

INVEST
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PRIME WATERFRONT TRADE AREA LOCATION

THE BOAT PLACE

16394 SAN CARLOS BLVD | FORT MYERS, FL 33908



**DIRECT ACCESS
TO WORLD-CLASS
BOATING & BEACHES**



**PUBLIX JUST
NORTH OF PROPERTY**
High-Traffic Trade Area



**PRIME FRONTAGE
ON SAN CARLOS BLVD**
Strong Visibility & Access



**THRIVING SWFL
MARKET**
Tourism • Boating • Lifestyle

Nick Paulus
Founder/Broker



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BUYER / SELLER REPRESENTATION | COMMERCIAL LEASING | PROPERTY MANAGEMENT | BUSINESS BROKERAGE

FOR SALE OR LEASE



SALES • OFFICE • STORAGE • SERVICE

16481
SAN CARLOS BOULEVARD

FORT MYERS, FL 33908

GATEWAY TO FORT MYERS BEACH



±1.23 ACRES
(53,780 SF)



±5,300 SF
ONE-STORY
METAL BUILDING



±305'
FRONTAGE ON
SAN CARLOS BLVD
(SR 865)



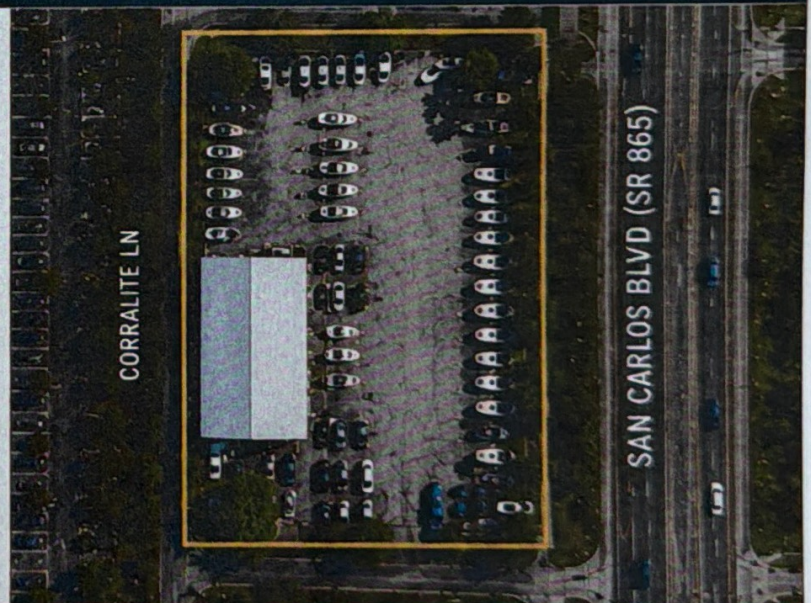
FENCED &
SECURED YARD
WITH GATED ACCESS



PROMINENT
PYLON SIGN

A PREMIER INVESTMENT OR OWNER/USER OPPORTUNITY

- Strategically positioned along San Carlos Boulevard – the primary corridor to Fort Myers Beach, Sanibel Island and Southwest Florida's coastal communities.
- ±305 feet of direct frontage on San Carlos Boulevard (SR 865) with excellent visibility and traffic exposure.
- ±5,300 SF one-story metal building ideal for sales, office, storage or service operations.
- Fully fenced and secured yard with gated access – perfect for marine, automotive, RV, equipment and other outdoor storage and display uses.
- Prominent pylon signage on San Carlos Boulevard.
- Minutes to San Carlos Bay, Fort Myers Beach and world-class boating destinations.



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FOUNDER & BROKER

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SPECIALIZING IN COMMERCIAL REAL ESTATE
SOLUTIONS THAT CREATE VALUE, PRESERVE
CAPITAL, AND BUILD LONG-TERM WEALTH.
SALES | LEASING | INVESTMENTS
PROPERTY MANAGEMENT | CONSULTING
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