

2161 MCGREGOR BLVD FORT MYERS, FL 33901



Highly Visible Commercial Space Near Downtown Fort Myers

FOR LEASE



LEASE RATE: **\$18/SF/YR**

OFFERING SUMMARY

Total Available SF: 1,980 SF
Lease Type: \$10.18/SF NNN
Zoning: U-CTR

DEMOGRAPHICS

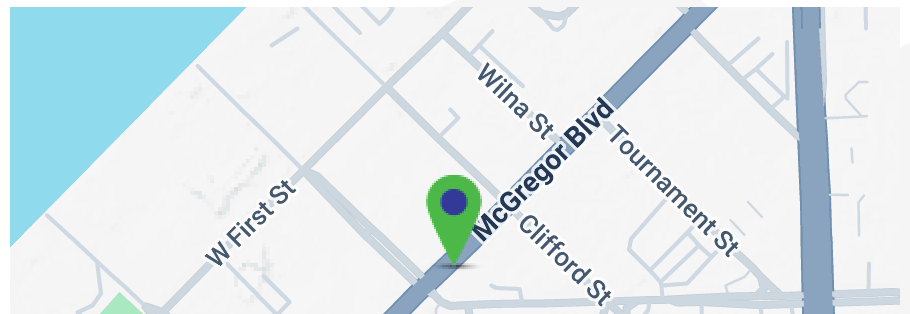
	3 MILES	5 MILES	10 MILES
Total Population	59,990	168,458	472,801
Total Households	25,856	71,298	199,947
Median Age	44	45	47
Average HH Income	\$75,251	\$77,068	\$89,363

PROPERTY OVERVIEW

Located along McGregor Boulevard near the corner of Victoria Avenue, this property sits in a highly visible corridor just minutes from Downtown Fort Myers, the Edison & Ford Winter Estates, and the First Street redevelopment area. The surrounding corridor continues to see steady investment with a variety of nearby businesses and amenities—making it a strong option for a range of professional, office, or retail uses.

AVAILABLE SPACES

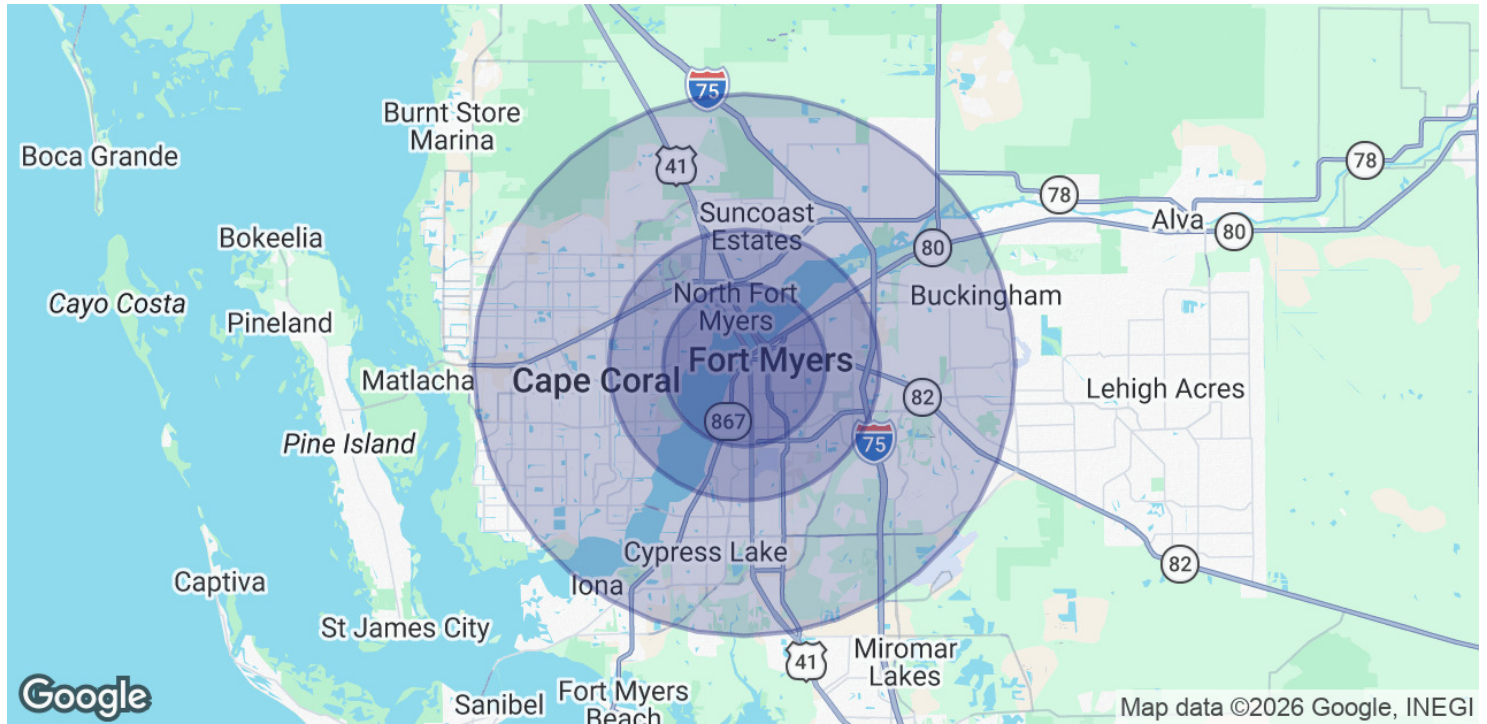
SPACE	LEASE RATE	SIZE (SF)
Unit C	\$18.00 SF/yr	1,980 SF



CARLOS ACOSTA, CCIM
239.823.0115
cacosta@ccim.net

CRES Commercial Real Estate Services of SWFL, INC
1490 NE Pine Island Rd Suite 6F • Cape Coral, FL 33909
239.980.0081 • cresswfl.com

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

2020 American Community Survey (ACS)