



SAN CARLOS BLVD. - AADT 14,500±

LSI
COMPANIES

OFFERING MEMORANDUM

16700 SAN CARLOS BOULEVARD

1.31± ACRE COMMERCIAL DEVELOPMENT OPPORTUNITY - FORT MYERS, FL

PROPERTY SUMMARY

Property Address: 16700 San Carlos Boulevard
Fort Myers, FL 33908

County: Lee (*Unincorporated*)

Property Type: Vacant Commercial Land

Property Size: 1.31± Acres

Zoning: Commercial (C1-A)

Future Land Use: Central Urban

Utilities: Water, Sewer, Electric

Tax Information: \$6,034 (2025)

STRAP Number: 06-46-24-00-00007.0180

LIST PRICE:
\$995,000

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 Companies is pleased to present 16700 San Carlos Boulevard, a 1.31± acre commercial development opportunity along one of Lee County's primary corridors to Fort Myers Beach

The site offers 200± feet of frontage and flexible C-1A commercial zoning, suited for a variety of retail, restaurant, automotive, service, or light industrial uses.

The property benefits from strong year-round traffic, proximity to established residential communities, and strong demand drivers within the Iona trade area as Fort Myers Beach continues its post-Hurricane Ian redevelopment. The site is well positioned for an end-user or developer seeking visibility, access, and development flexibility along a long-term growth corridor.

KEY HIGHLIGHTS

- 1.31± acre commercial development opportunity
- Located along San Carlos Boulevard, the primary access road to Fort Myers Beach
- 200± feet of frontage on San Carlos Boulevard
- C-1A zoning allows for a broad range of retail, restaurant, service, and automotive uses
- Strong year-round traffic with seasonal tourist peaks
- Positioned within the Iona trade area, supported by residential density and established commercial users
- Well suited for restaurant users, small strip center, automotive, and service-oriented commercial



