



MAYHUGH
COMMERCIAL ADVISORS

FOR LEASE

NEWLY RENOVATED! - Retail/Office in McGregor Village
12707-12731 MCGREGOR BLVD. - FORT MYERS, FL 33919



Property Description: McGregor Village (formally Pewett Center) has been newly renovated and transformed into an invitingly new village market atmosphere by its new owner. This well established Neighborhood Center offers a great tenant mix and distinct signage on both College Pkwy and McGregor Blvd. In addition to its old Florida Style Architecture, the center offers ample parking and manicured landscaping.

Space Available: 700 - 2,233 +/- SF
Price P/S/F: \$12.00 - \$15.00 P/S/F
Lease Type: MODIFIED GROSS
Total Building Size: 30,465 +/- SF
Total Land Size: 3.72 +/- Acres
Zoning: C-1 (Lee County)
Year Built: 1960
Daily Traffic Counts: 45,300 +/- Cars



Property Highlights:

- Newly Renovated
- Premier Retail/Office Space
- Located at the corner of McGregor Blvd. & College Pkwy.
- High Daily Traffic Counts
- Great Synergy
- Easy Access
- High Visibility
- Ample Parking

Advisors:

Bryan Burchers
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Chase Mayhugh, CCIM
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Mayhugh Realty, Inc.
13690 Eagle Ridge Dr.
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Drawing not to scale. The statements, information and figures presented herein in this offering, while not warranted or guaranteed, are secured from a source we believe to be reliable. Subject to prior sale, withdrawal and price change without notice.

MayhughCommercial.com



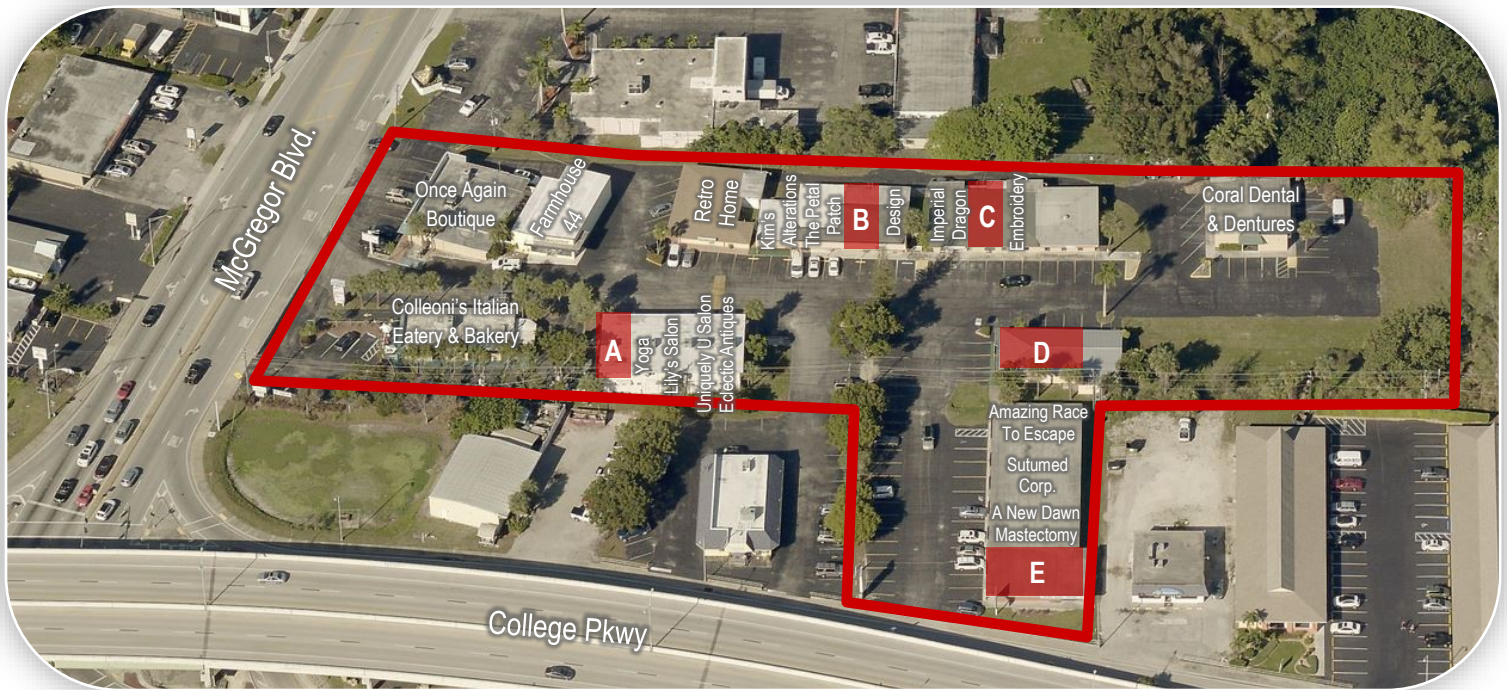
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Available Spaces			
A	12729-5/6	836 +/- SF	\$12.00 P/S/F
B	12715-3	832 +/- SF	\$12.00 P/S/F
C	12713-2	730 +/- SF	\$12.00 P/S/F
D	9290-1	1,433 +/- SF	\$12.00 P/S/F
E	9280-1/2	1,500 +/- SF	\$15.00 P/S/F

