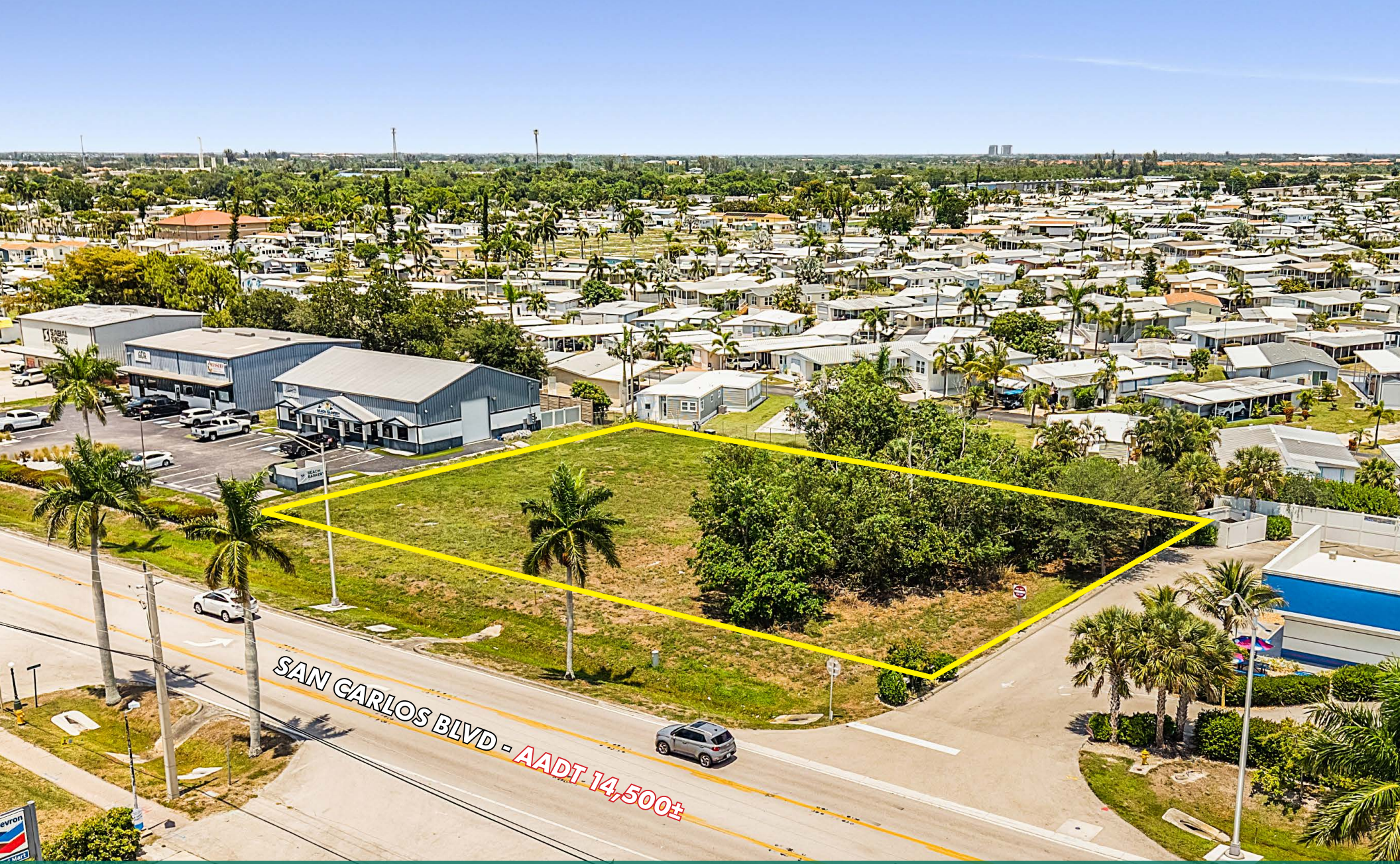

LSI COMPANIES

OFFERING MEMORANDUM

16415/16445 SAN CARLOS BLVD.

