



LSI
COMPANIES

OFFERING MEMORANDUM

16680 MCGREGOR BLVD.

2,607± SQ. FT. OFFICE SPACE FOR LEASE

PROPERTY SUMMARY

Property Address: 16680 McGregor Blvd., #1
Fort Myers, FL 33908

County: Lee

Property Type: Office Suite

Building Size: 3,471± Sq. Ft.

Unit Size: 2,607± Sq. Ft.

Zoning: C-1A (Commercial)

Year Built: 1977

STRAP Number: 01-46-23-00-00027.0000

LEASE RATE:

\$17 PSF NNN
+ \$6.60 CAM *
(*estimated)

GROSS MONTHLY RATE:
\$5,127

LSI
COMPANIES
LSICOMPANIES.COM

SALES EXECUTIVES



Justin Thibaut, CCIM
President & CEO



Logan Holley
Sales Associate



DIRECT ALL OFFERS TO:

Logan Holley

lholley@lsicompanies.com

o: (239) 489-4066 | m: (404) 625-0185

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

16680 McGregor Blvd, Suite 1 offers an exceptional opportunity to occupy a 2,607± Sq. Ft., move-in ready office space in the Iona Community.

Located just minutes from Summerlin Road and San Carlos Blvd, the property lies within a highly active commercial district and is positioned for strategic connectivity with easy access to the beaches and South Fort Myers, making this an ideal space for an end-user to secure a location in a growing and sought after corridor.

Recent improvements include a new roof (2023), exterior & interior paint, new floors, and landscaping.

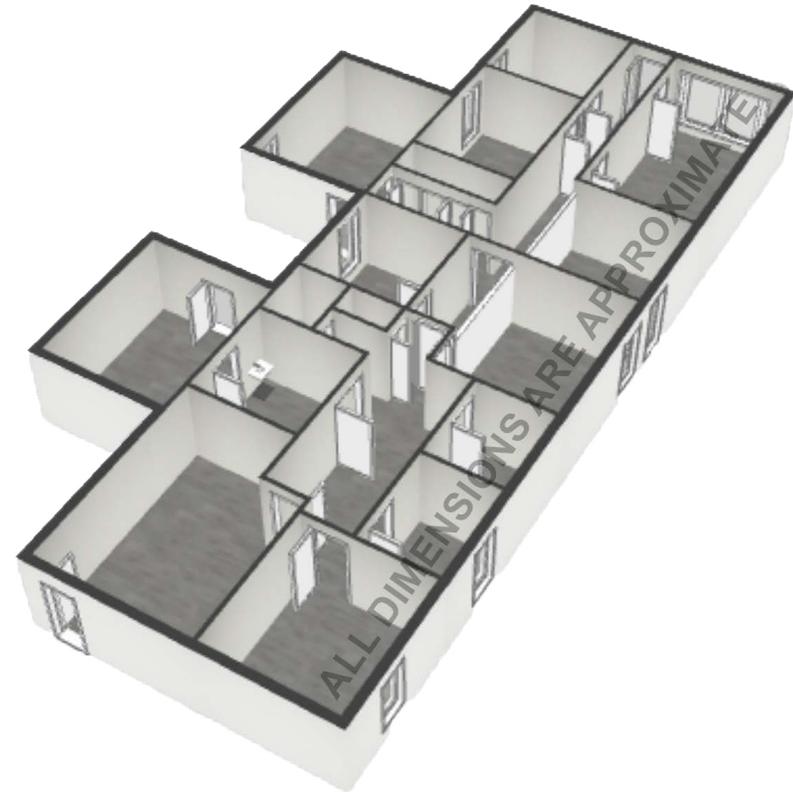
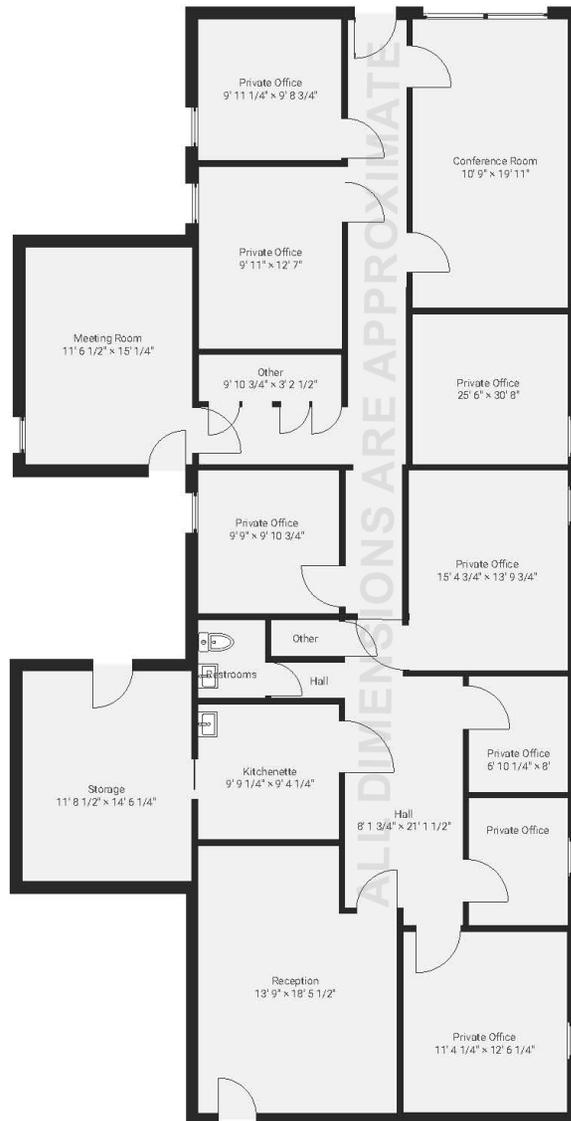


