



LSI
COMPANIES

OFFERING MEMORANDUM

16641/16701 SAN CARLOS BLVD.

1.41± ACRE | 5,965 SQ. FT. REDEVELOPMENT OPPORTUNITY - FORT MYERS, FL

PROPERTY SUMMARY

Property Address: 16641/16701 San Carlos Blvd
Fort Myers, FL 33908

County: Lee (Unincorporated)

Property Type: Improved Commercial

Property Size: 1.41± Acres
Parcel 1: 0.66± Acres
Parcel 2: 0.75± Acres

Building Size: Parcel 1: 3,274± Sq. Ft.
Parcel 2: 2,691± Sq. Ft.

Zoning: Commercial (C1-A)
Community Commercial (CC)

Future Land Use: Central Urban

Tax Information: \$11,224 (2025 Combined)

Flood Zone: AE (BFE 10')

STRAP Number: 06-46-24-01-00004.0000;
06-46-24-01-00005.0010

LIST PRICE:

\$1,900,000

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SALES EXECUTIVES



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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.

LSI Companies is pleased to present 16641 / 16701 San Carlos Boulevard, a 1.41± acre (combined) commercial redevelopment or investment opportunity. With flexible leases in-place, this presents an ideal scenario a buyers to generate immediate income and/or redevelop to a singular use.

Offering a total of 285± feet of road frontage with dual C1-A/CC commercial zonings, the property is well suited for a variety of uses, including office, retail, restaurant and other service-oriented uses.

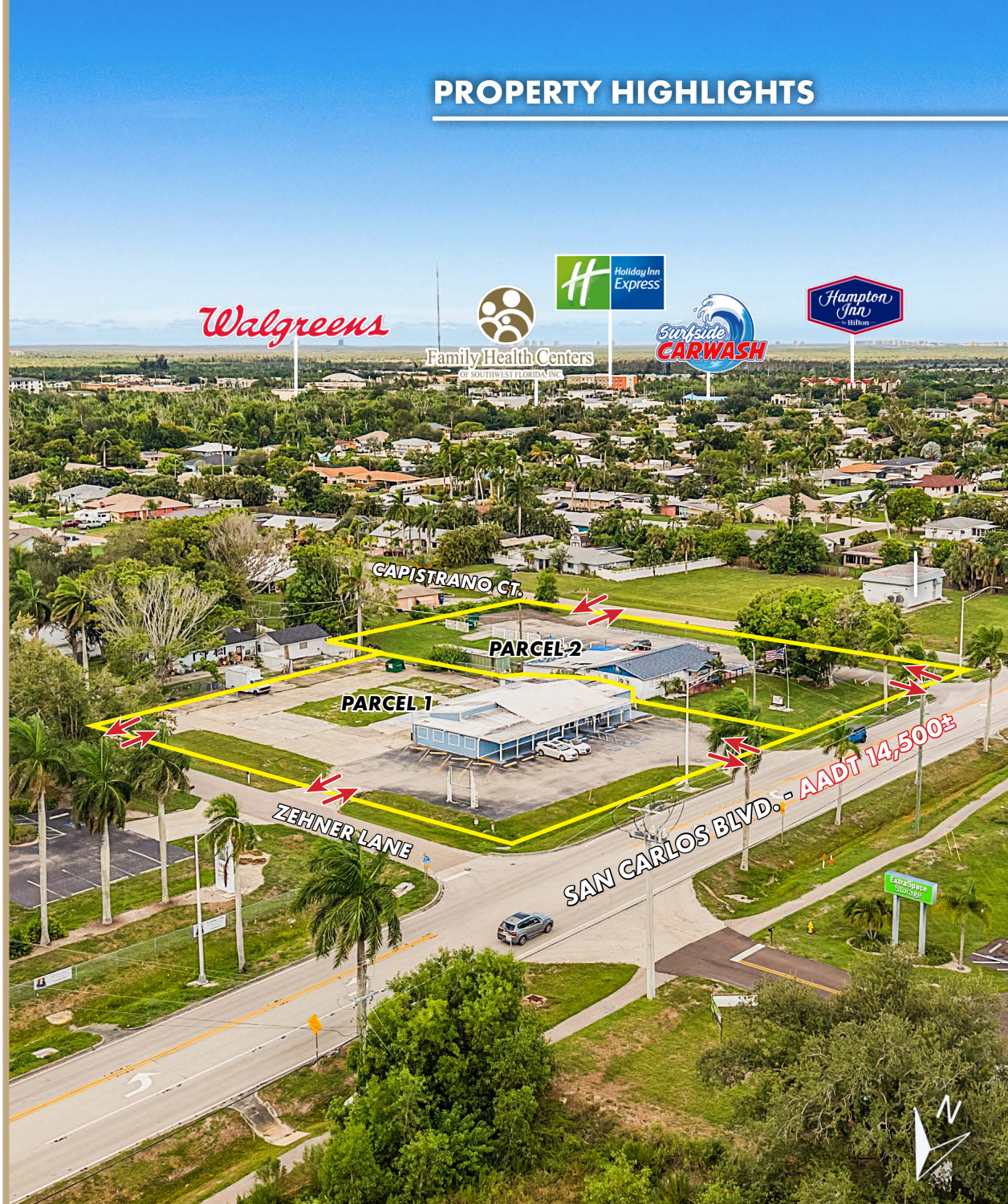
As Fort Myers Beach continues its post-Hurricane Ian redevelopment, this site is located within one of the main gateways to and from the Islands. The site benefits from strong year-round traffic and close proximity to established residential communities, and strong demand drivers within the Iona trade area.