0.77± ACRE COMMERCIAL DEVELOPMENT OPPORTUNITY - FORT MYERS, FL

PROPERTY SUMMARY

Property Address: 16415 & 16445 San Carlos Blvd.
Fort Myers, FL 33908

County: Lee *(Unincorporated)*

Property Type: Vacant Commercial Land

Property Size: 0.77± Acres

No. of Parcels: 2

Zoning: Commercial *(C1-A)*
Community Commercial *(CC)*

Future Land Use: Central Urban

Utilities: Water, Sewer, Electric

Tax Information: $3,598 *(2025 Combined)*

STRAP Number: 06-46-24-05-0000A.0040;
06-46-24-05-0000A.0030

LIST PRICE:
$650,000

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SALES EXECUTIVES

Justin Thibaut, CCIM
President & CEO

Alec Burke, CCIM
Sales Associate

Alexis North, CCIM
Sales Associate

DIRECT ALL OFFERS TO:

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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.

EXECUTIVE SUMMARY

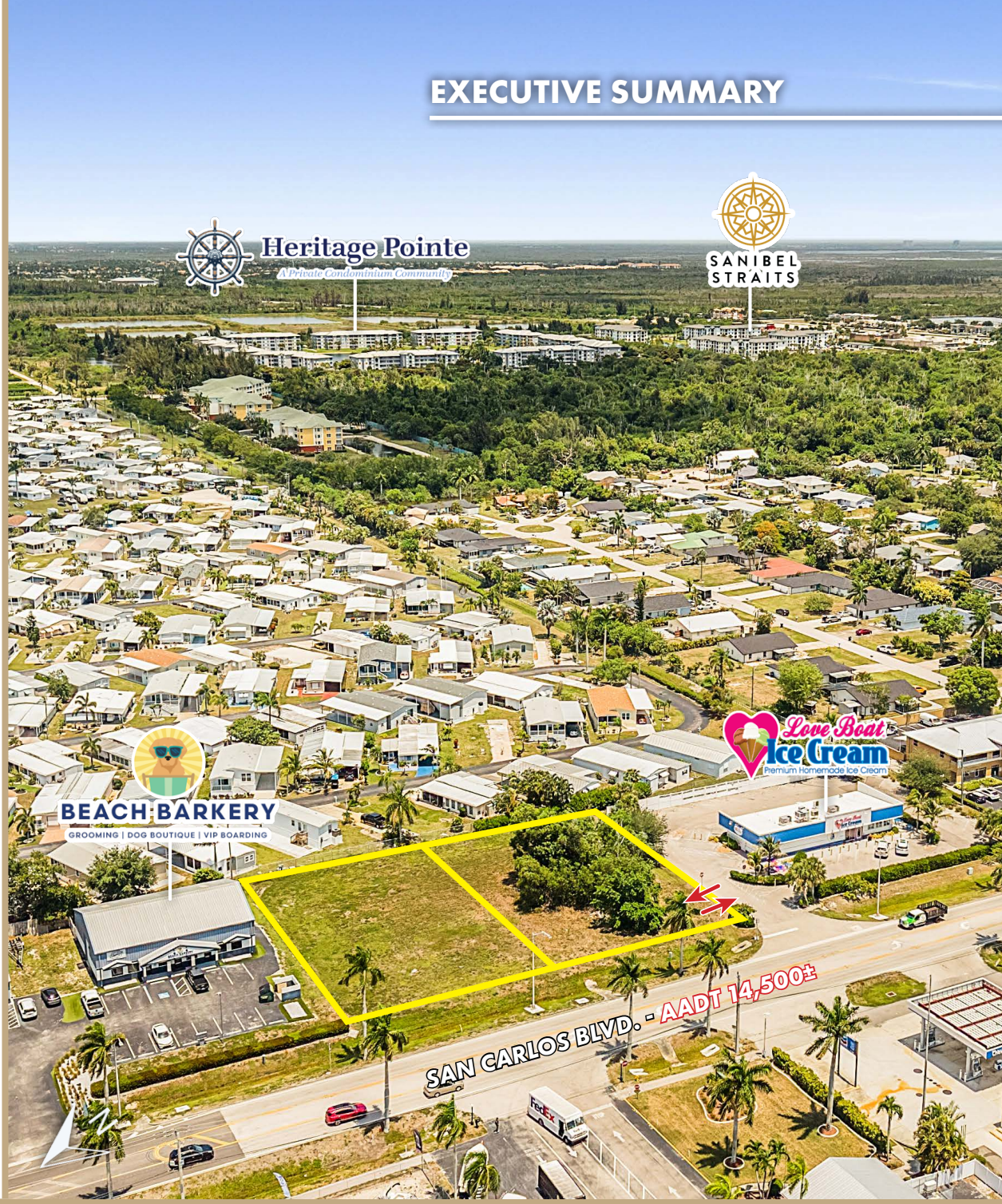
LSI Companies is pleased to present this 0.77± acre, highly visible commercial development opportunity along San Carlos Boulevard, South Fort Myers' primary gateway to Fort Myers Beach.