PROPERTY HIGHLIGHTS

- 2,607± Sq. Ft.
- (17) Parking Spaces
- (7) Oversized Private Offices
- Breakroom
- Front Lobby/Reception Area
- IT Room
- Back Patio
- New Roof (2023)



FLOOR PLAN

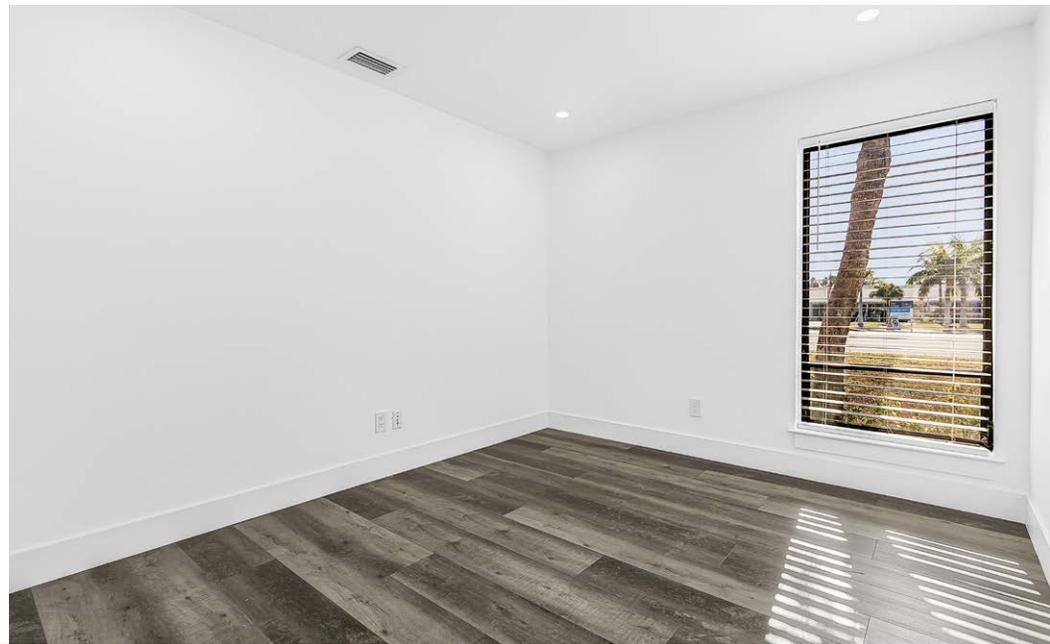
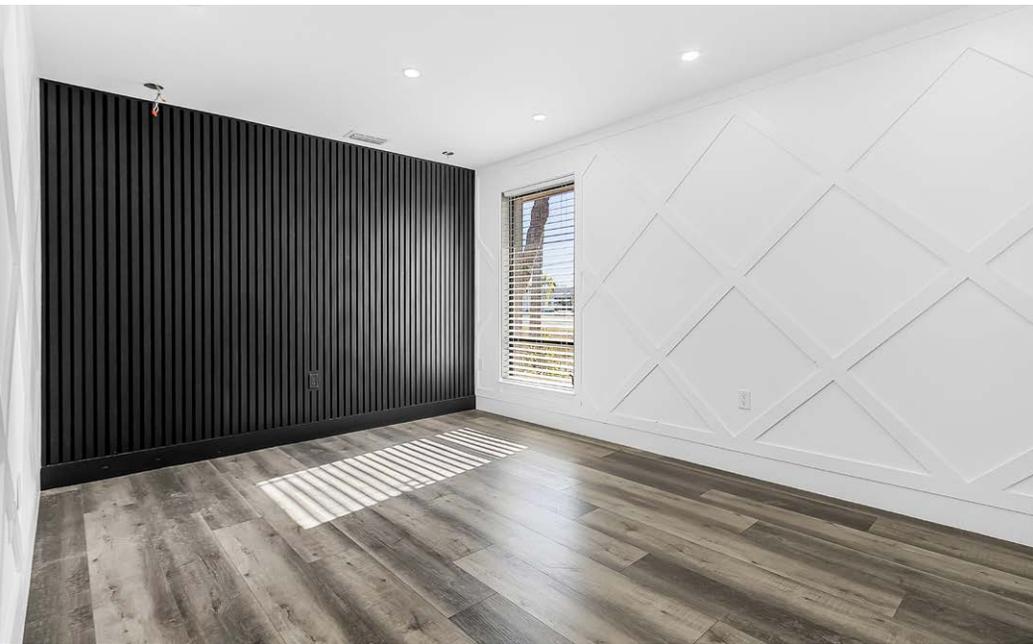


All floorplans and square footage figures are approximate and provided for illustrative purposes only. The plans and figures contained herein were not prepared by a licensed engineer or professional surveyor and should not be relied upon as such. LSI disclaims any liability for inaccuracies and makes no guarantees, warranties, or representations as to the accuracy or completeness of the figures provided.