PARCEL 1

- **Property Size:** 0.66± acres
- **Buildings Size:** 3,274± Sq. Ft.
- **Zoning:** C1-A
- **Built:** 1979
- **Frontage:** 145' along San Carlos Blvd
- **Occupancy:** Retail
- **Future Land Use:** Urban Community

PARCEL 2

- **Property Size:** 0.75± acres
- **Buildings Size:** 2,691± Sq. Ft.
- **Zoning:** CC
- **Built:** 1956
- **Frontage:** 140' along San Carlos Blvd
- **Occupancy:** Private Club
- **Future Land Use:** Urban Community



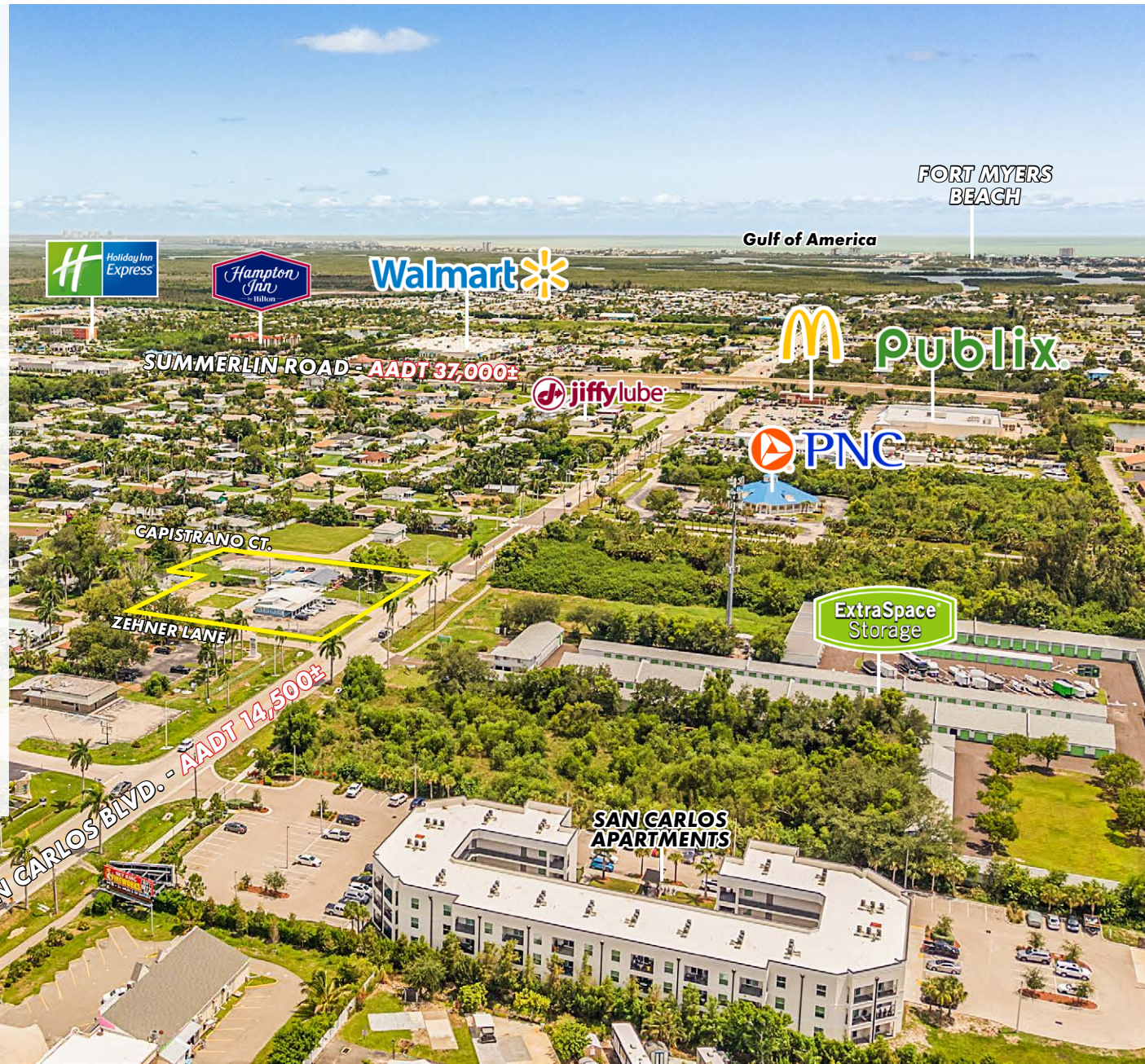
PROPERTY HIGHLIGHTS

APPROVED USES

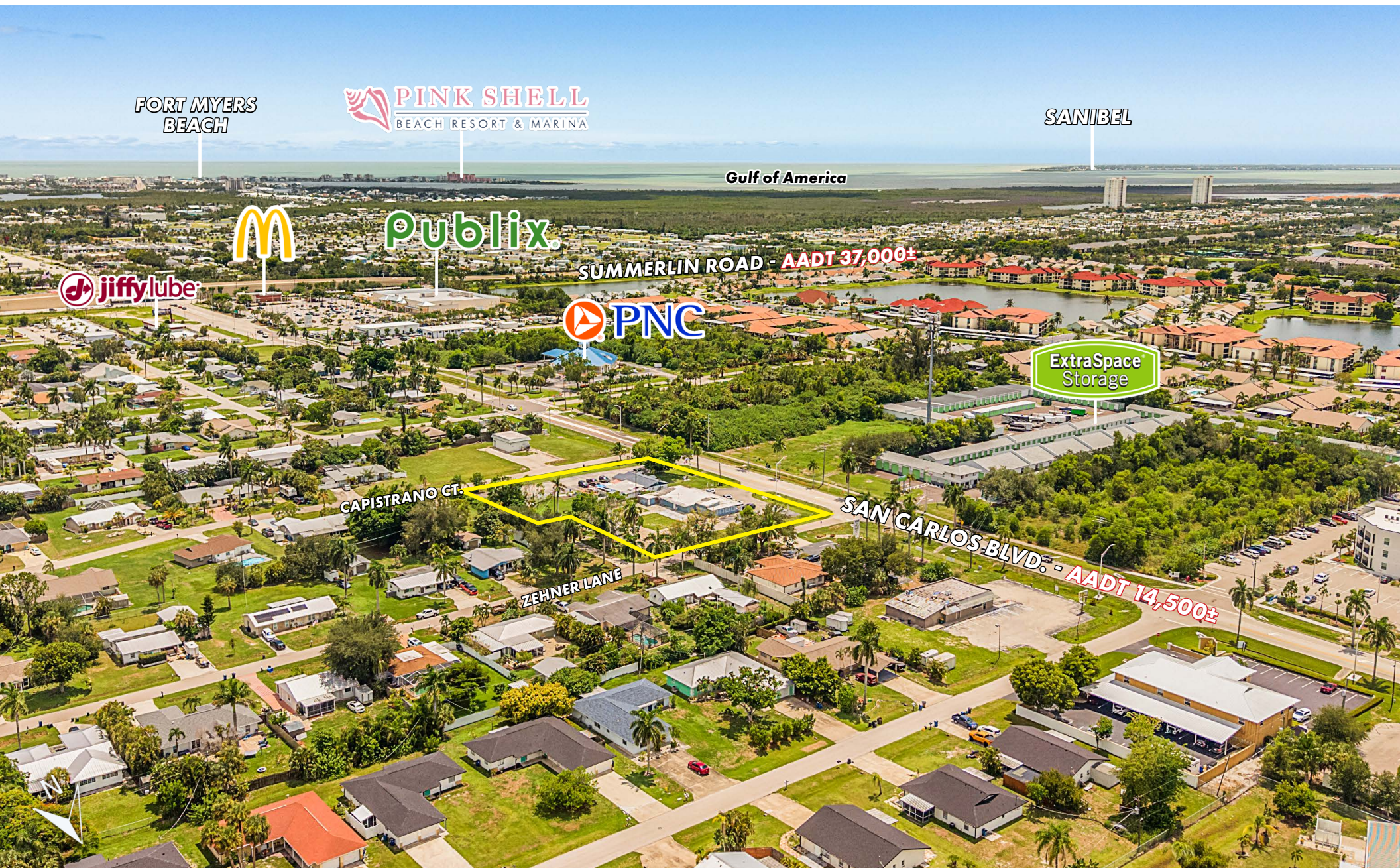
UNDER BOTH C1-A AND CC ZONING DESIGNATION

- Administrative Offices
- Medical Office
- Insurance Companies
- Banks and Financial Establishment
- Contractors and Builders
- General/Specialty Retail
- Hardware Store
- Lawn and Garden Supply Store
- Auto Parts Store
- Boat Parts Store
- Plant Nursery
- Food Retail/Food Service
- Supermarket
- Drugstore/Pharmacy
- Convenience Food and Beverage Store
- Restaurants (Drive-Thru not permitted)
- Laundry or Dry Cleaning
- Day Care Center
- Schools — Commercial And Non-Commercial
- Health Care Facility
- Storage — Indoor Only

