



## 16541 San Carlos Blvd | Fort Myers, Florida

±3,000 SF | Half-Acre Corner Lot | Restaurant Shell



### PROPERTY HIGHLIGHTS

- Prominent half-acre corner lot on the high-traffic San Carlos Boulevard corridor
- Strong visibility, excellent access, and approximately 30 on-site parking spaces
- Fully gutted restaurant shell – blank slate ready for a new concept
- Minutes from Fort Myers Beach and just south of Super Target
- Ideal for restaurant, retail, office, or service-oriented uses (subject to zoning)

### EXECUTIVE SUMMARY

This ±3,000 SF concrete block commercial building is situated on a highly visible corner site along one of Fort Myers' most active commercial corridors. With demolition completed and a flexible footprint, the property presents a strong value-add opportunity for owner-users or investors seeking a high-exposure location in a proven trade area just minutes from Fort Myers Beach.

#### Presented By:

Mark Vancosky & Mike Froncek  
ERA Right Choice Realty – ERA Commercial Group