The site offers 200± feet of frontage, flexible commercial zoning, and a cleared development area suited for a small-format retail, QSR, coffee, or service-oriented user.

The property benefits from strong corridor traffic, established surrounding commercial uses, and a reserved access easement through the adjoining Love Boat Ice Cream property. With nearby redevelopment activity on Fort Myers Beach and continued demand in the Iona trade area, the property is well positioned for an end-user or developer seeking visibility and convenience in a long-term growth corridor.

KEY HIGHLIGHTS

- 0.77± acre commercial development opportunity across two adjacent parcels
- Reserved access through adjoining Love Boat Ice Cream property, providing efficient assess and co-tenancy appeal
- Located along San Carlos Boulevard, the primary access road to Fort Myers Beach
- Strong year-round traffic with seasonal tourist peaks
- Zoning allows for a broad range of retail, restaurant, service, and commercial uses
- Ideal for coffee, QSR, convenience retail, or service-oriented commercial use
- Mostly cleared site with 200± feet of frontage on San Carlos Boulevard
- Surrounded by an established mix of retail, restaurant, service, and light industrial users

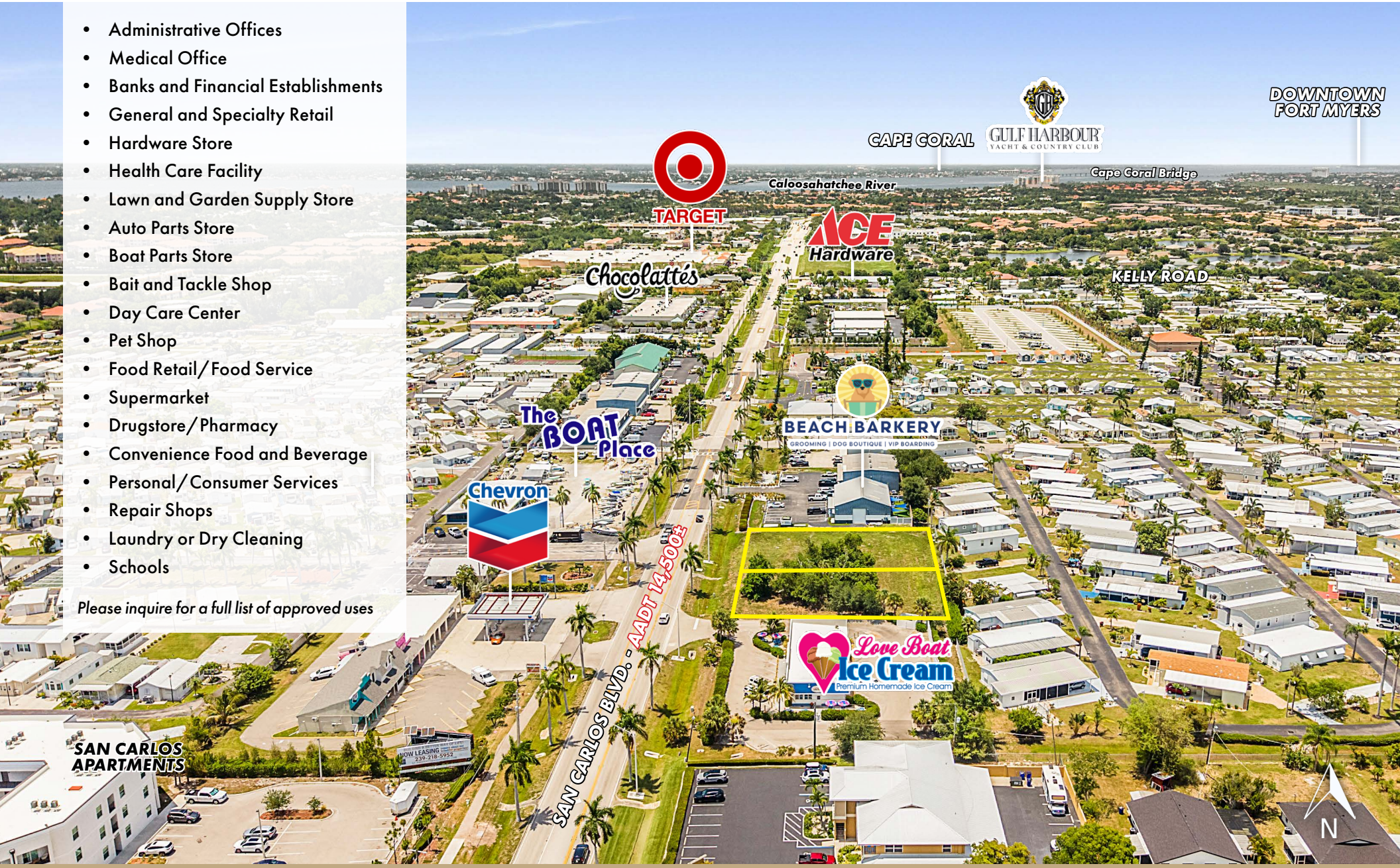


APPROVED USES

C1-A/CC ZONING

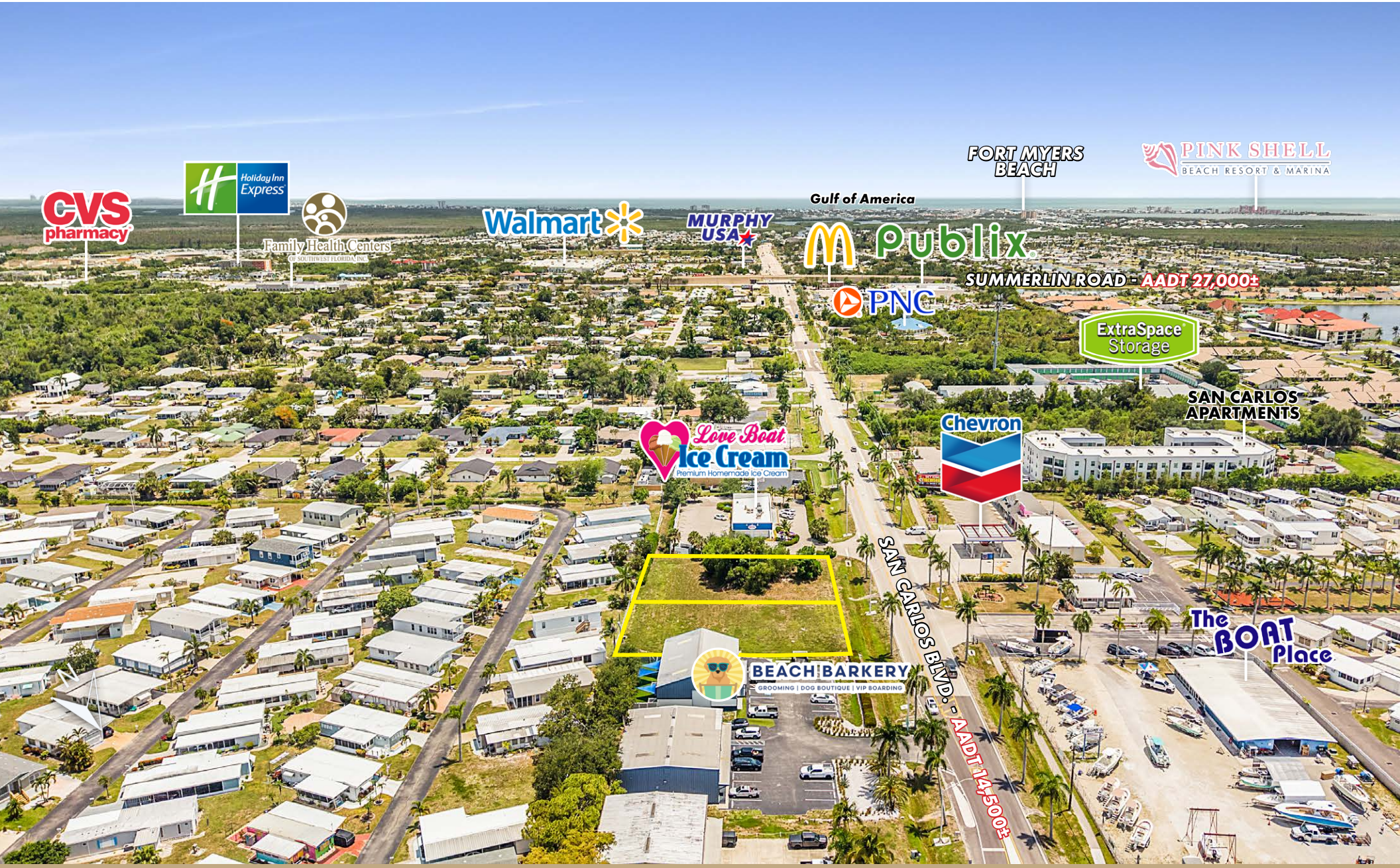
- Administrative Offices
- Medical Office
- Banks and Financial Establishments
- General and Specialty Retail
- Hardware Store
- Health Care Facility
- Lawn and Garden Supply Store
- Auto Parts Store
- Boat Parts Store
- Bait and Tackle Shop
- Day Care Center
- Pet Shop
- Food Retail/Food Service
- Supermarket
- Drugstore/Pharmacy
- Convenience Food and Beverage
- Personal/Consumer Services
- Repair Shops
- Laundry or Dry Cleaning
- Schools

