



MAYHUGH
COMMERCIAL ADVISORS

FOR LEASE

Space Available at Cypress Square

13451 MCGREGOR BLVD. - FORT MYERS, FL 33908

****1st Month Free to Qualified Tenants****



Property Description: Upscale neighborhood center located in affluent South Fort Myers market. Center consists of upscale shops and prominent restaurants. Beautiful park-like setting and established long term tenants such as Prawnbroker and Blue Sushi make this center the place to be!

Property Highlights:

- Beautiful Park-Like Setting
- Prominent Retail/Office Center
- Located at the Intersection of McGregor Blvd. & Cypress Lake Dr.
- Ample Parking
- Great Synergy
- Easy Access
- Excellent Location & Visibility

Space Available:	1,231 +/- SF
Price P/S/F:	\$13.50 P/S/F
Lease Type:	MODIFIED GROSS
Total Building Size:	39,664 +/- SF
Total Land Size:	3.85 +/- Acres
Zoning:	C-1 (Lee County)
Year Built:	1977
Daily Traffic Counts:	38,666 +/- Cars (McGregor Blvd.) 24,738 +/- Cars (Cypress Lake Dr.)

Advisors:

Chase Mayhugh, SIOR, CCIM
239-898-9685 (Cell)
chase@mayhughcommercial.com

Chuck Mayhugh
239-823-8010 (Cell)
chuck@mayhughcommercial.com

Mayhugh Realty, Inc.
13690 Eagle Ridge Dr.
Fort Myers, FL 33912

Office: 239-278-4945
Fax: 239-278-1964

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



MAYHUGH
COMMERCIAL ADVISORS

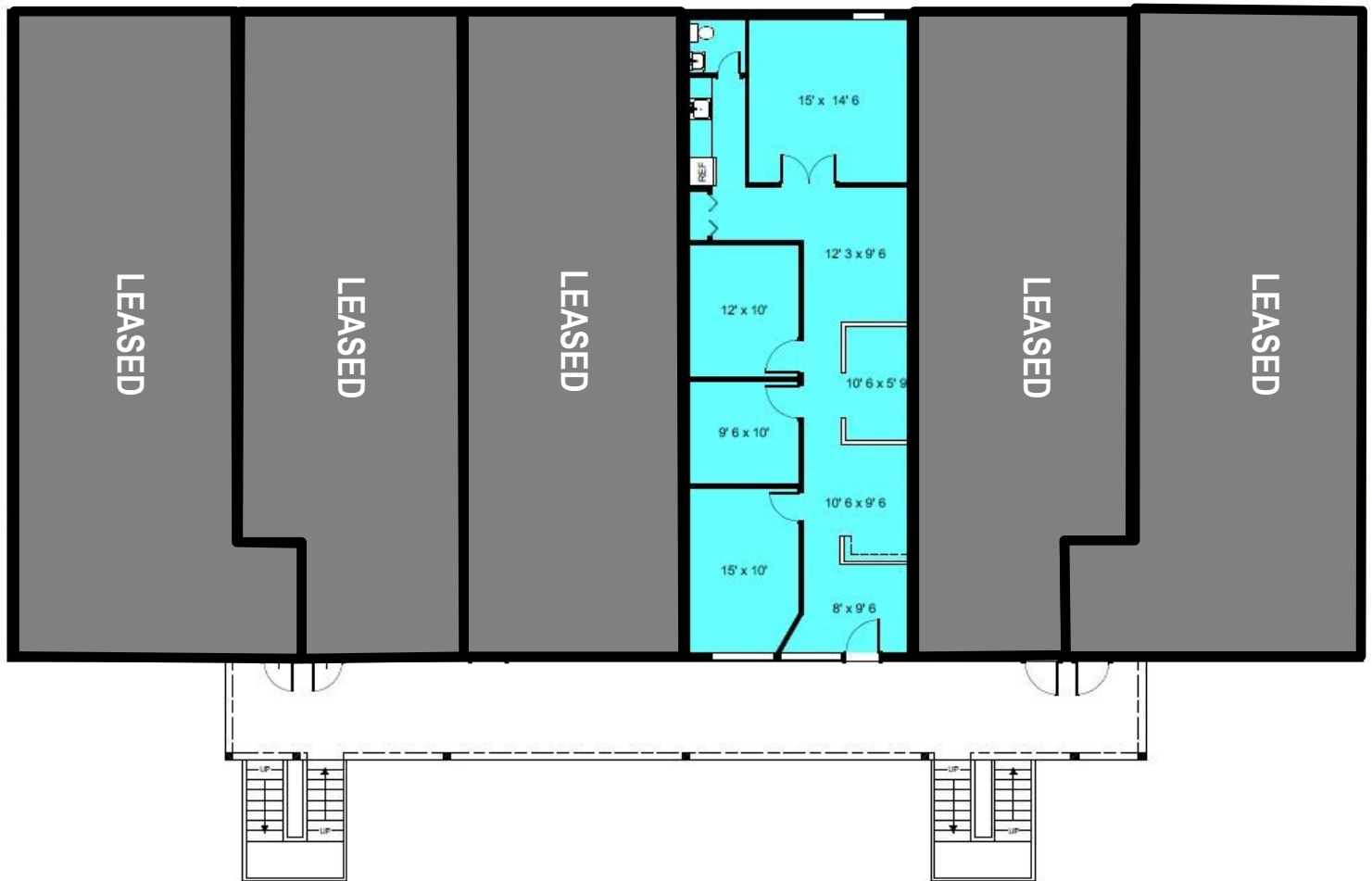
FOR LEASE

Space Available at Cypress Square

13451 MCGREGOR BLVD. - FORT MYERS, FL 33908

Floor Plan:

