



# 16956 McGregor Blvd

Fort Myers, FL 33908

## Property Features

- Recently renovated: New roof, electrical, A/C, exterior, impact windows/doors, and LED lighting
- Ample parking: Front and rear parking with recently resealed and striped lot
- Income potential: Ideal for owner-users or investors
- Functional interiors: Bathrooms are finished with durable tile
- Portfolio offering: Five condos (Units 1, 4, 5–6, and 7) sold together for scale and flexibility

Square Footage	± 4,023 SF
Property Type	Office Condos
Price PSF	\$123.04
Year Built	1985
Parking Ratio	± 4.13 per 1,000 SF
Zoning	CC
Submarket	S Ft Myers / San Carlos

For more information:

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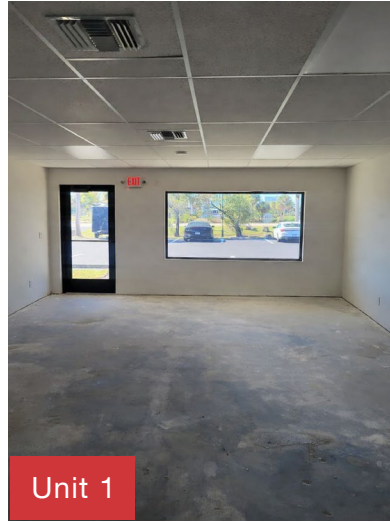
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Unit 1



Unit 1



Unit 5-6 (Combined) | Flexible Layout

A flexible office condo opportunity in Fort Myers, offering scalable ownership options for both investors and owner-users seeking long-term control and income potential.

Unit	Square Footage (+/-)
1	1,466 SF
4	644 SF
5-6	1,288 SF
7	625 SF

### Ownership & Investment Opportunity

- **Flexible configuration:** Units 5-6 are currently combined, offering a larger footprint with the ability to demise for future leasing or resale flexibility
- **Hybrid investment potential:** Ideal for owner-users to occupy a portion while generating income from additional units
- **Scalable footprint:** Multiple unit sizes allow for business expansion, consolidation, or phased occupancy
- **Strategic positioning:** Located along McGregor Blvd with accessibility to Sanibel and Captiva, supporting both local and service-based businesses
- **Limited office condo supply:** Opportunity to secure ownership in a market with constrained inventory and increasing demand for smaller format office space



Unit 7

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**Grande Calusa**

The property is located directly across from a planned 22.6-acre mixed-use redevelopment featuring 498 multifamily units, 72,025 sf of office space, and 52,418 sf of retail and restaurant uses

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2025 Demographics	1-Mile	3-Miles	5-Milest
Total Population	10,129	81,253	181,019
Total Households	3,741	30,990	71,101
Annual Population Growth 2025-2030	3.3%	3.4%	3.6%
Average Household Income	\$80,572	\$93,914	\$104,391
Median Age	67.6	68.9	63.3