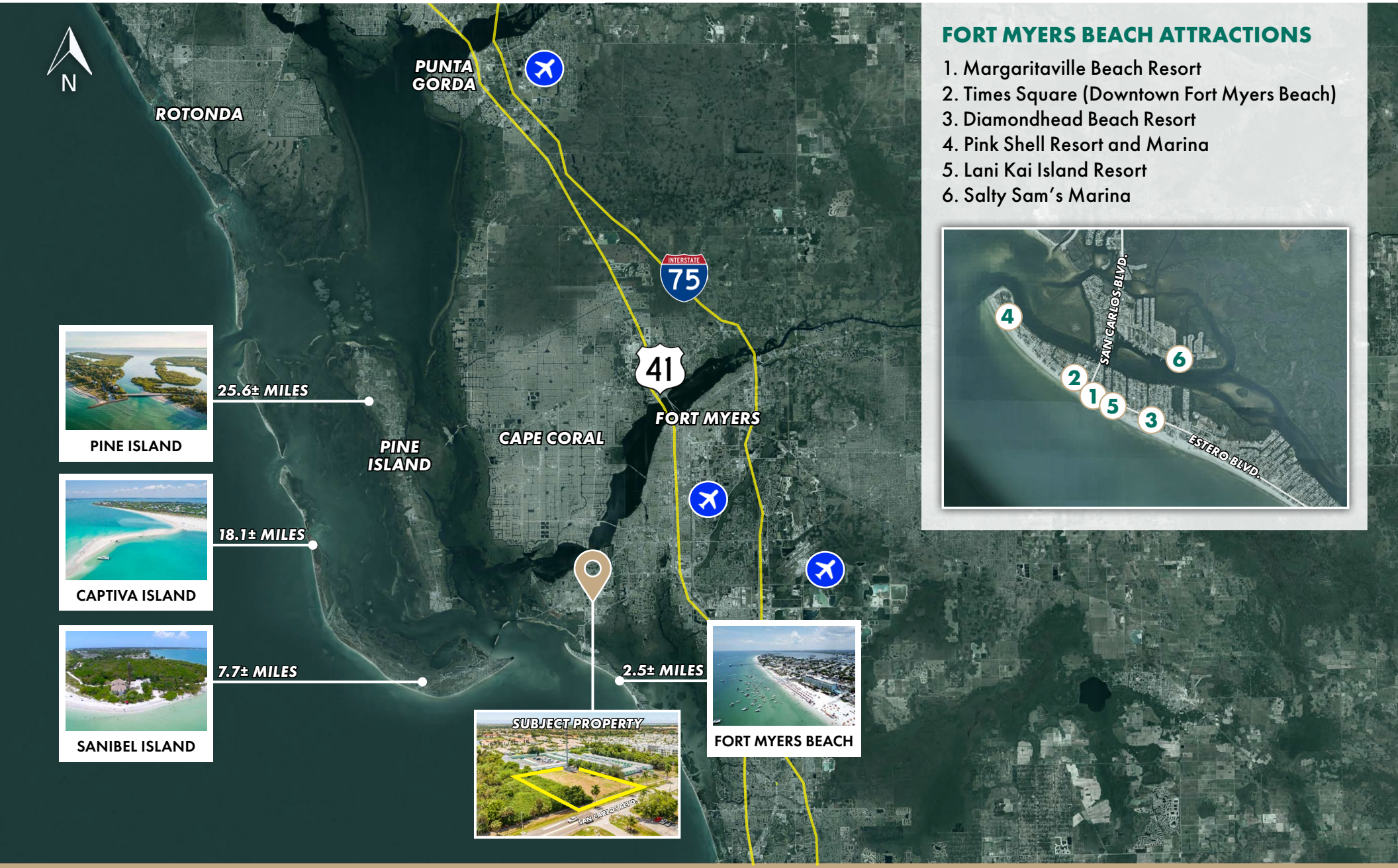
Please inquire for a full list of approved uses