Please inquire for a full list of approved uses



PROPERTY AERIAL



PROPERTY AERIAL



SHELL POINT
RETIREMENT COMMUNITY



CAPE
CORAL

Caloosahatchee River

KELLY GREENS
GOLF & COUNTRY CLUB

SAN CARLOS
APARTMENTS

ExtraSpace
Storage



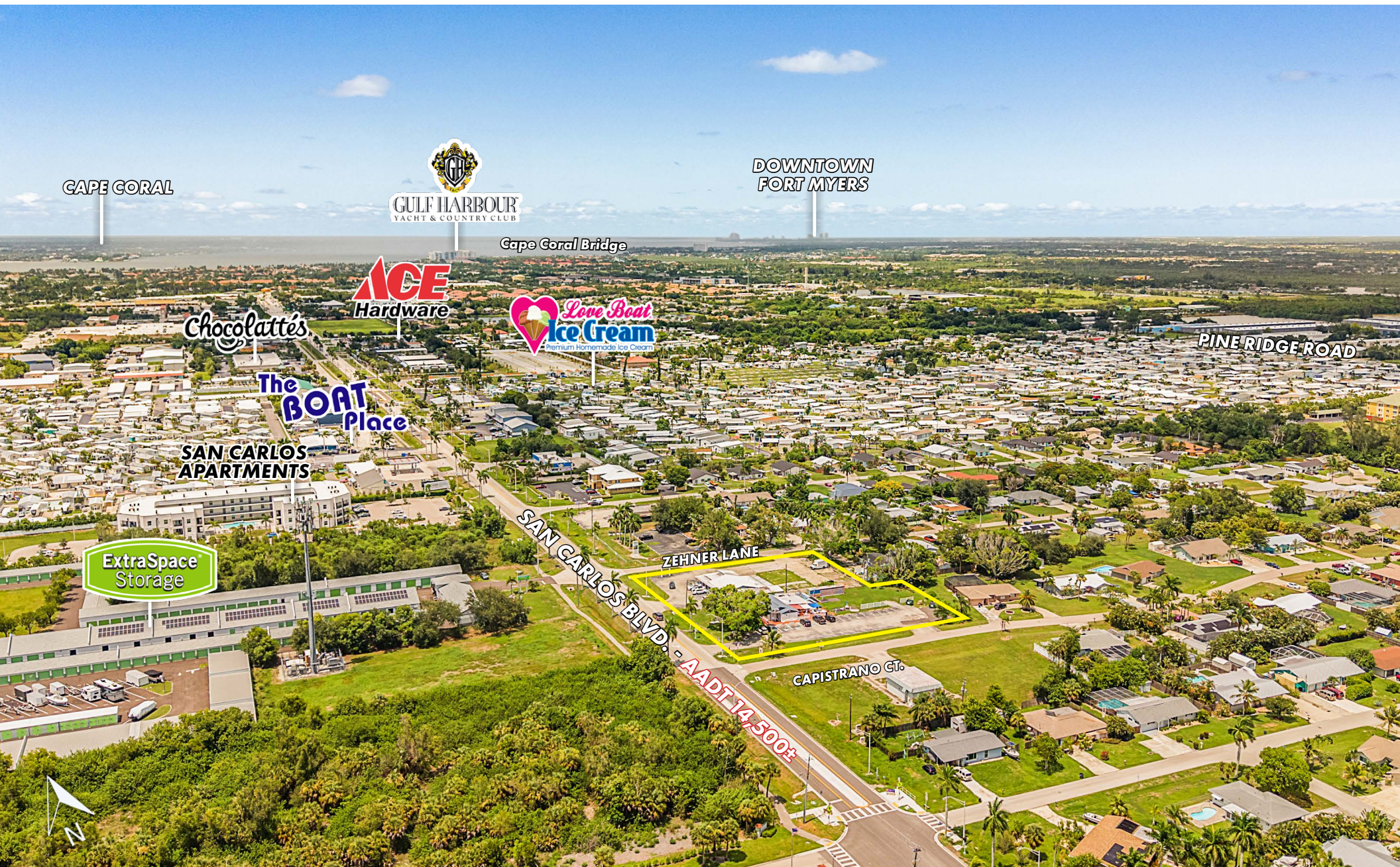
The
BOAT
Place

SAN CARLOS BLVD. - AADT 14,500±

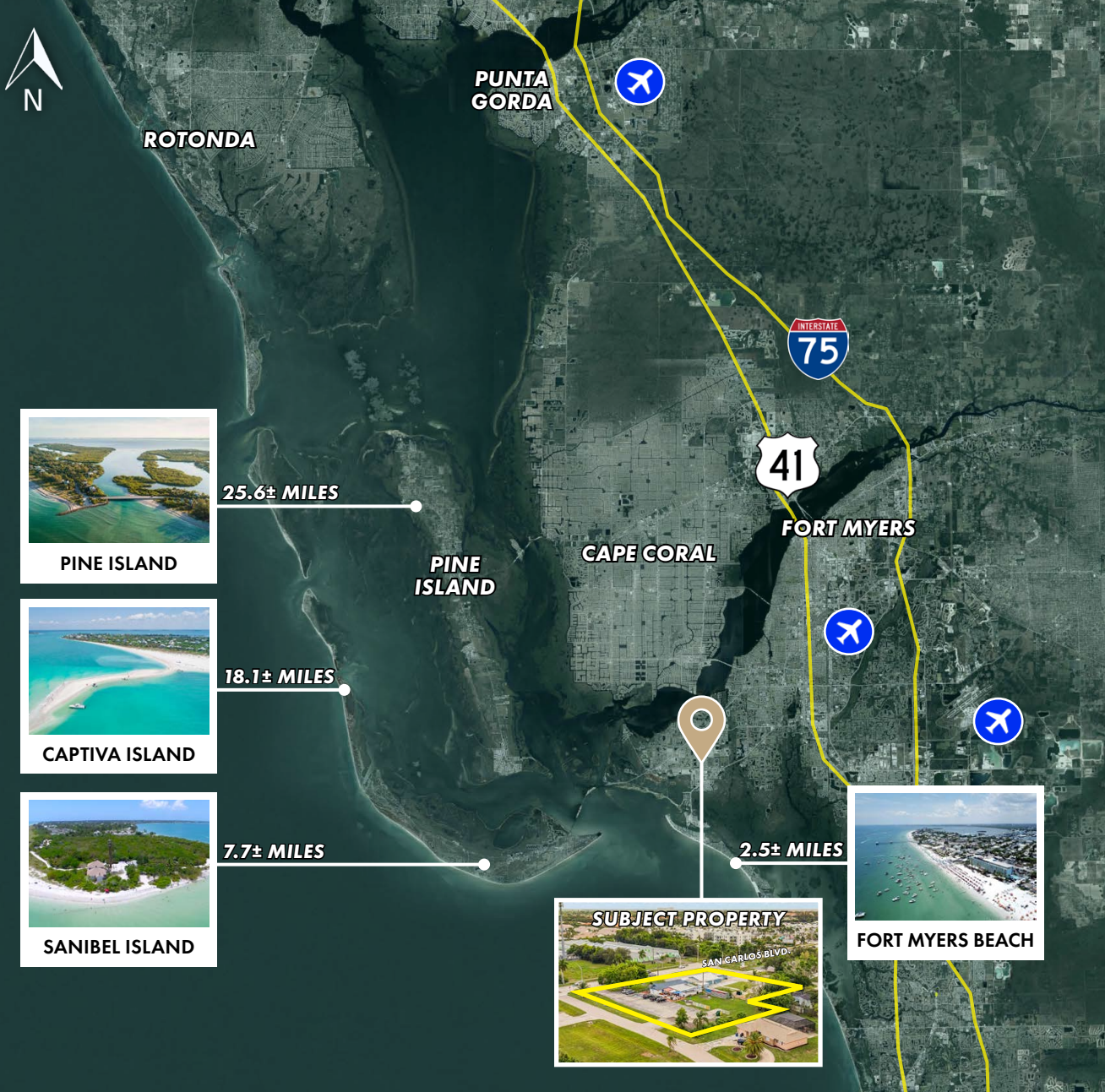
CAPISTRANO CT.