EXECUTIVE SUMMARY

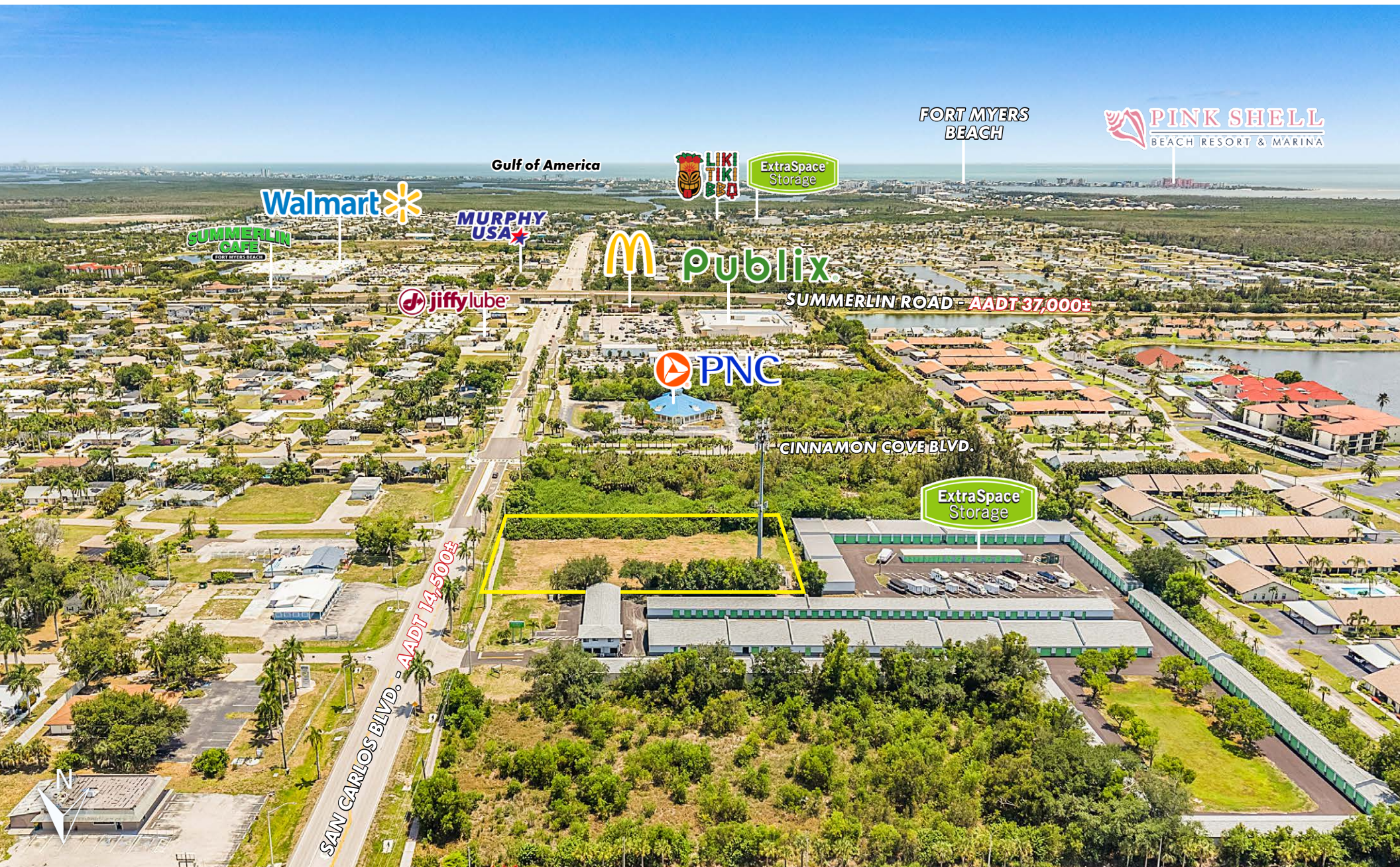
APPROVED USES



- 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