PROPERTY AERIAL

PROPERTY AERIAL

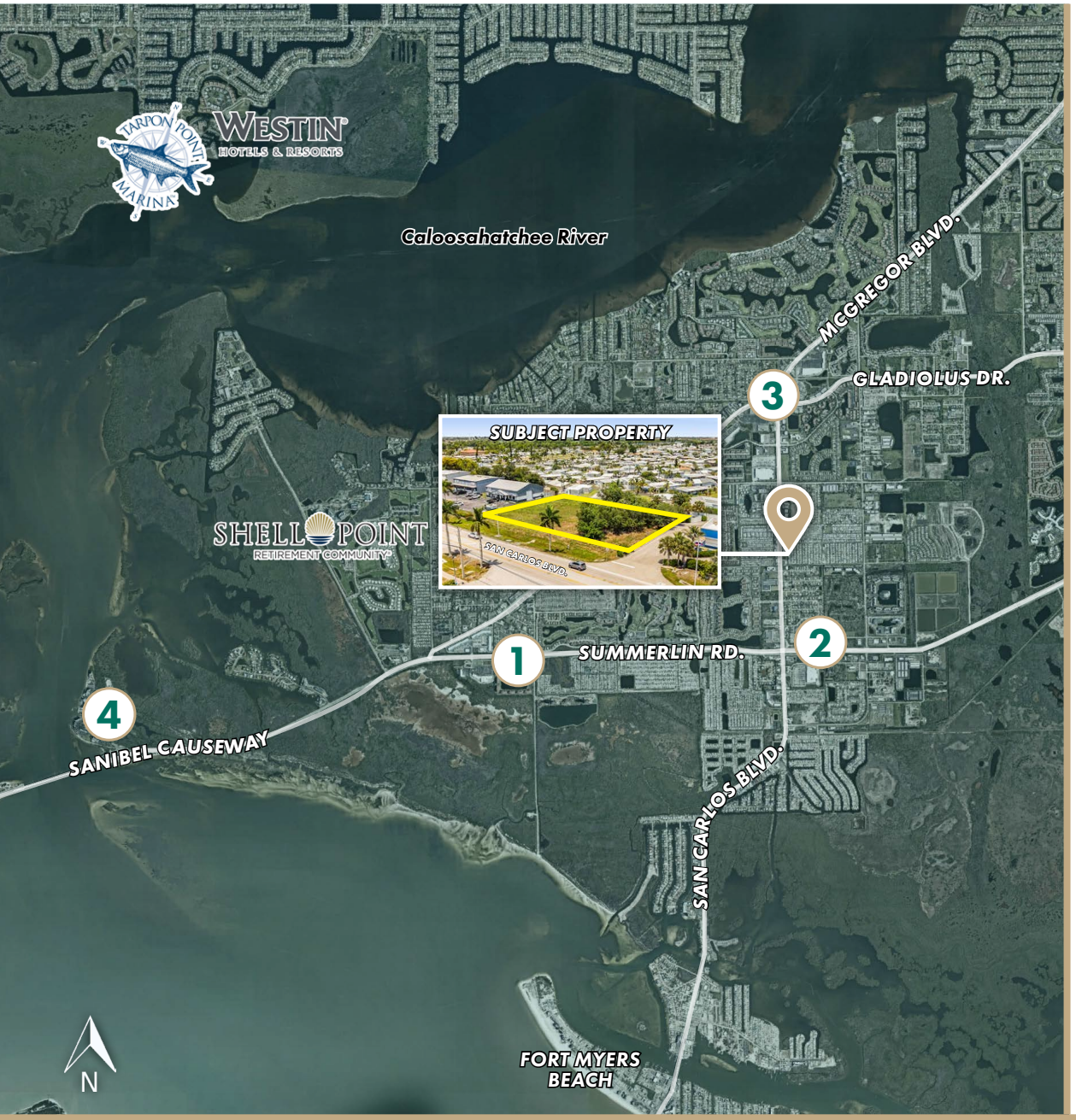




FORT MYERS BEACH ATTRACTIONS

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

Publix · Residence Inn by Marriott · Gator Bites · Island Vibes Kava Bar · 7-Eleven

2. SUMMERLIN ROAD

Publix · Walmart · Circle K · McDonald's · ALDI · Taco Bell · Domino's · The UPS Store · Circle K · müv Cannabis · Murphy USA · Hampton Inn by Hilton · Surfside Carwash · Summerlin Cafe Fort Myers Beach · CVS pharmacy · ABC Fine Wine & Spirits · Kiwanis Fort Myers Beach · Walgreens · Tommy's Express · Holiday Inn Express