ZEHRER LANE

PROPERTY AERIAL



SWFL ISLANDS

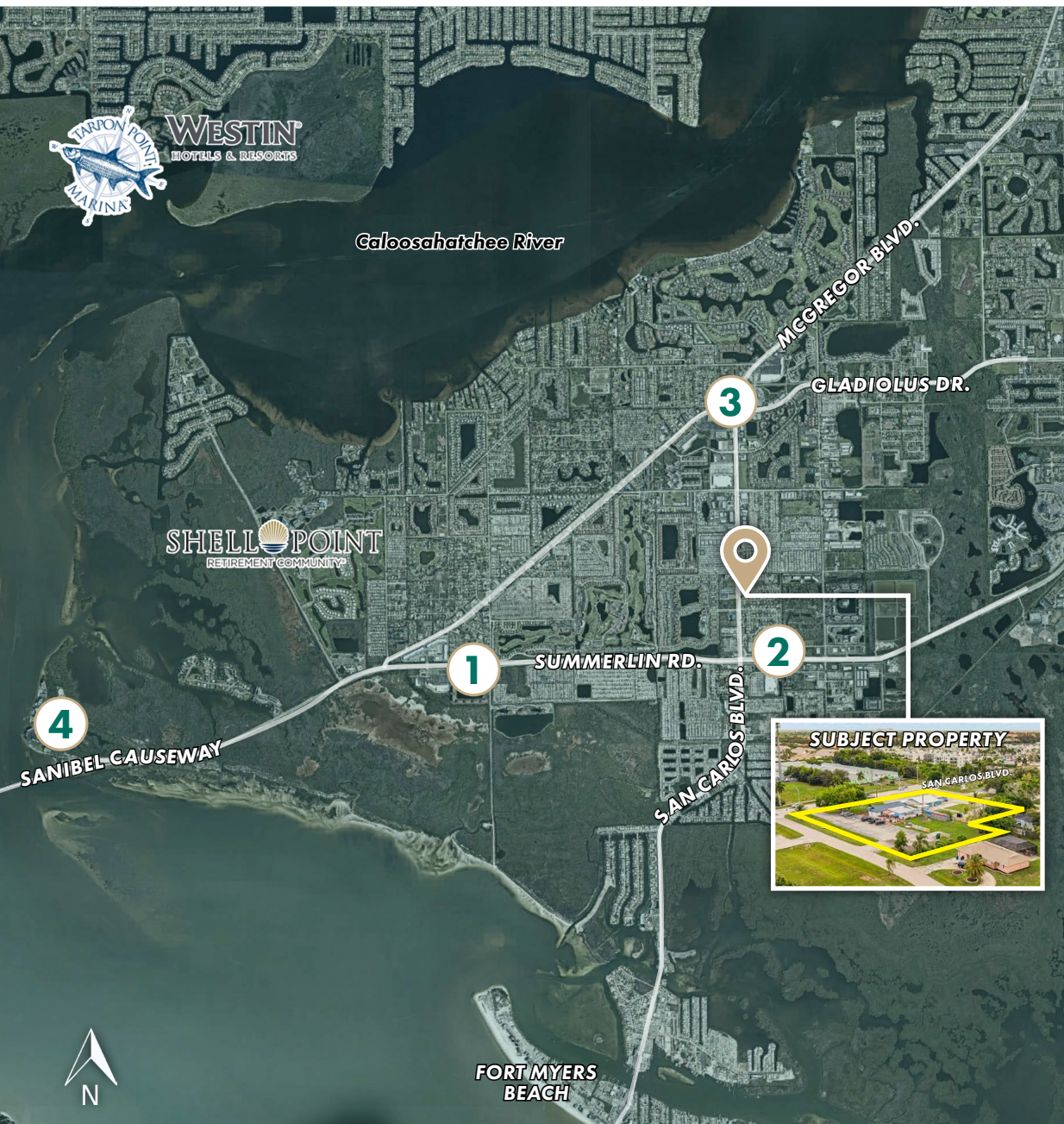


FORT MYERS BEACH ATTRACTIONS

1. Margaritaville Beach Resort
2. Times Square (Downtown Fort Myers Beach)
3. Diamondhead Beach Resort
4. Pink Shell Resort and Marina
5. Lani Kai Island Resort
6. Salty Sam's Marina