Property Site Plan:



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Property Photos:



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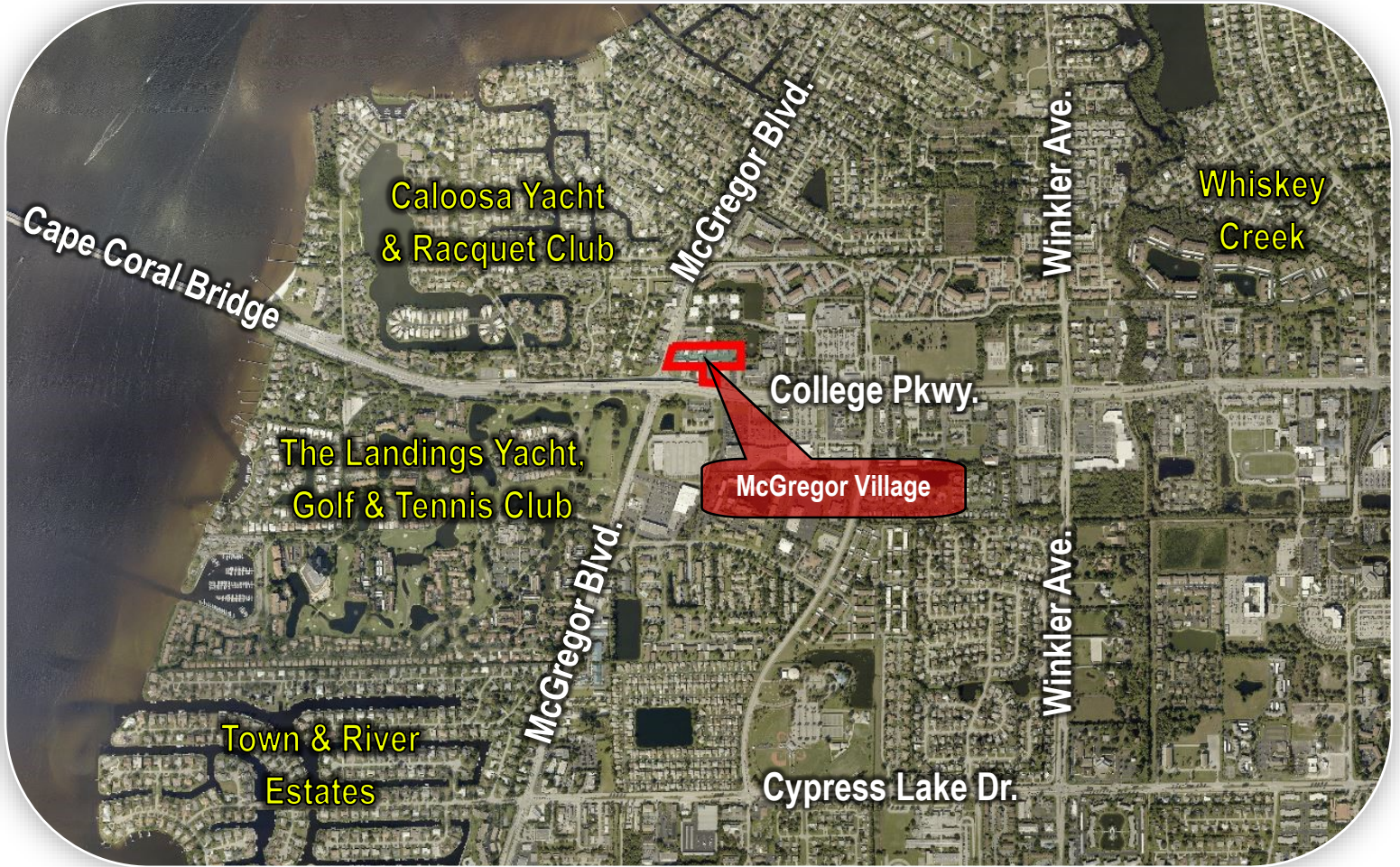


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Property Location:



Property Demographics	3 Miles	5 Miles	10 Miles
Population	63,974	153,879	398,955
Households	31,094	71,595	172,381
Employed	45,281	105,209	219,765
Median Age	52.3	51.8	48.3
Average Household Income	\$67,552	\$70,281	\$69,026

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