



MCGREGOR BLVD. - AADT 35,000±

LSI
COMPANIES

OFFERING MEMORANDUM

13309 & 13331 MCGREGOR BLVD.

1.82± ACRE COMMERCIAL PROPERTY FOR SALE - FORT MYERS, FL

PROPERTY SUMMARY

Property Address: 13309 & 13331 McGregor Blvd.
Fort Myers, FL 33919

County: Lee

Property Type: Commercial

Property Size: 1.82± Acres

No of Parcels: 2

Zoning: Commercial (C-1)

Future Land Use: Central Urban

Utilities: Well & Septic
**Public utilities in proximity*

Tax Information: \$4,026.69 (2025)

STRAP Number: 21-45-24-00-00006.0000;
21-45-24-00-00007.0010

LIST PRICE:

\$1,875,000

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SALES EXECUTIVES



Justin Thibaut, CCIM
President & CEO



Mike Trivett
Sales Associate



DIRECT ALL OFFERS TO:

Mike Trivett

mtrivett@lsicompanies.com

o: (239) 489-4066 m: (239) 940-3171

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 13309 & 13331 McGregor Boulevard (currently operating as Sunman's Nursery), in Fort Myers, FL.

The subject property will be sold as vacant and consists of two parcels totaling 1.82± acres, zoned Commercial, with over 100 permitted uses. The northern parcel is 1.05± acres and has a single-family home with 2 bedrooms and 1 bathroom, along with an attached office. The southern parcel is 0.77± acres, and has a single-family home with 3 bedrooms and 1 bathroom, approximately 1,734± Sq. Ft.

Located on McGregor Boulevard, less than 3± miles west of US-41, and 1.3± miles southeast to Cape Coral Bridge. In addition to being in close proximity to major thoroughfare's, the subject grants exceptional visibility with approximately 185' of frontage along McGregor Blvd, granting a high level of exposure to 35,000 vehicles per day (one-way).

With a retail vacancy rate of 3.5% and office at 4.1%, within a 3-mile radius, the data points to a strong demand for commercial space, within a corridor of limited supply. From the 1-mile stretch between Cypress Lake Dr and College Pkwy there is a sub 3% combined vacancy rate for retail and office space, within a dense and established residential area. Subject sits in the immediate vicinity of well recognized brands such as First Watch, Blu Sushi, The Speckled Egg, Norman Love, Prawnbroker Restaurant and Fish Market, among others.

This presents a great opportunity to expand on a long established business concept, or take the path of re-development of the sizeable 1.82 acre site, and take advantage of the 100+ Permitted Uses within the current commercial zoning.

Property is an operating business, please do not disturb the tenant

**Adjacent property available under seperate ownership*

EXECUTIVE SUMMARY



PROPERTY HIGHLIGHTS

- (2) parcels totaling 1.82± acres
- Zoned Commercial (C-1), allowing for 100+ Permitted Uses
- (3) Curb cuts along McGregor Boulevard (35,000 AADT)
- Quick access to major thoroughfares, like College Parkway, Summerlin Road, and US-41

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APPROVED USES

C-1 COMMERCIAL DISTRICT

- Restaurant & Fast Food (with Drive-Thru)
- Office & Medical
- Animal Clinic
- Assisted Living Facility (ALF)
- Auto Parts Store
- Banks and Financial Establishments
- Day Care Center (Adult & Child)
- Multi-Family
- Supermarket

