



LSI
COMPANIES

OFFERING MEMORANDUM

16305 SAN CARLOS BOULEVARD

1,508± SQ. FT. FORMER RESTAURANT OPPORTUNITY - FORT MYERS, FL

PROPERTY SUMMARY

Property Address: 16305 San Carlos Blvd.
Fort Myers, FL 33908

County: Lee (*Unincorporated*)

Property Type: Improved Commercial Land

Property Size: 0.31± Acres

Building Size: 1,508± Sq. Ft.

Year Built: 1980

Construction: Concrete Block

Zoning: Commercial (C1-A)

Future Land Use: Central Urban

Tax Information: \$2,677 (2025)

STRAP Number: 06-46-24-05-0000A.0000

LIST PRICE:

\$785,000

LSI
COMPANIES
LSICOMPANIES.COM

SALES EXECUTIVES



Justin Thibaut, CCIM
President & CEO



Alec Burke, CCIM
Sales Associate



Alexis North, CCIM
Sales Associate



DIRECT ALL OFFERS TO:

Alec Burke, CCIM
aburke@lsicompanies.com
(239)489-4066

Alexis North, CCIM
anorth@lsicompanies.com
(239)427-3400

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 is pleased to present 16305 San Carlos Boulevard, a freestanding, second-generation restaurant or investment opportunity in Unincorporated Lee County.

The 1,500± Sq. Ft. building sits on 0.31± acres and has an established history operating as a restaurant, with its most recent use as Marko's Diner, a longstanding breakfast and lunch concept. It's existing build-out offers an immediate opportunity for an restaurant owner-operator to capitalize on the proven customer base and high-traffic location.

Additionally, the in-place C1-A zoning permits various commercial uses, highlighting its potential for an investor to convert the building into an income-generating asset.

Along with recent capital improvements including a roof and HVAC replacement, the property benefits from prominent frontage, access from San Carlos Boulevard and an oversized parking area.

KEY HIGHLIGHTS

- Property Size: 1,508± Sq. Ft. | 0.31± Acres
- Prime opportunity for second generation restaurant with existing build-out and proven track record
- Zoning (C1-A) allows for broad range of retail, office, service and commercial uses
- Frontage and access from San Carlos Boulevard with AADT 14,500±
- Recent Capital Improvements: Roof replacement, HVAC replacement, interior renovation
- Located along San Carlos Boulevard, the primary access road to Fort Myers Beach
- Strong year-round traffic with seasonal tourist peaks



EXECUTIVE SUMMARY

PROPERTY HIGHLIGHTS

- **Property Size:** 0.31±
- **Building Size:** 1,508± Sq. Ft.
- **Year Built:** 1980
- **Construction Type:** Concrete Block
- **Recent Improvements:**
 - Roof replacement (2022)
 - Interior remodeling (2025)
 - AC replacement (2025)
- **Zoning:** C1-A
- **Future Land Use:** Central Urban
- **Parking:** 23 striped spaces
- **Flood Zone:** AE
- **B.F.E:** 10 feet

