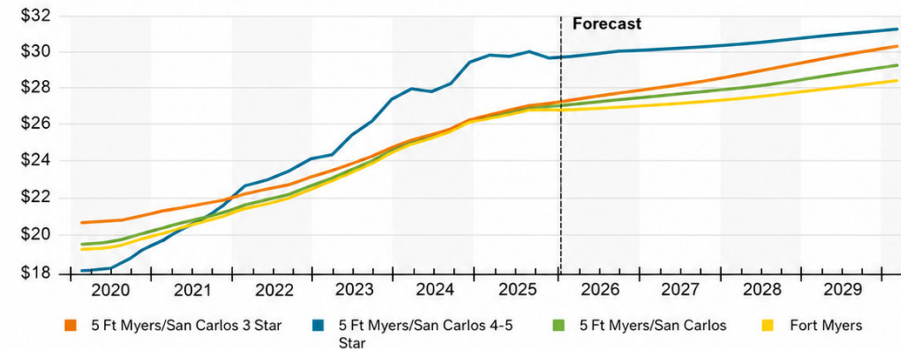


Office Market Strength

VACANCY RATE



MARKET ASKING RENT PER SQUARE FEET



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.





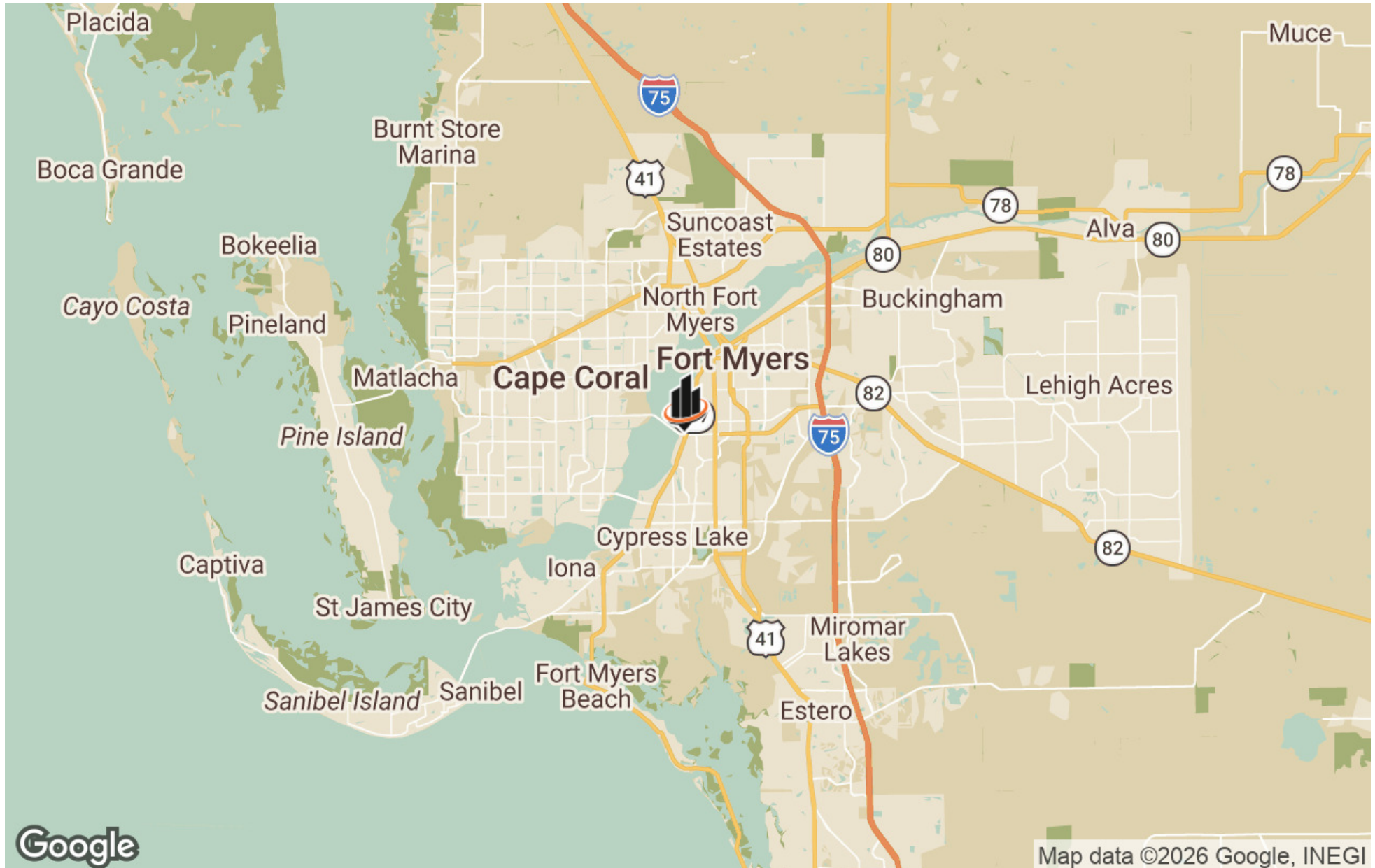
Location Information



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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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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