*For full list of permitted uses contact listing Broker



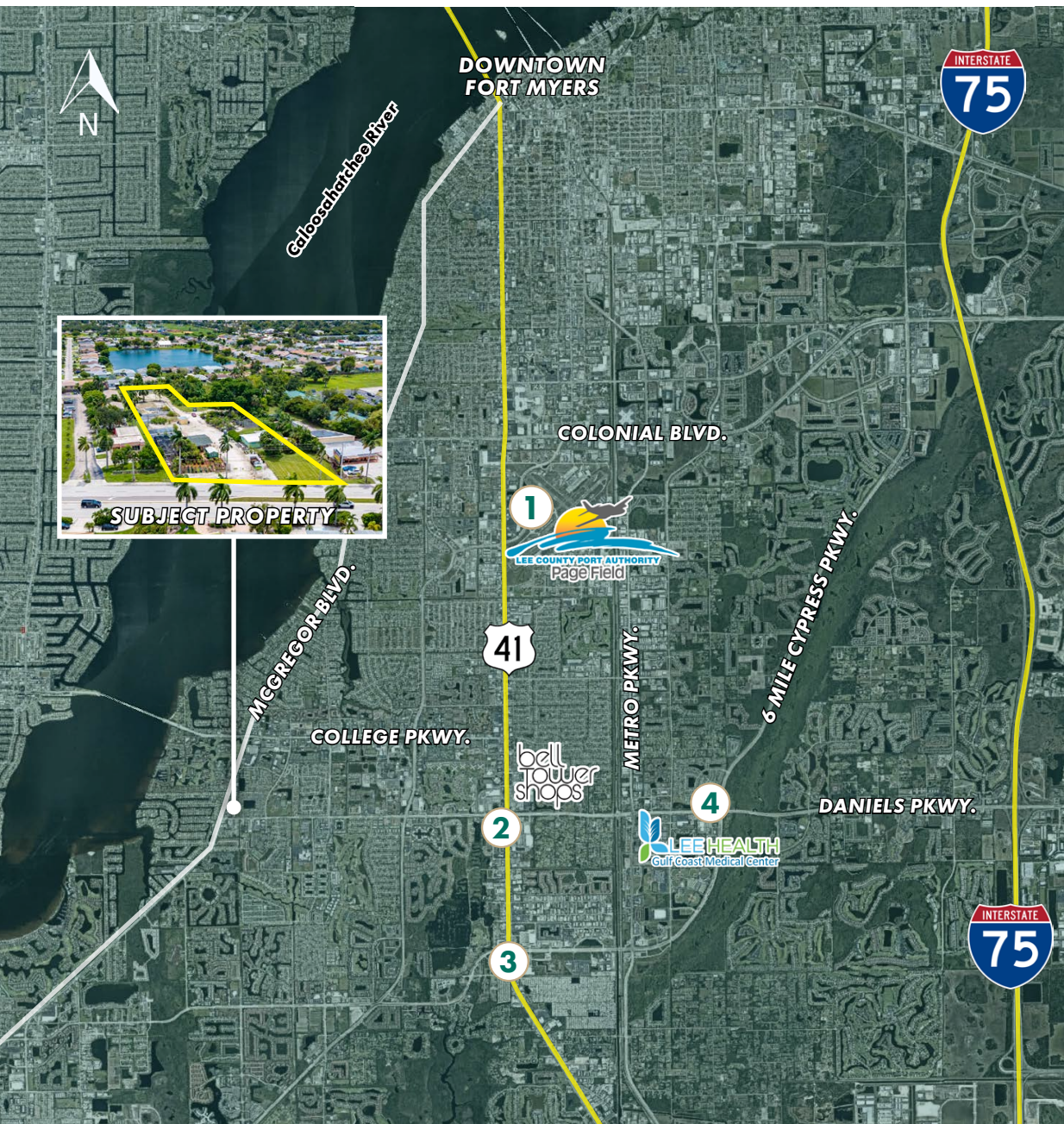
PROPERTY AERIAL



PROPERTY AERIAL



RETAIL MAP



1. PAGE FIELD COMMONS



2. BELL TOWER SHOPS & CYPRESS LAKE PLAZA



3. GLADIOLUS DR. & US-41



4. DANIELS PARKWAY



LOCATION

AREA DEMOGRAPHICS

1 MILE RADIUS

POPULATION



10,107

HOUSEHOLDS



5,293

MEDIAN INCOME



\$98,242

3 MILE RADIUS