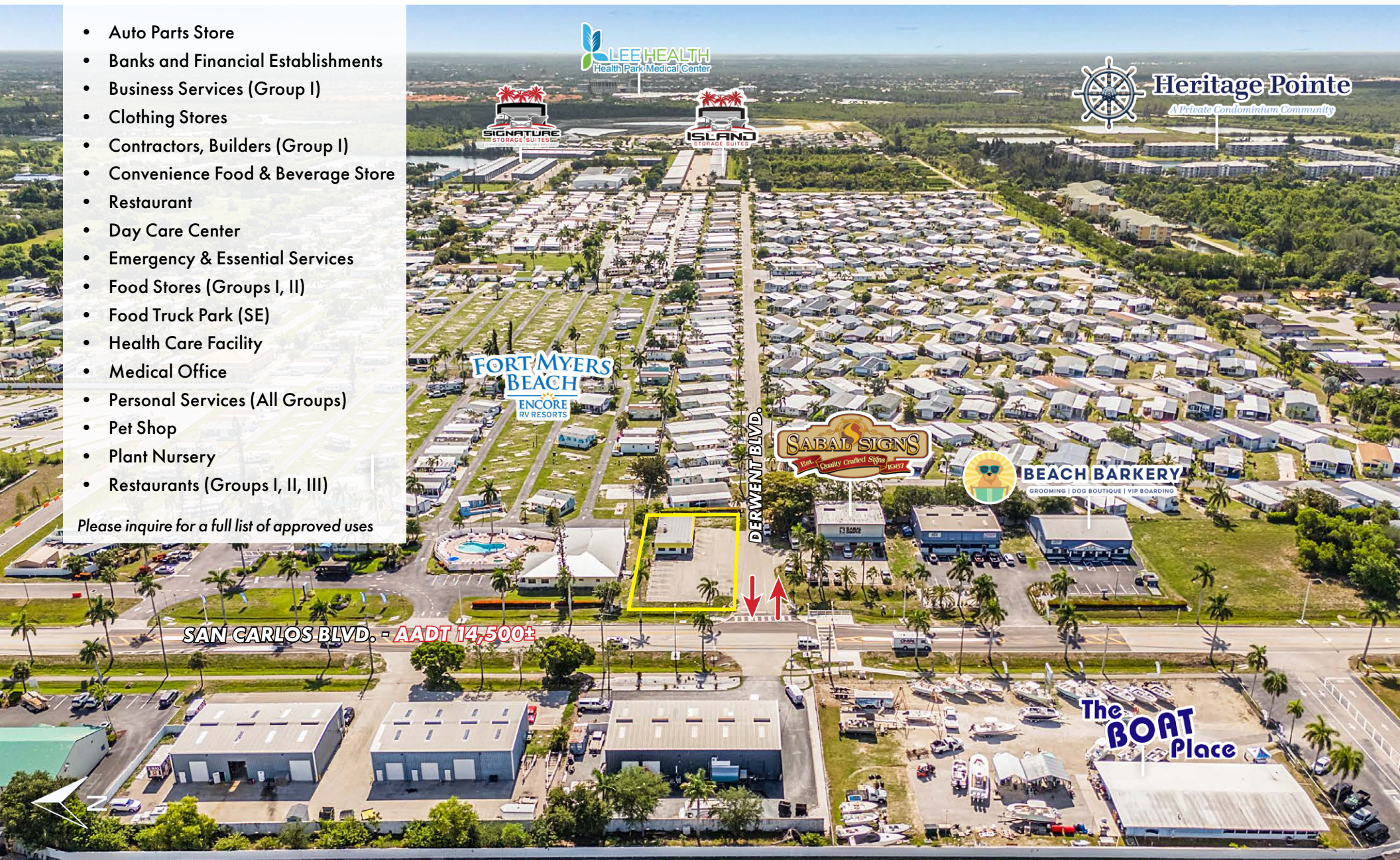


APPROVED USES

C1-A ZONING

- Auto Parts Store
- Banks and Financial Establishments
- Business Services (Group I)
- Clothing Stores
- Contractors, Builders (Group I)
- Convenience Food & Beverage Store
- Restaurant
- Day Care Center
- Emergency & Essential Services
- Food Stores (Groups I, II)
- Food Truck Park (SE)
- Health Care Facility
- Medical Office
- Personal Services (All Groups)
- Pet Shop
- Plant Nursery
- Restaurants (Groups I, II, III)

Please inquire for a full list of approved uses



SAN CARLOS BLVD. - AADT 14,500±

DERWENT BLVD.