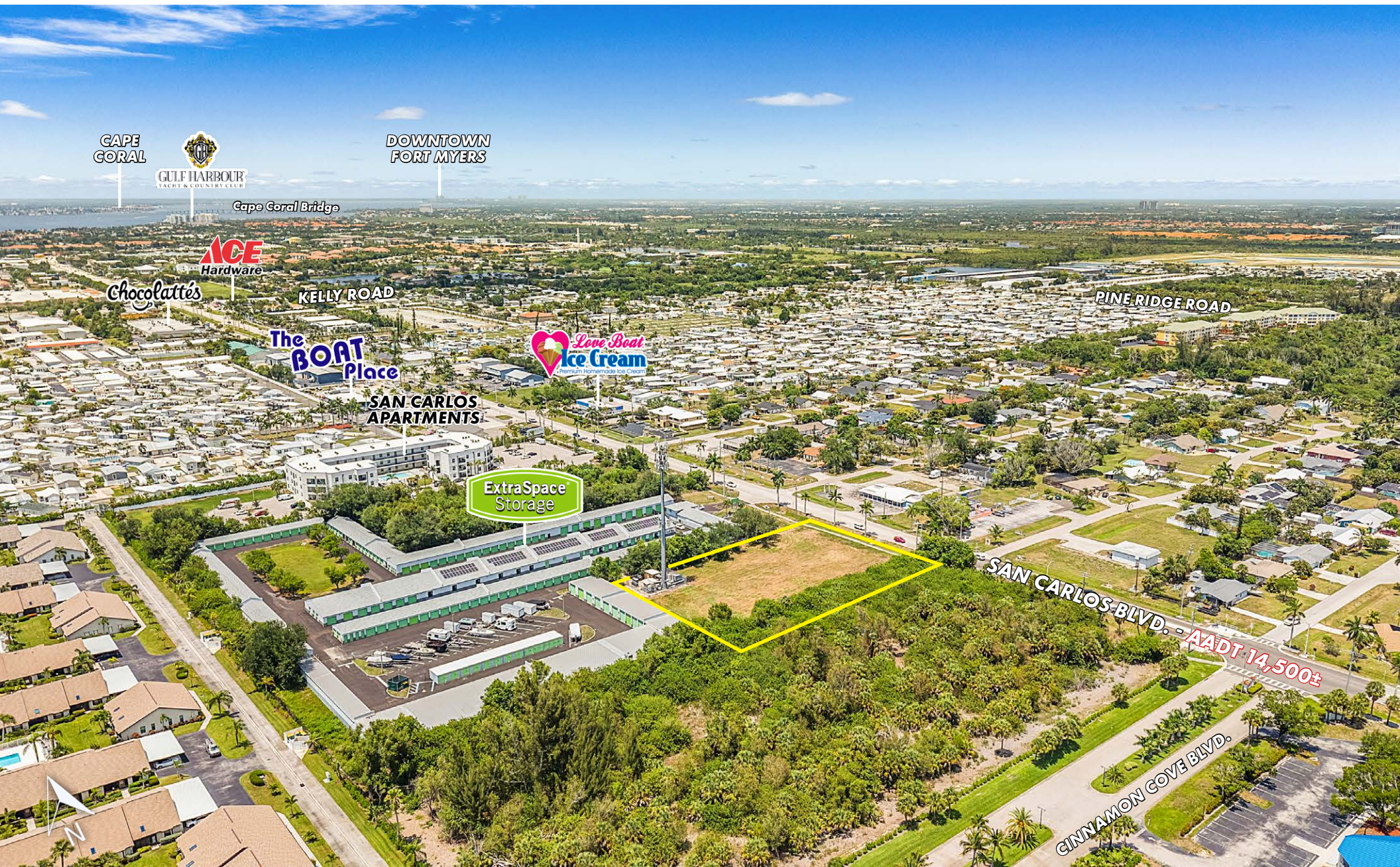
PROPERTY AERIAL

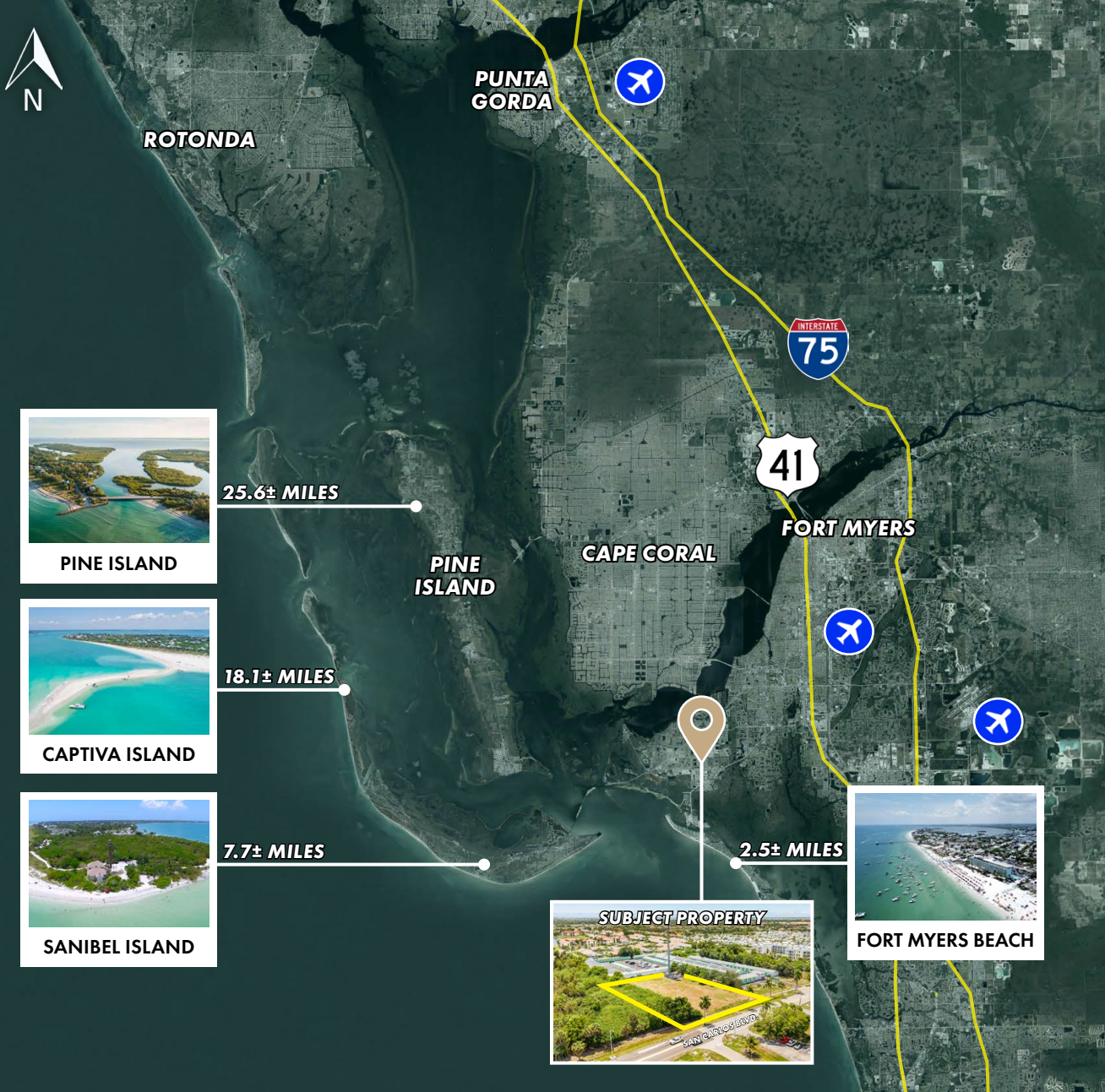


PROPERTY AERIAL



PROPERTY AERIAL