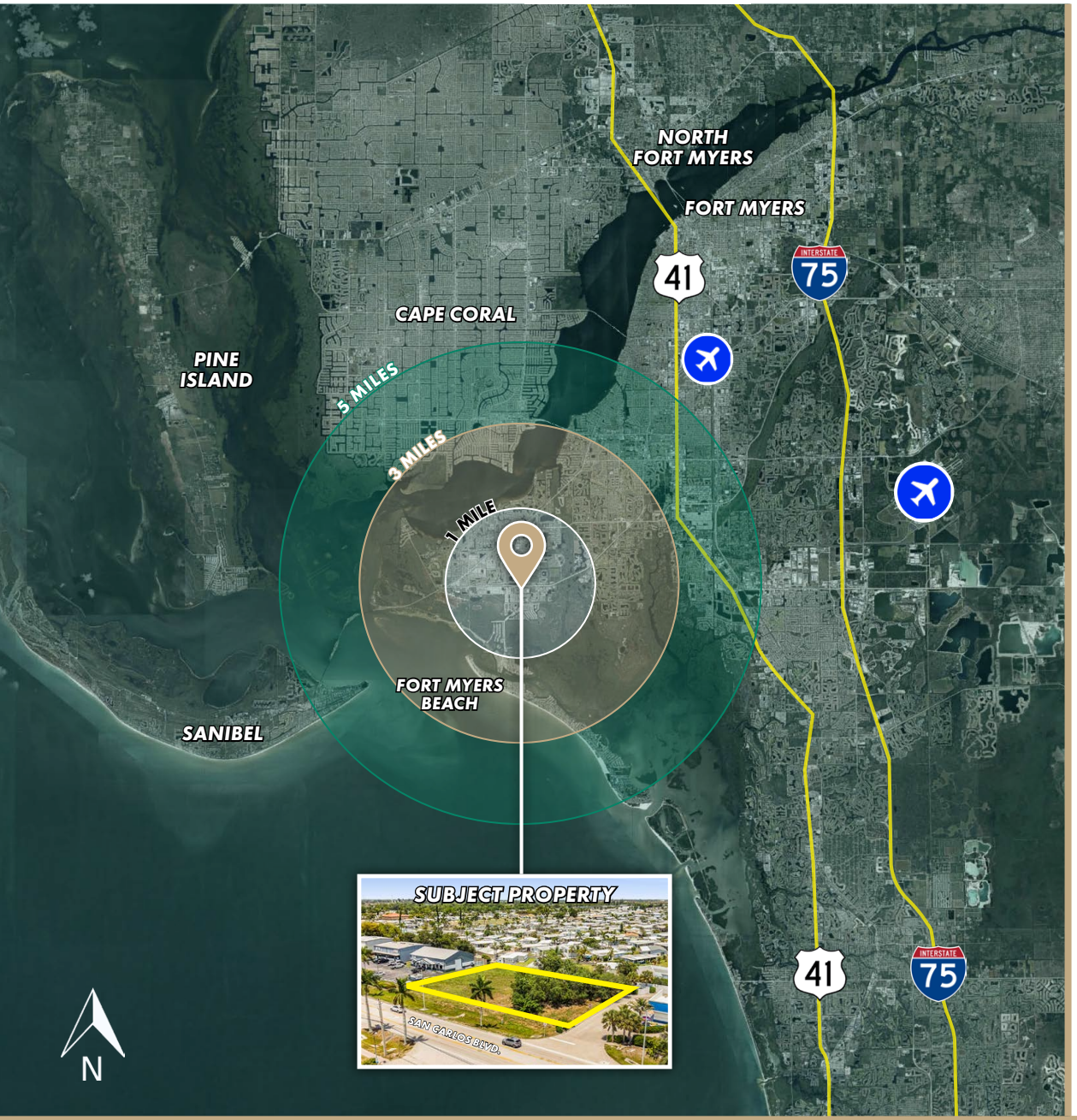
3. GLADIOLUS GATEWAY

Publix · Dollar Tree · Walgreens · Target · Ace Hardware · Pet Supplies Plus Minus the hassle. · Wells Fargo · CVS pharmacy · planet fitness · Mobil · Chase · Truist · Bealls · Valvoline · verizon · O'Reilly Auto Parts · Dutch Bros Coffee · Advance Auto Parts · McGregor Grill · Ron Dao's Pizzaria & Sports Bar · Sound Kava Bar · Garden Live Music · CubeSmart self storage

4. PUNTA RASSA

Bimini Bait Shack · Lighthouse Waterfront Restaurant · Sanibel Harbour Yacht Club Private Wet & Dry Dockominiums · Marriott

LOCATION



AREA DEMOGRAPHICS

1 MILE RADIUS

POPULATION	HOUSEHOLDS	MEDIAN INCOME
5,781	3,276	$63,644

3 MILE RADIUS

POPULATION	HOUSEHOLDS	MEDIAN INCOME
35,933	18,341	$69,291

5 MILE RADIUS

POPULATION	HOUSEHOLDS	MEDIAN INCOME
86,181	44,731	$71,231

LOCATION HIGHLIGHTS

- 0.7± miles to Summerlin Road
- 1± miles to McGregor Boulevard
- 3.4± miles to Fort Myers Beach
- 5.8± miles to US 41
- 7.8± miles to Sanibel Island
- 11± miles to downtown Fort Myers
- 11.3± miles to I-75
- 16.5± miles to SWFL International Airport (RSW)
- 18.3± miles to Captiva Island

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