

1 ± ACRE COMMERCIAL SITE

MCGREGOR BOULEVARD FRONTAGE

FOR SALE

16631-16641 MCGREGOR BOULEVARD, FORT MYERS, FL 33908



- PRICE:** \$300,000 at \$6.96 PSF or \$303,000/Acre
- SIZE:** 0.99± Acre | 43,124± SF (200'± McGregor Blvd Frontage)
- LOCATION:** ¼ mile north of the John Morris Road, adjacent to Kingston Square strip center
- ZONING:** CS-1 - Special Commercial Office (Lee County) [Click here for zoning uses](#)
Suitable for Office or Medical Office
- F.L.U.:** Suburban
- RE TAXES:** \$2,649.83 (2022)
- PARCEL ID:** 01-46-23-00-00014.0000 | 16631/33 McGregor Blvd
01-46-23-00-00015.0000 | 16641 McGregor Blvd

COMMERCIAL SITE

Assemblage of two lots totaling 0.99± acre. Located ¼ mile north of the John Morris Road intersection, just south of Kelly Road. CS-1 zoning allows for Office, Healthcare Facilities, Banks, Essential Service Facilities, EMS, Place of Worship, Funeral Homes and variety of other commercial uses.

CONTACT
FRED KERMANI, CCIM, AIA
Partner
239.659.4960
Fred.Kermani@CREconsultants.com
www.CREconsultants.com/FredKermani

ENN LUTHRINGER, CCIM
Partner
239.481.3800 x206
Enn.Luthringer@CREconsultants.com
www.CREconsultants.com/EnnLuthringer

12140 Carissa Commerce Ct, Suite 102
Fort Myers, FL 33966

1100 Fifth Ave. S, Suite 404
Naples, FL 34102

The information contained herein was obtained from sources believed reliable. CRE Consultants makes no guarantees, warranties or representations as to the completeness or accuracy thereof, and is subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice.

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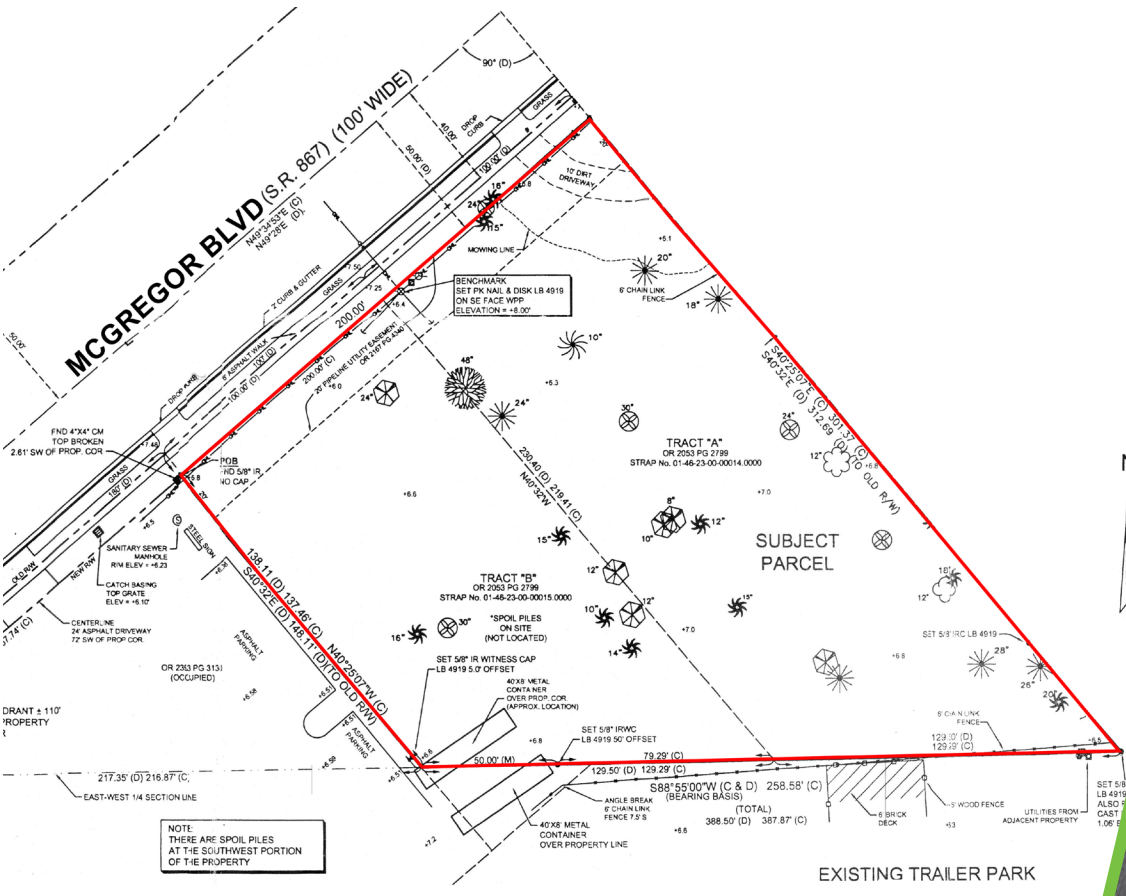
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HIGHLIGHTS

- 200' McGregor Blvd frontage
- CS-1 zoning allows a variety of uses
- Just minutes from Sanibel Island



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2023 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	5,344	24,271	75,457
EST. HOUSEHOLDS	2,862	12,615	38,244
EST. MEDIAN HOUSEHOLD INCOME	\$61,957	\$60,525	\$61,563
TRAFFIC COUNTS (2022)	16,500 AADT (McGregor Boulevard)		

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