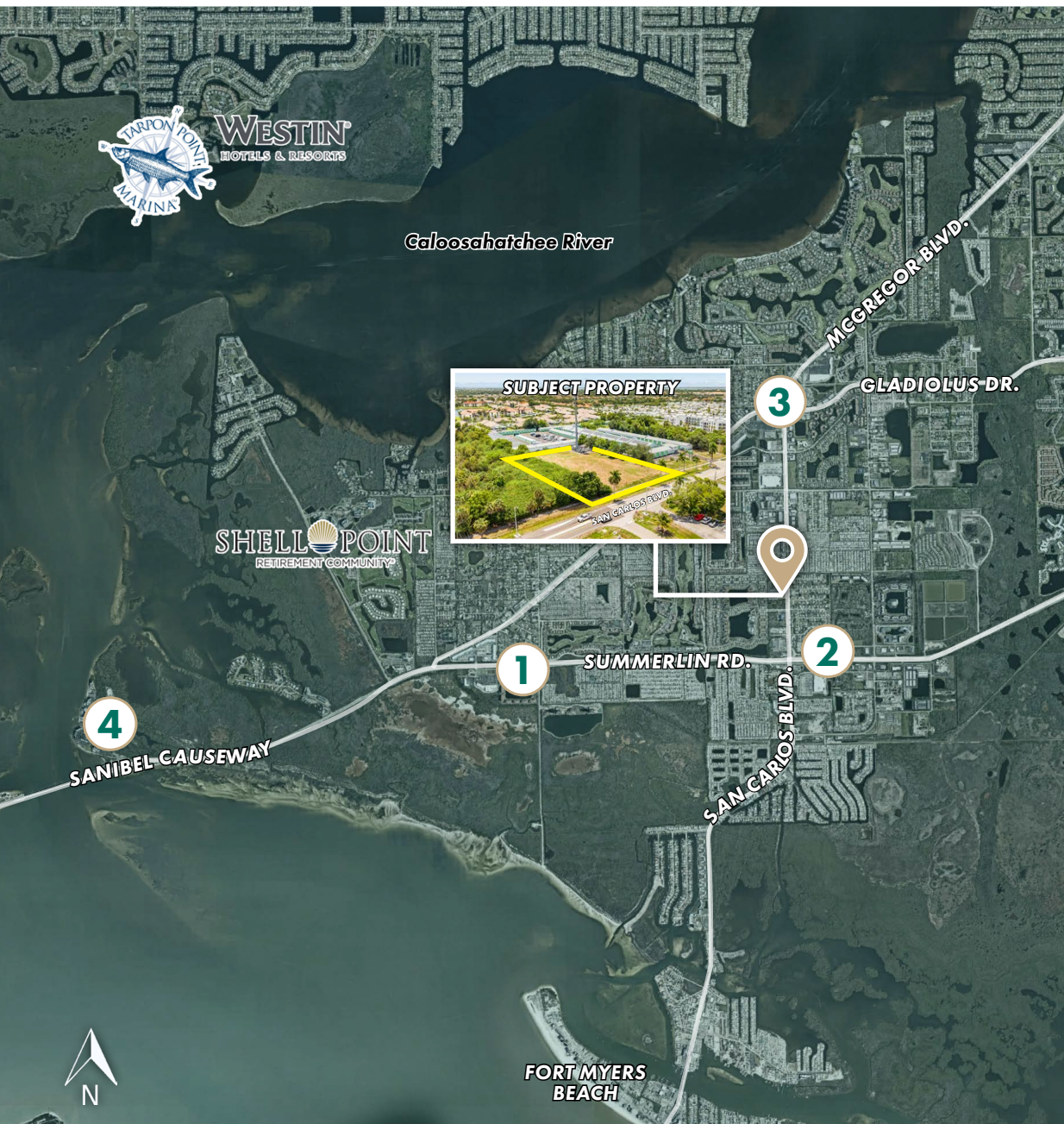


FORT MYERS BEACH ATTRACTIONS

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

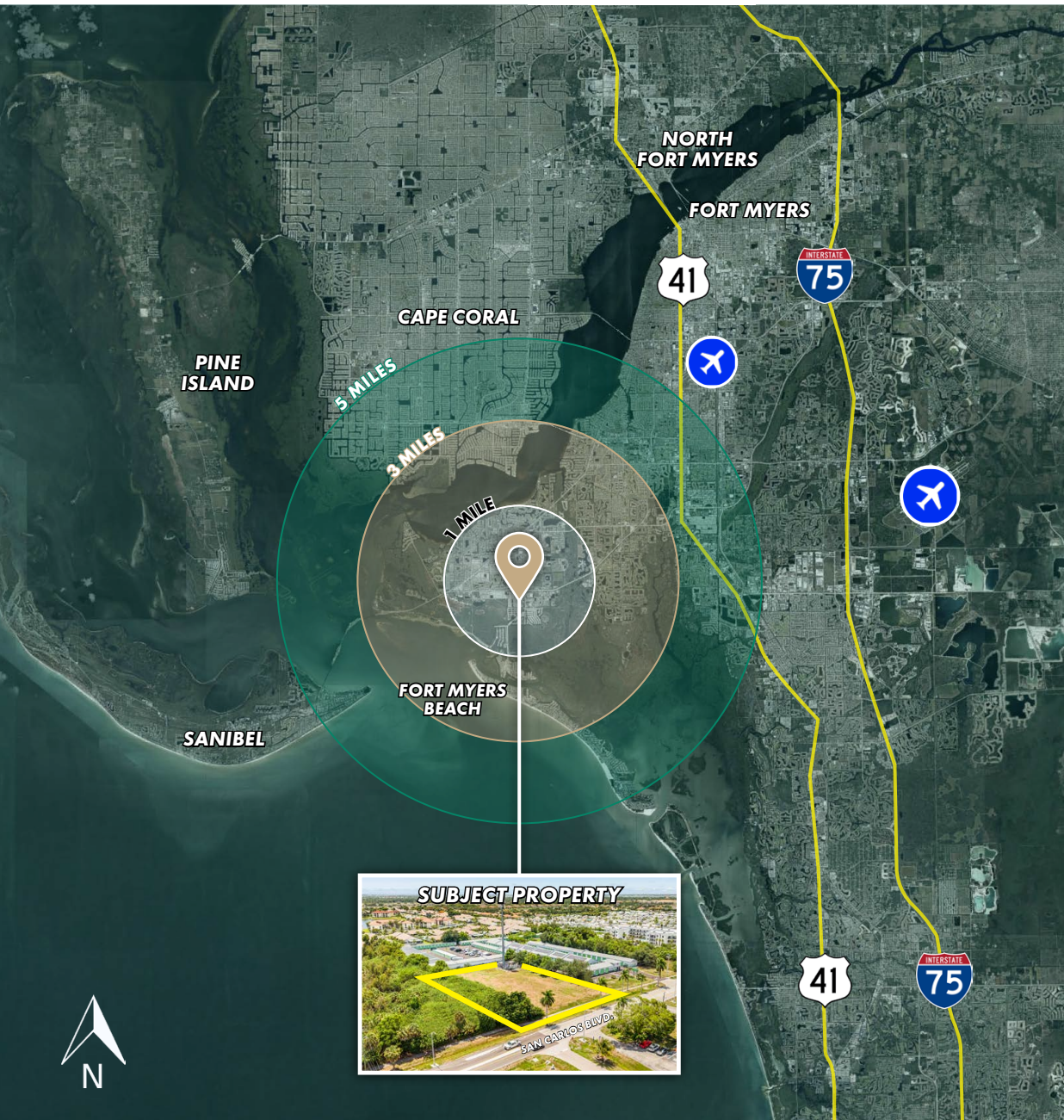
MEDIAN INCOME



\$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





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.