RETAIL MAP



1. SANIBEL BEACH PLACE



2. SUMMERLIN ROAD



3. GLADIOLUS GATEWAY



4. PUNTA RASSA



LOCATION

AREA DEMOGRAPHICS

1 MILE RADIUS

POPULATION



5,781

HOUSEHOLDS



3,276

MEDIAN INCOME



\$63,644

3 MILE RADIUS

POPULATION



35,933

HOUSEHOLDS



18,341

MEDIAN INCOME



\$69,291

5 MILE RADIUS

POPULATION



86,181

HOUSEHOLDS



44,731

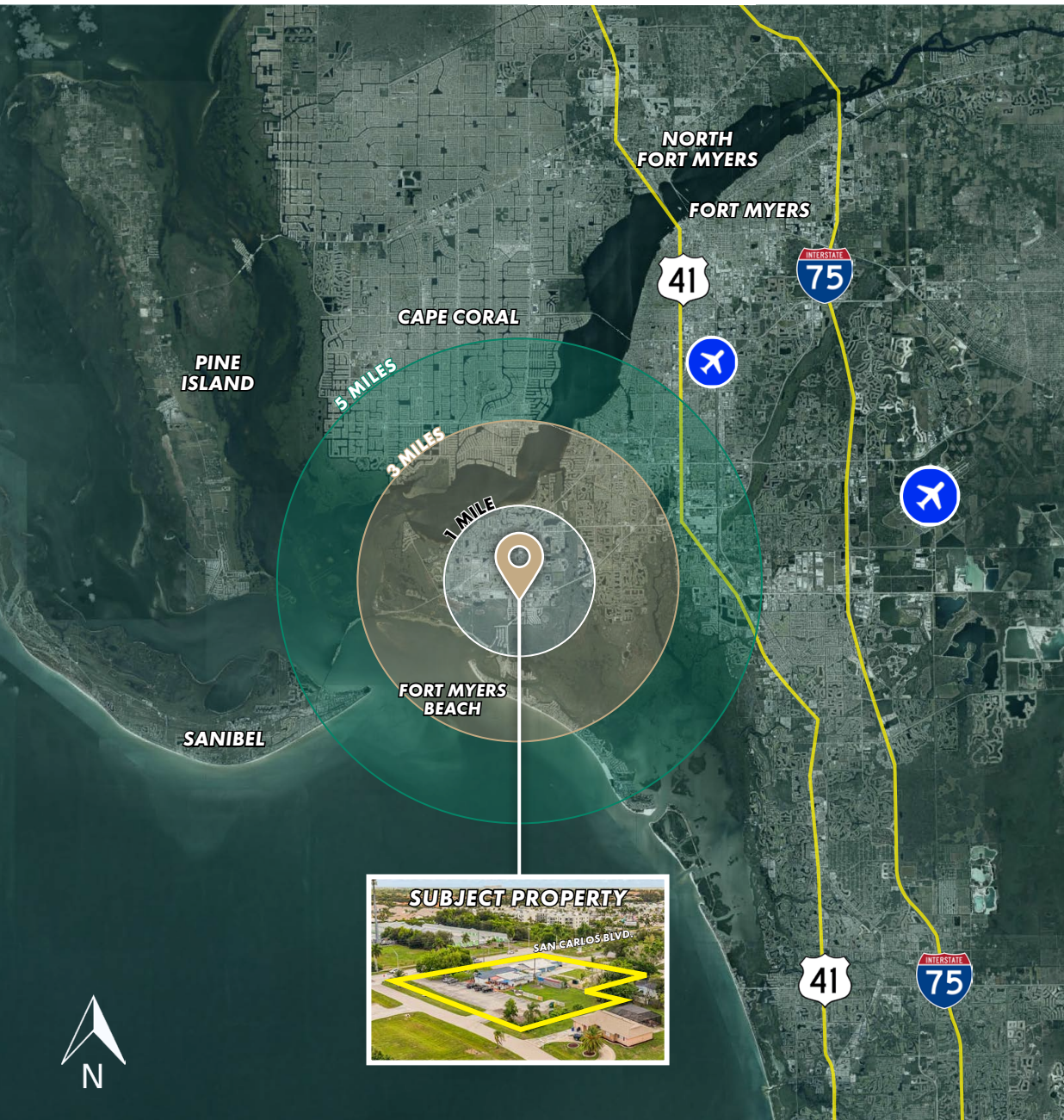
MEDIAN INCOME



\$71,231

LOCATION HIGHLIGHTS

- 0.5± miles to Summerlin Road
- 1.2± miles to McGregor Boulevard
- 3.2± miles to Fort Myers Beach
- 5.6± miles to US 41
- 7.6± miles to Sanibel Island
- 11.2± miles to downtown Fort Myers
- 11.5± miles to I-75
- 16.7± miles to SWFL International Airport (RSW)
- 18.1± miles to Captiva Island





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