

# Publix #1156 - First Street Village

2160 McGregor Boulevard  
Fort Myers, FL 33901  
Lat 26.638, Long -81.876

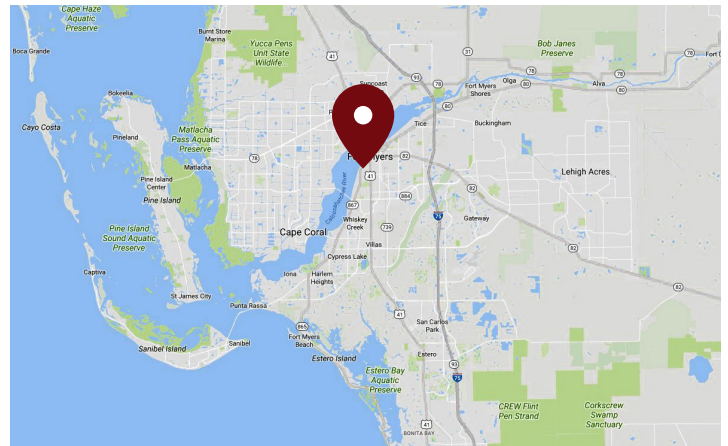
FOR LEASE



1,147 - 1,951 SF AVAILABLE

## PROPERTY HIGHLIGHTS

- Publix-Anchored Center
- High Traffic Center in the Heart of Downtown Fort Myers
- Signalized Turning Lane on McGregor Boulevard
- Ample Parking and High Walkability for Pedestrian Customers
- Five Minutes from Caloosahatchee Bridge, Fort Myers City Hall, Waterfront, and Lee Memorial Hospital
- Excellent Daytime and Nighttime Traffic
- Traffic Count on McGregor Boulevard: 11,500 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	6,032	55,156	160,141
Daytime Population	14,716	75,095	192,121
Total Households	3,021	23,929	67,660
Avg. HH Income	\$84,811	\$76,691	\$79,119

Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai)) & Esri

## Sandra Woodworth

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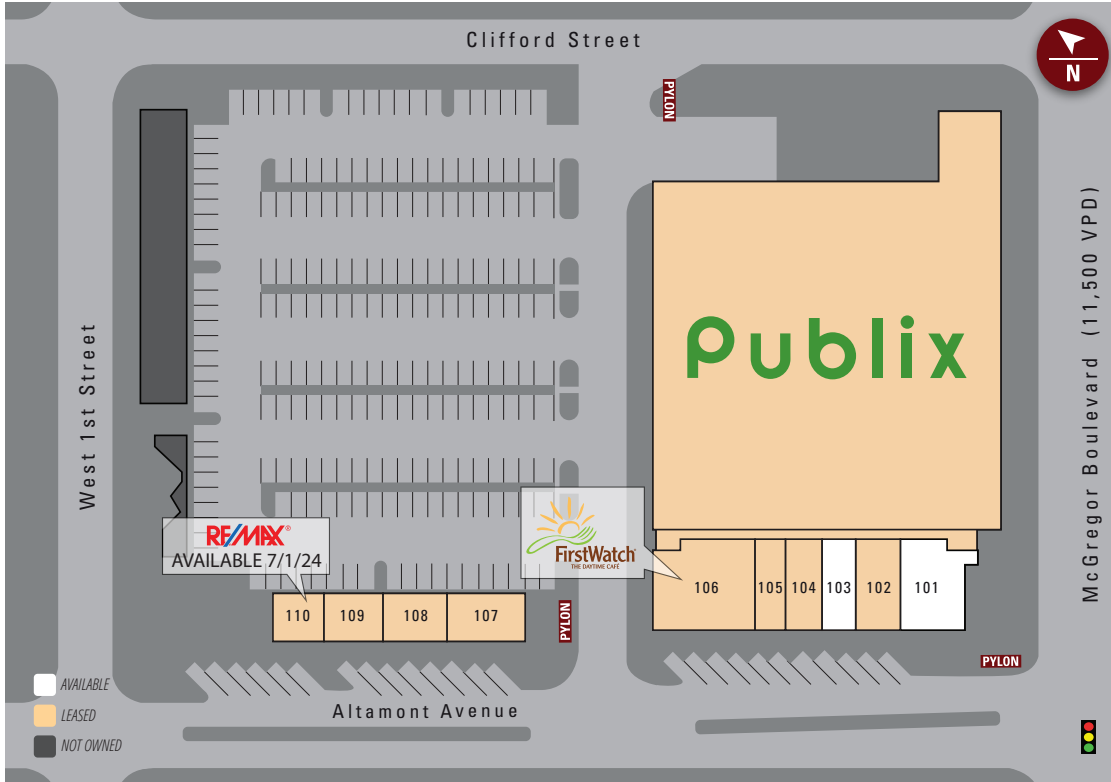


