



COMMERCIAL REAL ESTATE SERVICES

of SWFL, INC.

CARLOS ACOSTA, CCIM

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FOR SALE

2161 MCGREGOR
BLVD

FORT MYERS, FL 33901

2161 MCGREGOR BLVD FORT MYERS, FL 33901



Turn-Key Office Investment Near Downtown Fort Myers

FOR SALE



SALE PRICE

\$1,972,000

OFFERING SUMMARY

Building Size:	8,266 SF
Zoning:	U-CTR
Price/SF	\$238.57/SF
NOI:	\$123,303
Cap Rate:	6.25%

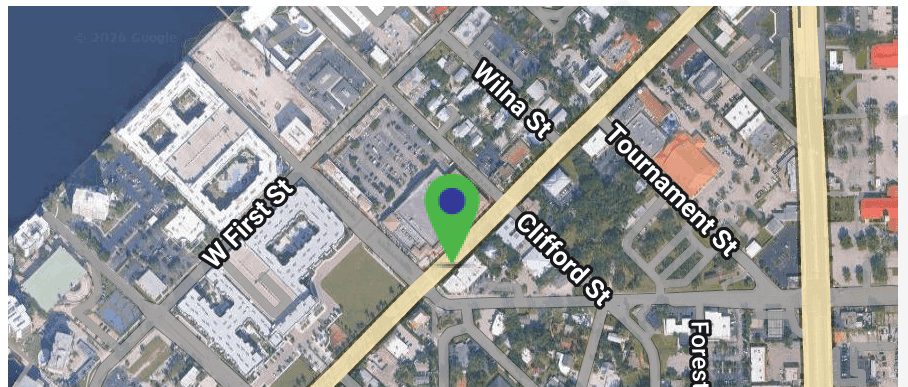
DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Population	59,990	168,458	472,801
Total Households	25,856	71,298	199,947
Median Age	44	45	47
Average HH Income	\$75,251	\$77,068	\$89,363

PROPERTY OVERVIEW

Turn-key, fully leased office investment opportunity along the highly visible McGregor Boulevard corridor in Fort Myers. The property includes approximately 7,775 rentable SF on 0.44 acres and is 100% occupied, providing immediate in-place cash flow. Recent upgrades include a new roof and updated interior buildouts, helping minimize near-term capital needs.

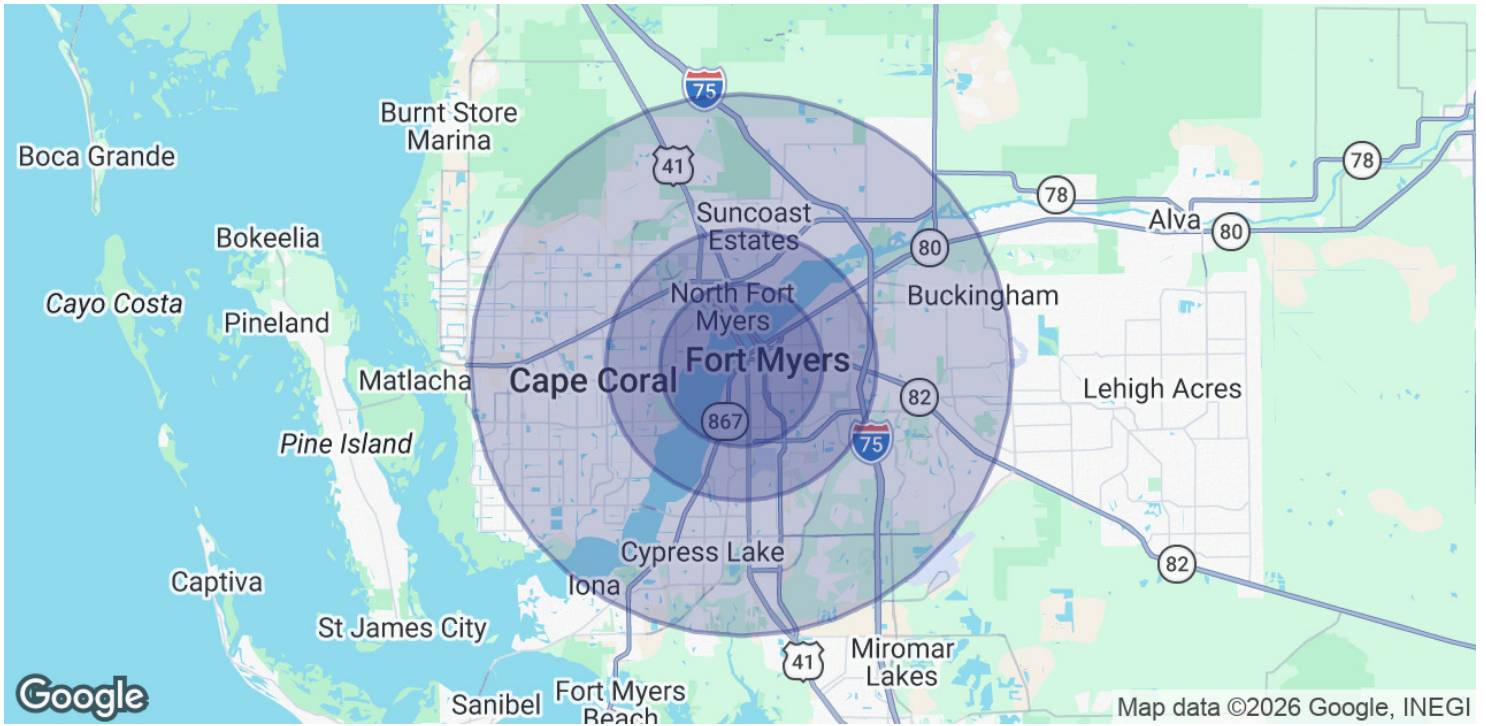
Ideally located just minutes from Downtown Fort Myers and the First Street redevelopment district, the property benefits from strong corridor visibility, convenient access, and long-term upside in a well-established Fort Myers location



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Demographics Map & Report



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	59,990	168,458	472,801
Average Age	44	45	47
Average Age (Male)	43	44	46
Average Age (Female)	45	46	48

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	25,856	71,298	199,947
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$75,251	\$77,068	\$89,363
Average House Value	\$325,760	\$310,825	\$349,110

* Demographic data derived from 2020 ACS - US Census