

BRUNO PLAZA RETAIL CENTER

GREAT LEASE RATE!



FOR LEASE

15560 MCGREGOR BOULEVARD, FORT MYERS, FL 33908



LEASE RATE: \$12.00 PSF NNN

CAM: \$3.40 PSF

SIZE: 1,200 - 1,745± SF

LOCATION: Just west of the McGregor Boulevard and Gladiolus Drive intersection

ZONING: C2- Commerical & CPD-Commercial Planned Development (Lee County)

UNIT	SIZE (SF)	LEASE RATE (PSF)	MONTHLY RENT	CAM (PSF)	MONTHLY CAM	SALES TAX	MONTHLY TOTAL
2	1,200	\$12.00	\$1,200.00	\$3.40	\$340.00	\$92.40	\$1,632.40
3-4	1,745	\$12.00	\$1,745.00	\$3.40	\$494.42	\$134.37	\$2,373.78

CONTACT

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BRUNO PLAZA

Unique local retail community plaza being created – Enjoy Live Music, Food Trucks, Vinyl Records, Recording Studio, or Pottery Classes all while you get your vehicle serviced or get your hair styled! Unit 2 was a former salon. Unit 3 & 4 was a former veterinarians office. This established trade area boasts excellent demographics with numerous upscale communities.

12140 Carissa Commerce Ct, Suite 102
Fort Myers, FL 33966
1100 Fifth Ave. S, Suite 100
Naples, FL 34102

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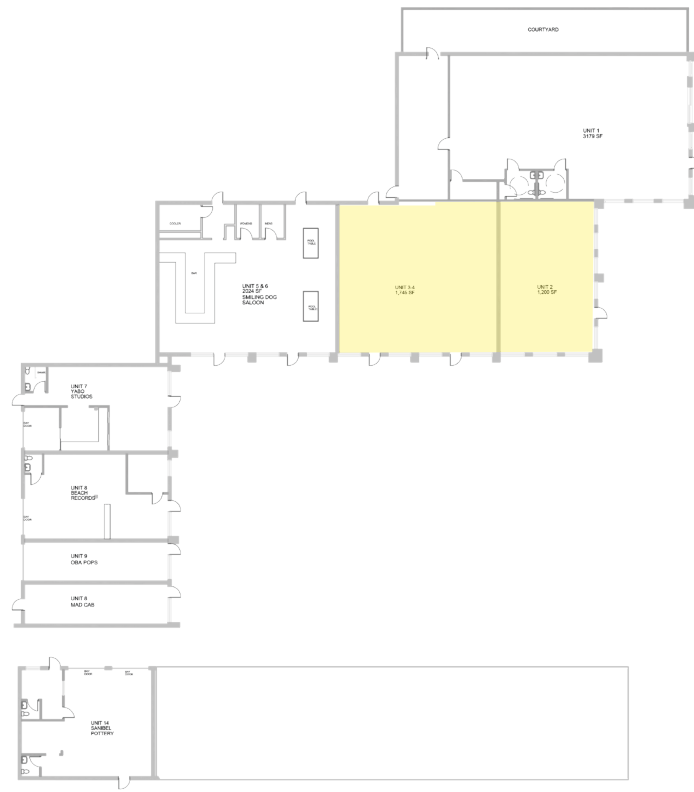
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HIGHLIGHTS

- Anchored by a Chevron gas station, salon and a pub
- Abundance of parking
- Easy access



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2019 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
EST. POPULATION	9,022	45,329	107,147
EST. HOUSEHOLDS	4,687	22,592	53,366
EST. MEDIAN HOUSEHOLD INCOME	\$58,590	\$56,832	\$56,401

TRAFFIC COUNTS (2019) 16,500 AADT

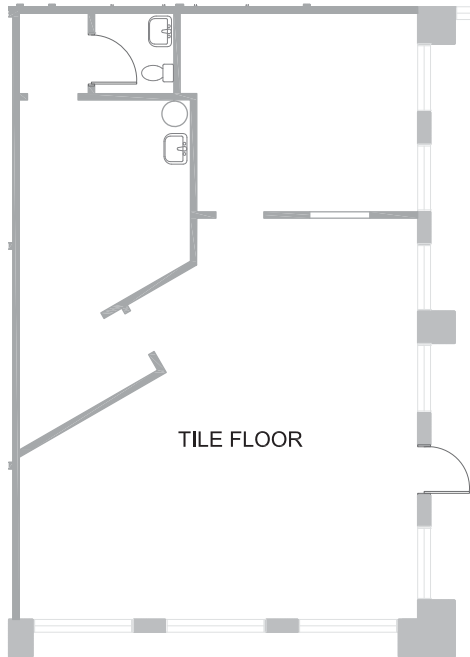
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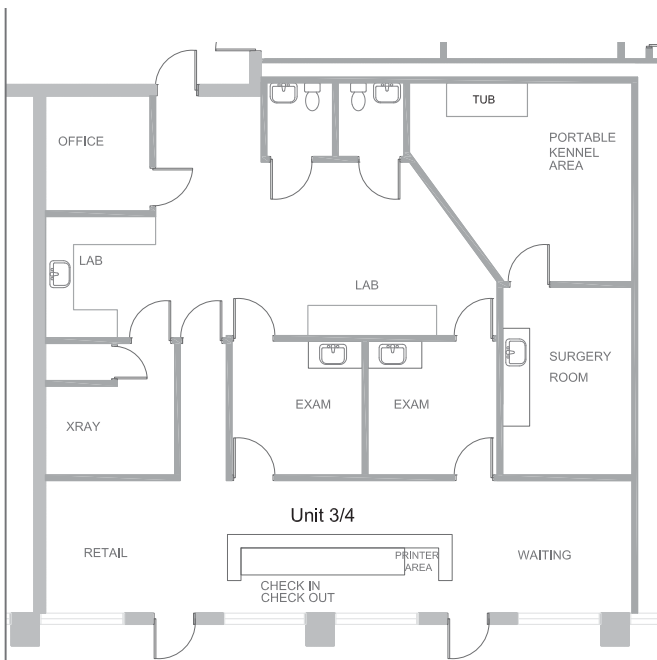
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UNIT 2 | 1,200± SF



UNIT 3-4 | 1,745± SF



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