PROPERTY EXTERIOR



PROPERTY INTERIOR



PROPERTY INTERIOR



PROPERTY AERIAL



PROPERTY AERIAL

FORT MYERS BEACH

KELLY'S
BOSTON'S LEGENDARY ROAST BEEF & SEAFOOD
SINCE 1931

SUMMERLIN ROAD - AADT 17,000±

BUSTER'S
SPORTS TAVERN

SANIBEL
KAVA BAR



MCGREGOR BLVD. - AADT 17,000±

JOHN MORRIS ROAD

PROPERTY AERIAL



RETAIL MAP



1. SANIBEL BEACH PLACE



2. SUMMERLIN ROAD



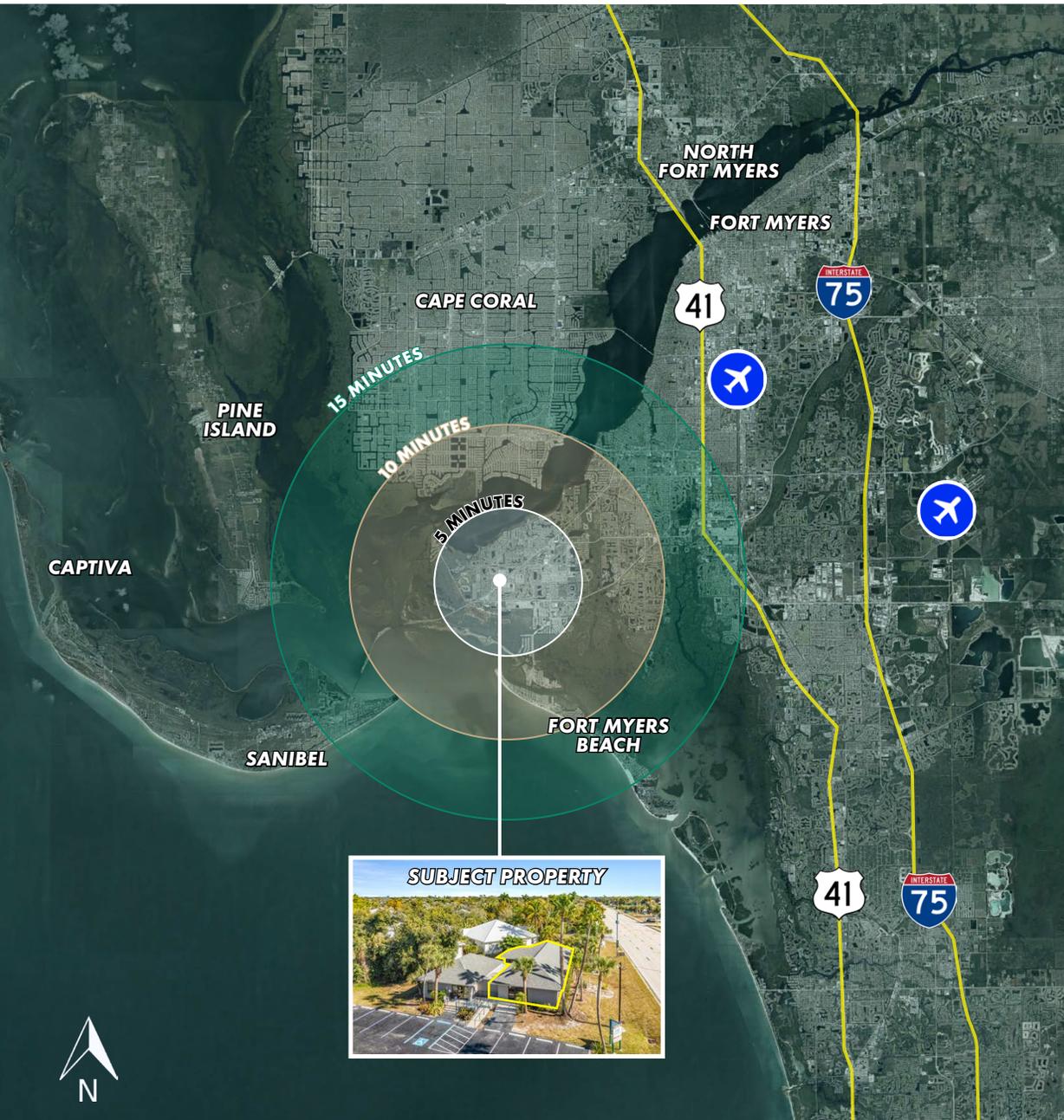
3. GLADIOLUS GATEWAY



4. PUNTA RASSA



LOCATION



AREA DEMOGRAPHICS

1 MILE RADIUS

POPULATION



4,963

HOUSEHOLDS



2,708

MEDIAN INCOME



\$65,478

3 MILE RADIUS

POPULATION



23,563

HOUSEHOLDS



12,511

MEDIAN INCOME



\$67,892

5 MILE RADIUS

POPULATION



75,728

HOUSEHOLDS



39,020

MEDIAN INCOME



\$71,235

LOCATION HIGHLIGHTS

- 0.5± miles to Summerlin Road
- 1.5± miles to San Carlos Boulevard
- 5.0± miles to Fort Myers Beach
- 5.9± miles to Sanibel Island
- 6.7± miles to US-41
- 7.0± miles to Cape Coral
- 10.1± miles to Page Field Airport (FMY)
- 12.1± miles to I-75
- 17.2± miles to SWFL International Airport (RSW)

An aerial photograph of a residential development, likely a golf course community, with a green overlay. The image shows a large area with many houses, palm trees, and a road. The text is centered over the image.

LSI

COMPANIES

LSICOMPANIES.COM

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.