POPULATION



70,990

HOUSEHOLDS



32,302

MEDIAN INCOME



\$93,830

5 MILE RADIUS

POPULATION



164,713

HOUSEHOLDS



77,508

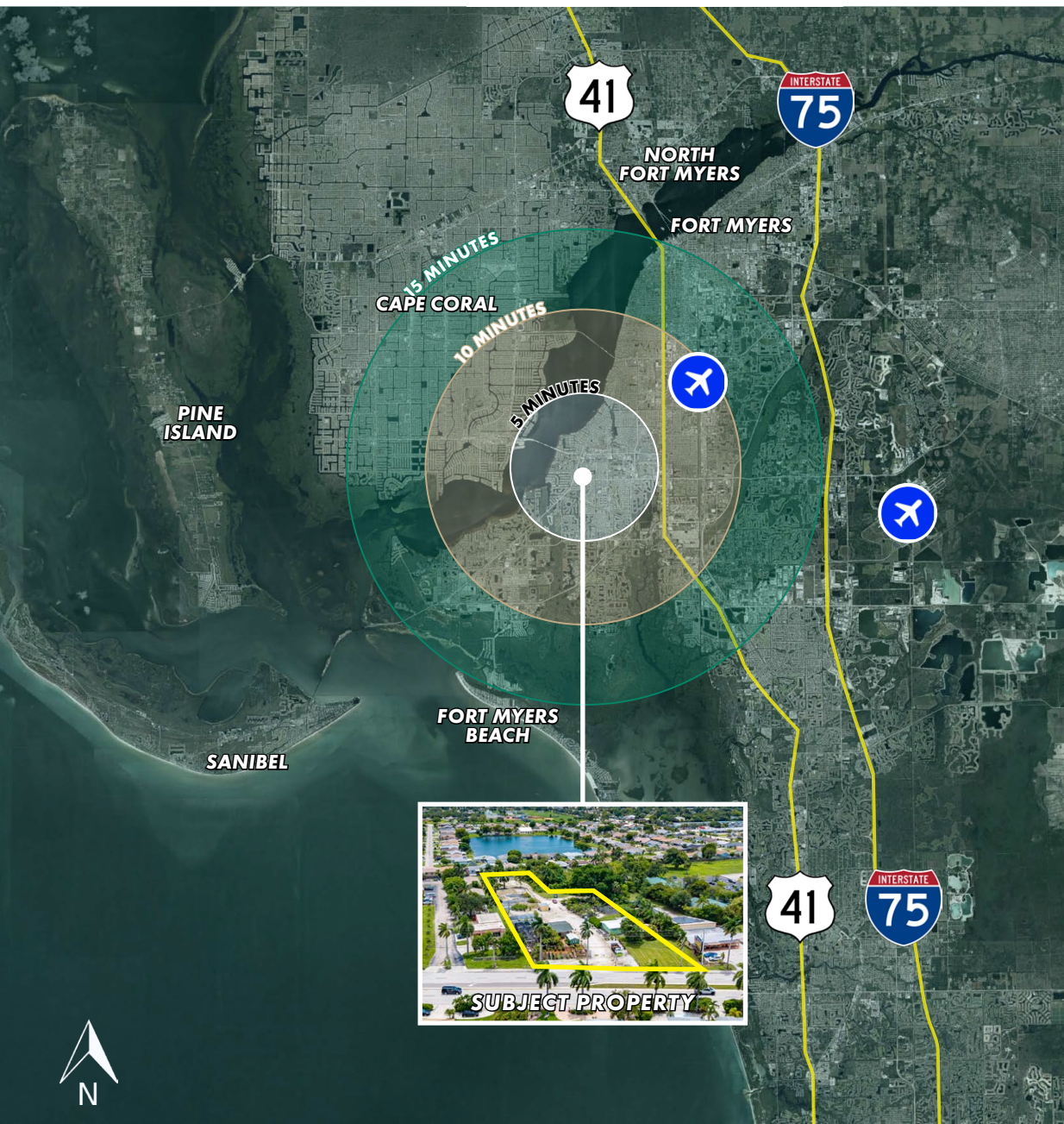
MEDIAN INCOME



\$96,097

LOCATION HIGHLIGHTS

- 2.6± miles to Cape Coral
- 3.4± miles to US-41
- 8.1± miles to I-75 (Exit 131)
- 13.8± miles to SWFL International Airport (RSW)





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