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## SITE PLAN



Suite	Tenant	Size
A001	Publix	39,203
101	**Leasing Pending**	1,951
102	China Express	1,624
103	AVAILABLE	1,147
104	Pedego Fort Myers	1,147
105	Holistic Medicine	924
106	First Watch	3,265
107	First Street Liquor	1,491
108	LASA Dental	1,487
109	Lisa Nail & Spa	1,271
110	RE/MAX Realty Team (AVAILABLE 7/1/24)	1,416

TOTAL 54,926



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Crossman & Company

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## FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY



EST. # OF VISITS ANNUALLY



AVG. VISITS / CUSTOMER



AVG. LENGTH-OF-STAY / VISIT



TOP 3 DAYS



Saturday	82,423
Tuesday	81,327
Friday	77,550

# OF VISITS

TOP 3 HOURS

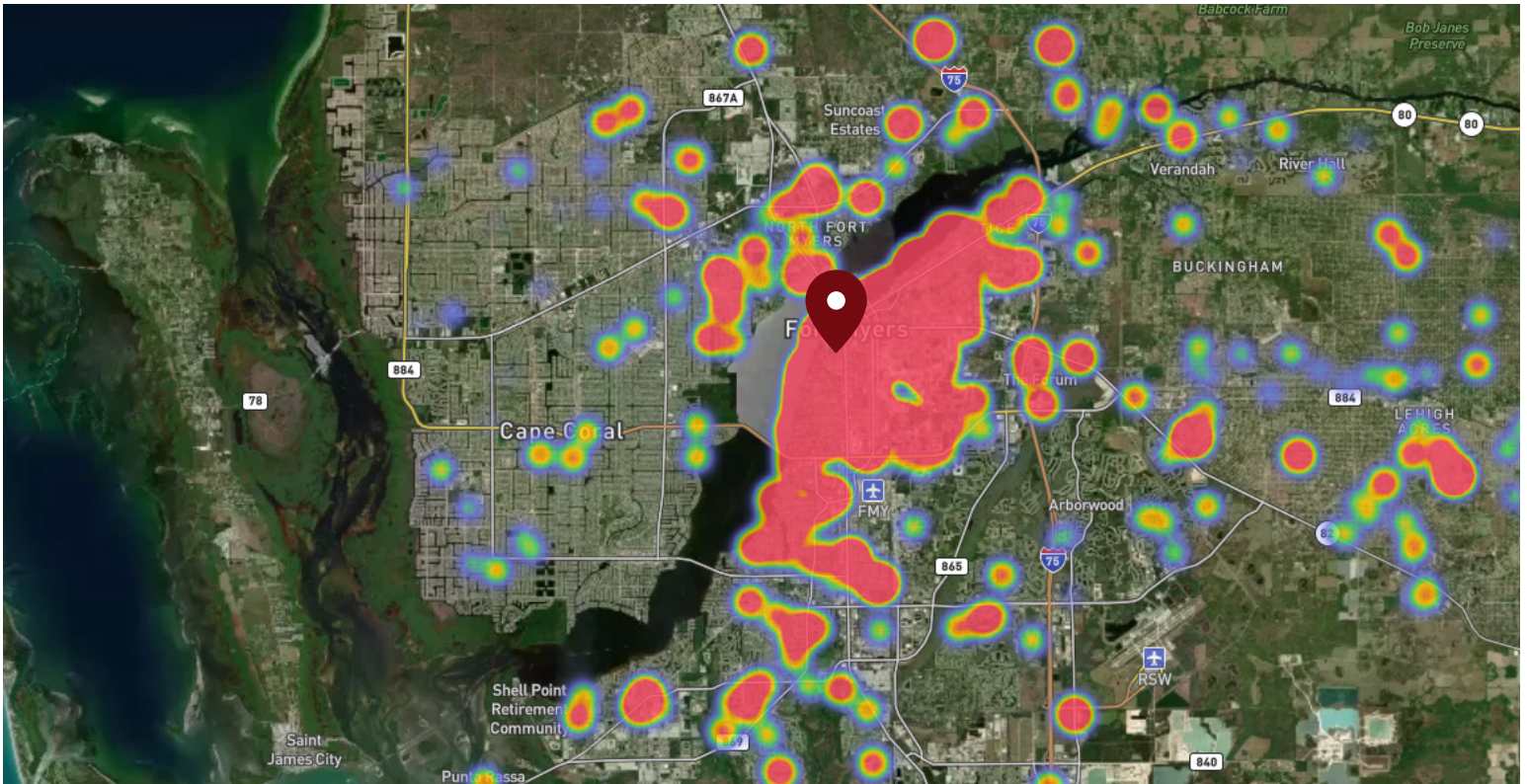


5-6 PM	87,736
6-7 PM	85,123
4-5 PM	74,934

# OF VISITS

Data provided by Placer Labs Inc. (www.placer.ai) February 1, 2022 - January 31, 2023

## SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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