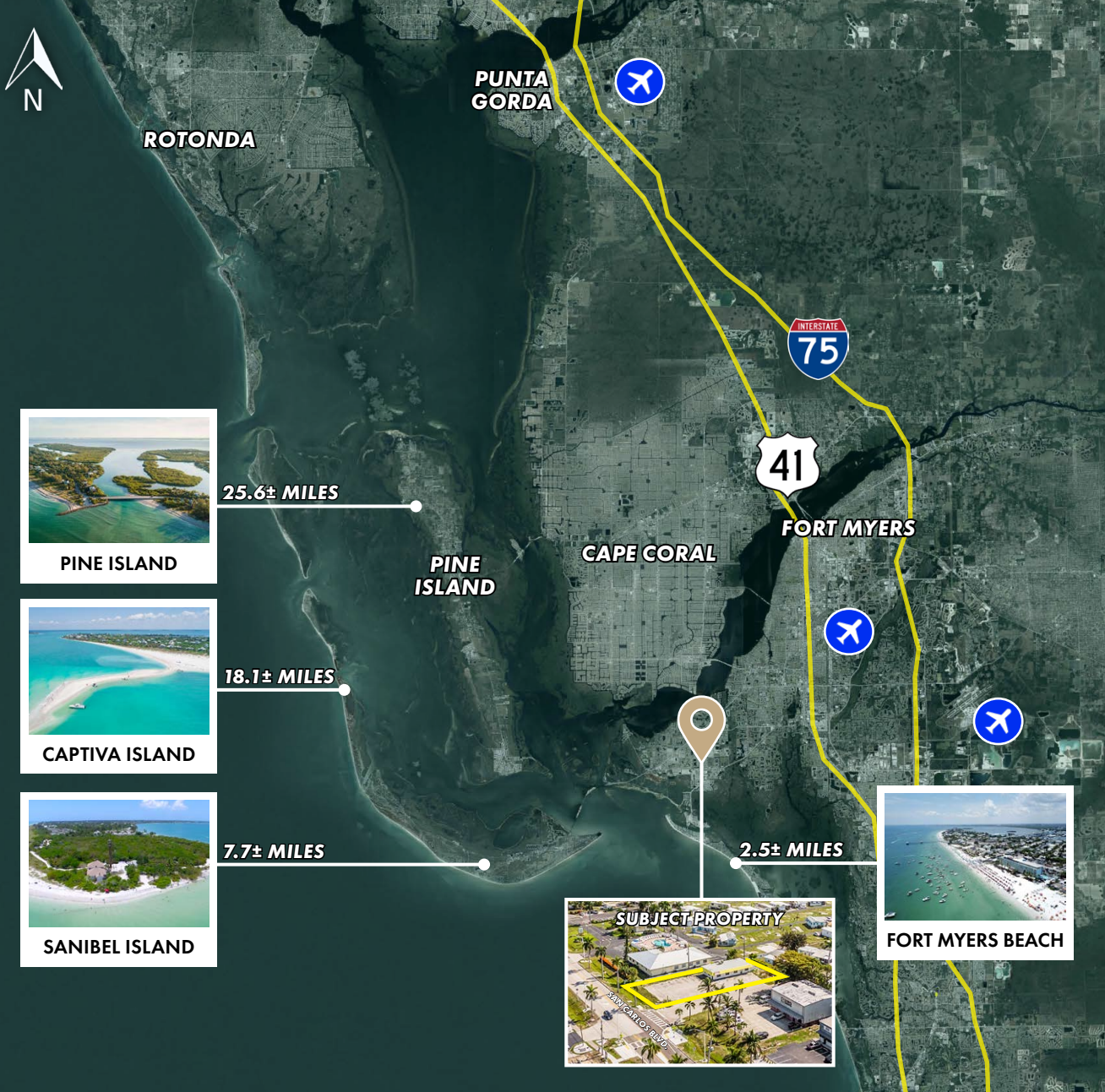
PROPERTY AERIAL



PROPERTY AERIAL



SWFL ISLANDS

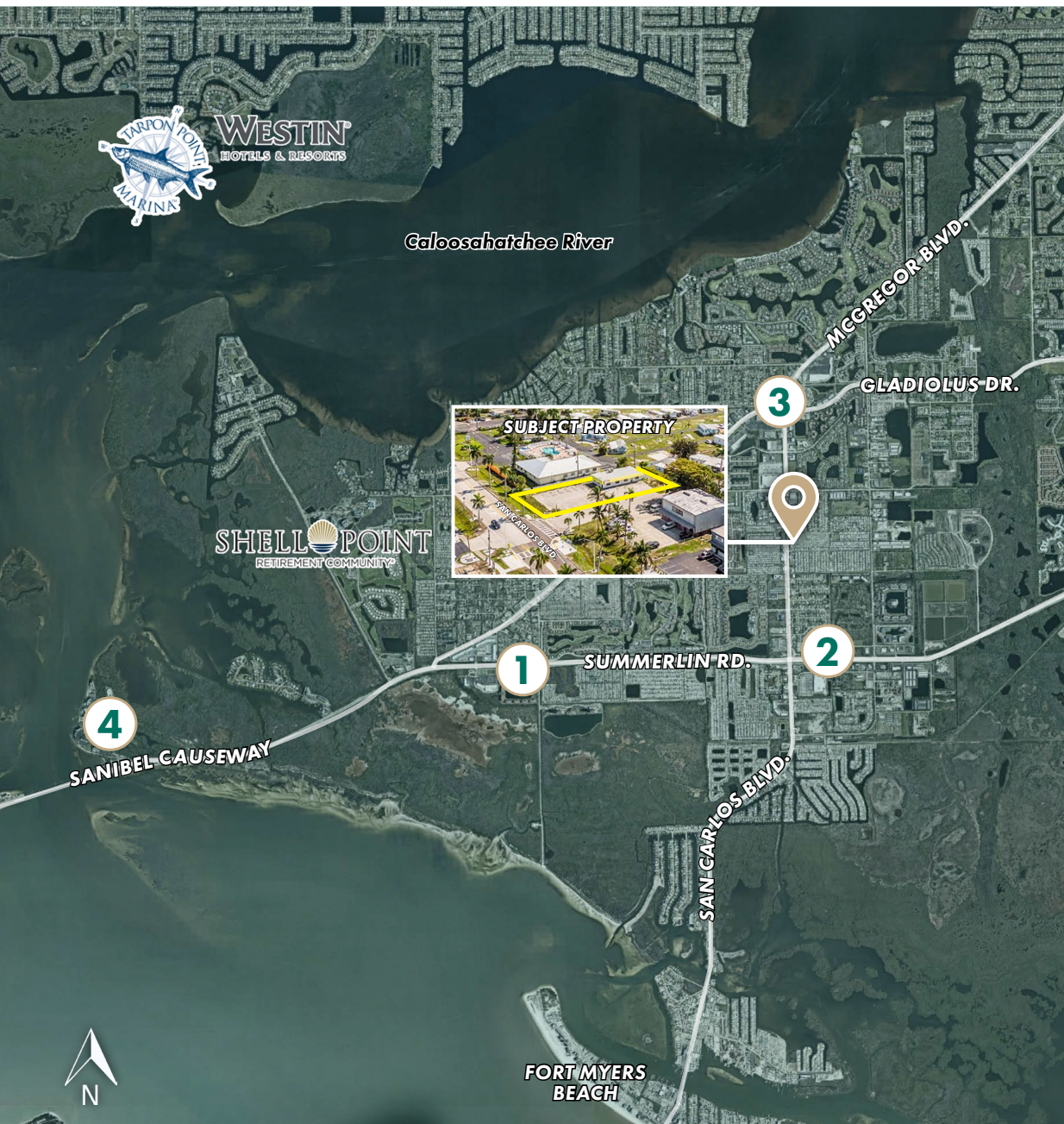


FORT MYERS BEACH ATTRACTIONS

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

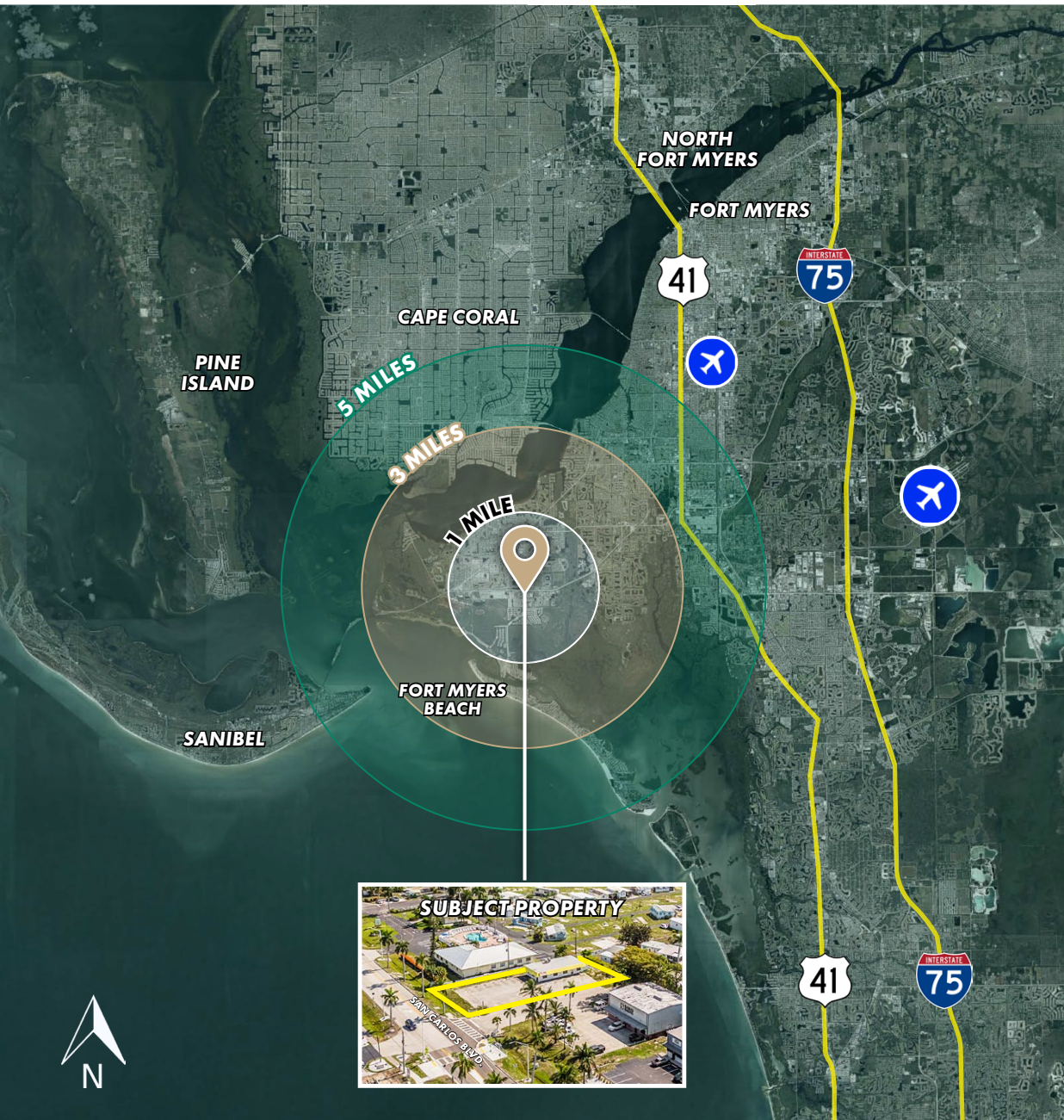
MEDIAN INCOME



\$71,231

LOCATION HIGHLIGHTS

- 0.7± miles to Summerlin Road
- 1± miles to McGregor Boulevard
- 3.4± miles to Fort Myers Beach
- 5.8± miles to US 41
- 7.8± miles to Sanibel Island
- 11± miles to downtown Fort Myers
- 11.3± miles to I-75
- 16.5± miles to SWFL International Airport (RSW)
- 18.3± miles to Captiva Island





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 Buyer, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Buyer will be a qualified and with significant experience and be willing to be interviewed by the LSI Companies team.