

BRUNO PLAZA RETAIL CENTER

GREAT LEASE RATE!



FOR LEASE

15560 MCGREGOR BOULEVARD, FORT MYERS, FL 33908



LEASE RATE: \$12.00 PSF NNN

CAM: \$3.40 PSF

SIZE: 1,200 - 1,745± SF

LOCATION: Just west of the McGregor Boulevard and Gladiolus Drive intersection

ZONING: C2- Commerical & CPD-Commercial Planned Development (Lee County)

UNIT	SIZE (SF)	LEASE RATE (PSF)	MONTHLY RENT	CAM (PSF)	MONTHLY CAM	SALES TAX	MONTHLY TOTAL
2	1,200	\$12.00	\$1,200.00	\$3.40	\$340.00	\$92.40	\$1,632.40
3-4	1,745	\$12.00	\$1,745.00	\$3.40	\$494.42	\$134.37	\$2,373.78

BRUNO PLAZA

Unique local retail community plaza being created – Enjoy Live Music, Food Trucks, Vinyl Records, Recording Studio, or Pottery Classes all while you get your vehicle serviced or get your hair styled! Unit 2 was a former salon. Unit 3 & 4 was a former veterinarians office. This established trade area boasts excellent demographics with numerous upscale communities.

CONTACT

PAMELA PIPHER
Associate
239.481.3800 x220
pamela.pipher@creconsultants.com

12140 Carissa Commerce Ct, Suite 102
Fort Myers, FL 33966
1100 Fifth Ave. S, Suite 100
Naples, FL 34102

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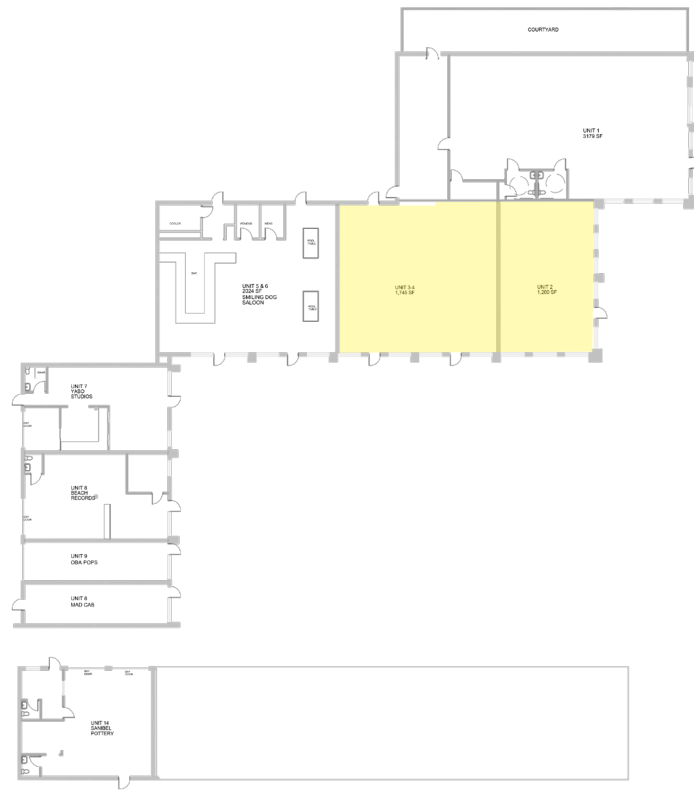
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HIGHLIGHTS

- Anchored by a Chevron gas station, salon and a pub
- Abundance of parking
- Easy access



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2020 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	9,030	46,192	109,371
EST. HOUSEHOLDS	4,695	23,006	54,452
EST. MEDIAN HOUSEHOLD INCOME	\$59,522	\$58,311	\$57,318
TRAFFIC COUNTS (2020)	16,000 AADT		

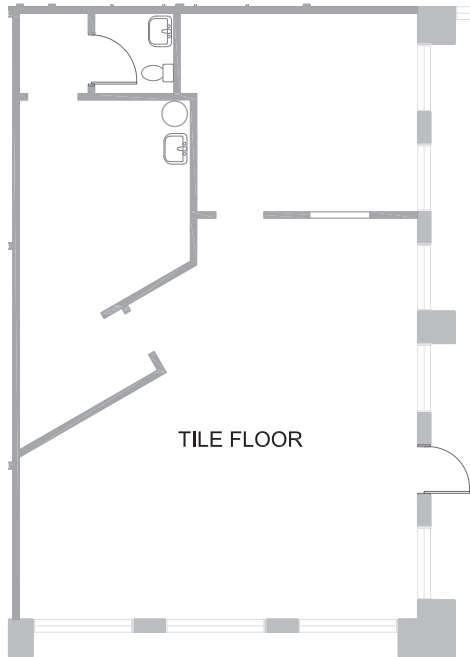
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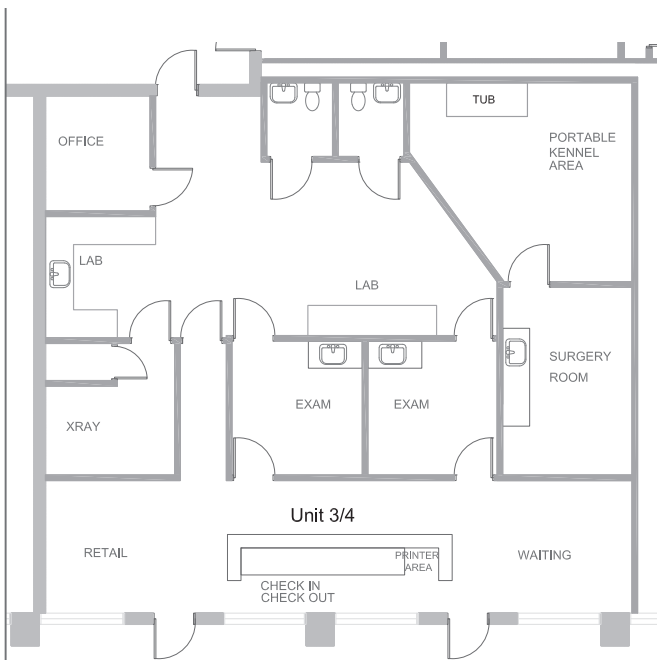
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UNIT 2 | 1,200± SF



UNIT 3-4 | 1,745± SF



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