

13451 MCGREGOR BLVD. | FORT MYERS, FL 33908

## SPACE AVAILABLE AT CYPRESS SQUARE

### FOR LEASE

#### CONTACT

**Chris Ferritto**

239-310-6257

chris@mayhughcommercial.com

**Chase Mayhugh, SIOR, CCIM**

239-278-4945

chase@mayhughcommercial.com



**MAYHUGH**  
COMMERCIAL ADVISORS

13099 S. Cleveland Ave. Suite 410  
Fort Myers, FL 33907

MAYHUGHCOMMERCIAL.COM

## Upscale Neighborhood Center in Affluent South Fort Myers.

This prominent retail and office center, located at the intersection of McGregor Blvd. and Cypress Lake Dr., offers an excellent location and visibility. Set in a beautiful park-like setting, the center features upscale shops and restaurants, including long-term tenants like Prawnbroker and Blue Sushi. With ample parking, great synergy, and easy access, this center is the place to be in South Fort Myers.

### AVAILABILITY

	Unit 11	Unit 27	Unit 31
SPACE AVAILABLE	650 SF	1,231 SF	1,231 SF
LEASE RATE	\$23.00/NNN	\$23.00/NNN	\$16.00/NNN
CAM	\$8.75	\$8.75	\$8.75

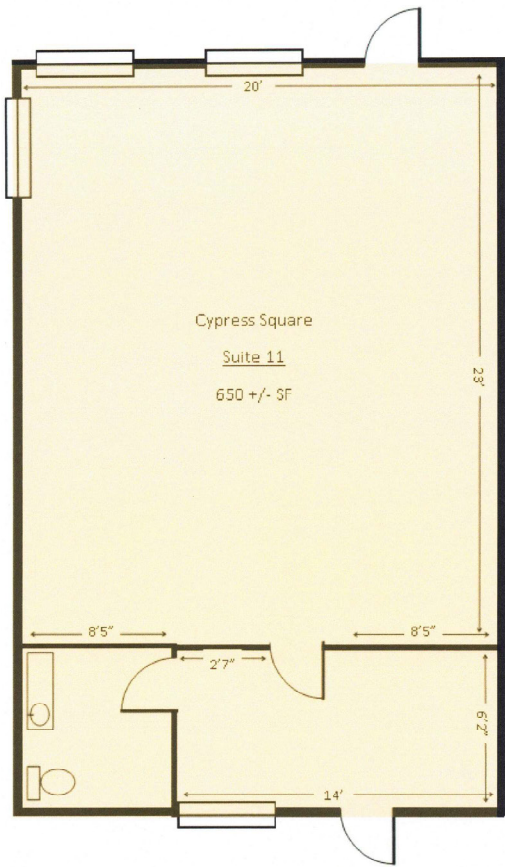
### PROPERTY DETAILS

TOTAL BUILDING SIZE	39,664± SF
ZONING	C-1 (Lee County)
YEAR BUILT	1977



# UNIT 11

## FLOOR PLAN



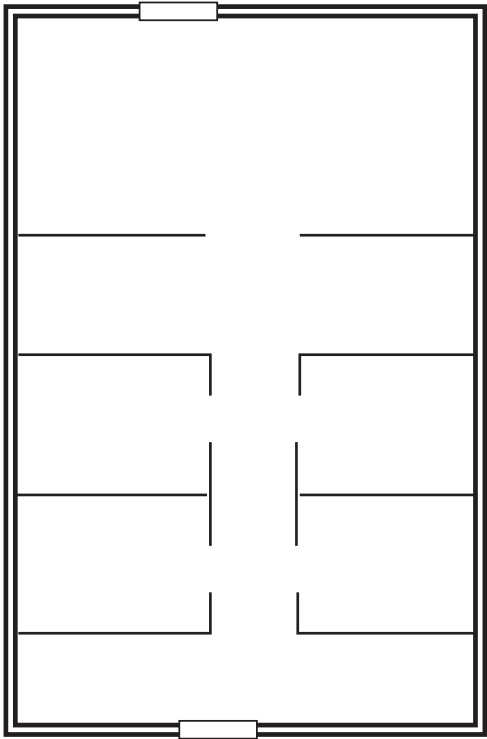
## CYPRESS SQUARE EXTERIOR PHOTOS





# UNIT 27

## FLOOR PLAN



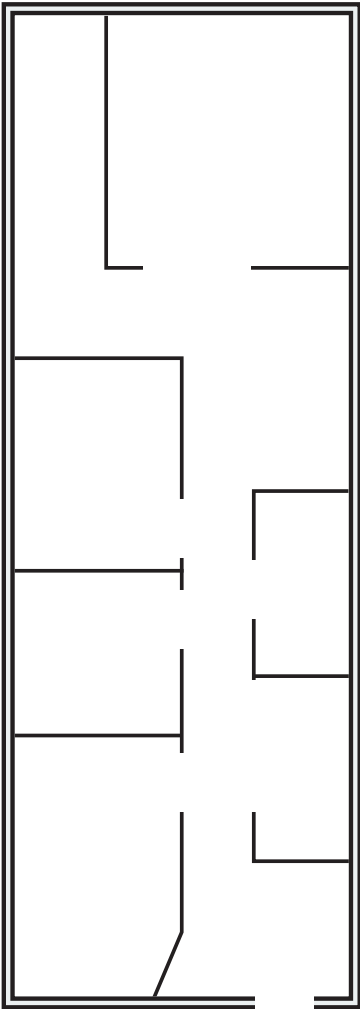
This floorplan is for illustrative purposes only and is not drawn to scale.

## PHOTOS



# UNIT 31

## FLOOR PLAN

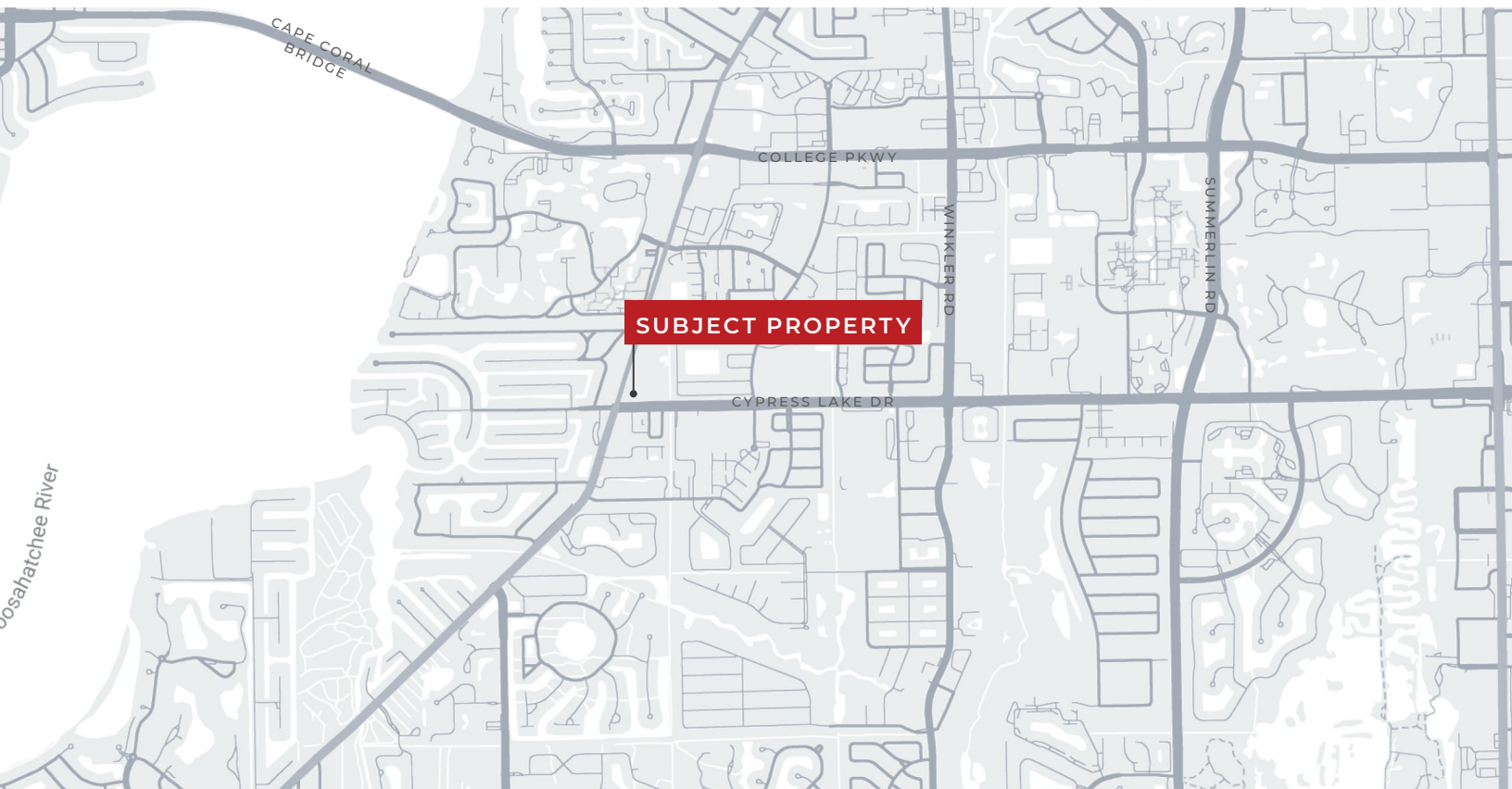


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## PHOTOS







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