Cypress Square - Available Spaces				
Unit #	Unit Size	Rent P/S/F	Monthly Rent plus Sales Tax	
31	1,231 +/- SF	\$13.50 GROSS	\$1,384.88 / Month	



Mayhugh Realty, Inc.
13690 Eagle Ridge Dr.
Fort Myers, FL 33912
MayhughCommercial.com

Chuck Mayhugh
239-823-8010
chuck@mayhughcommercial.com

Chase Mayhugh, SIOR, CCIM
239-898-9685
chase@mayhughcommercial.com



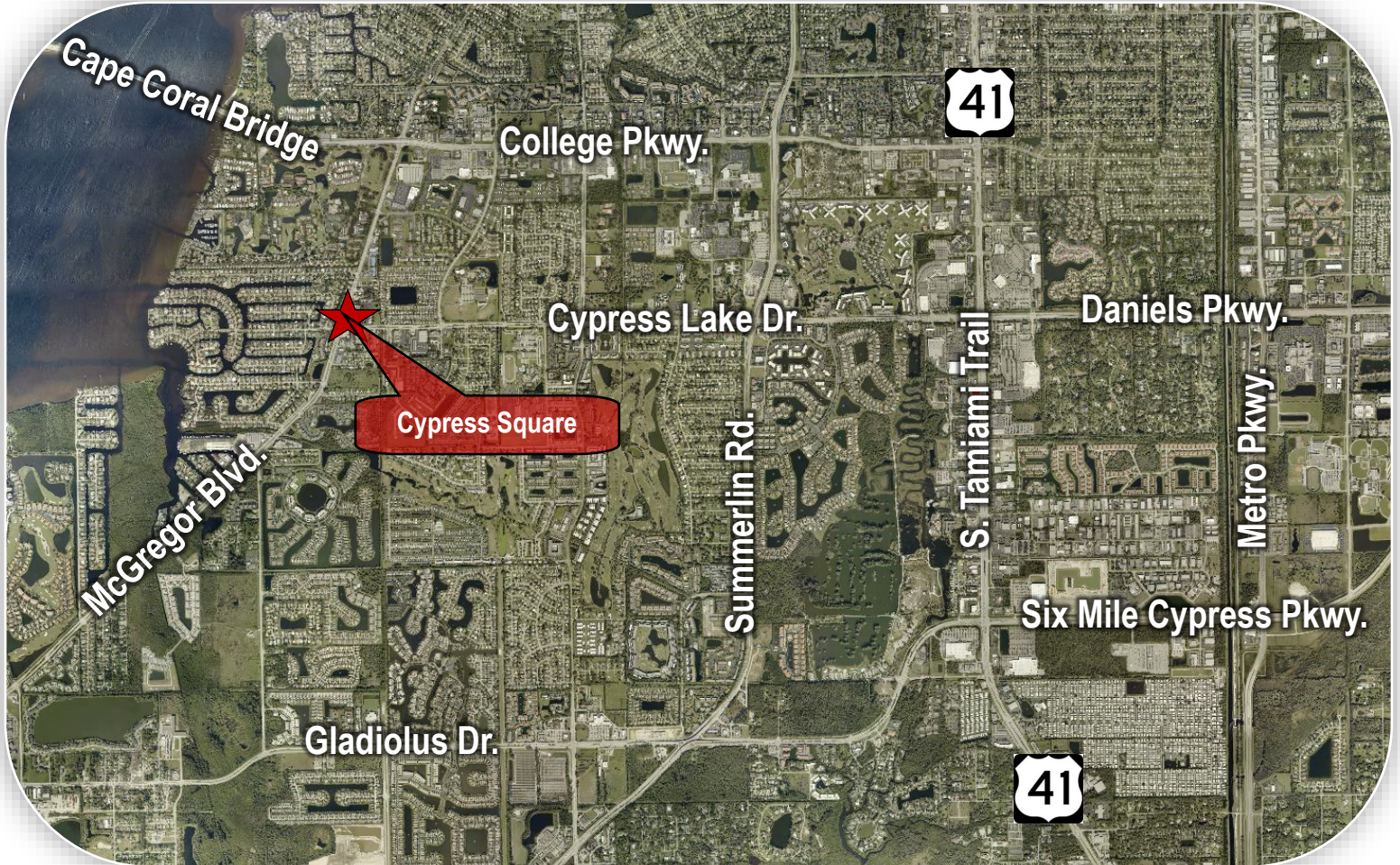
MAYHUGH
COMMERCIAL ADVISORS

FOR LEASE

Space Available at Cypress Square

13451 MCGREGOR BLVD. - FORT MYERS, FL 33908

Property Location:



Property Demographics	1 Mile	3 Miles	5 Miles
Population	8,907	61,893	151,118
Households	4,737	30,228	71,520
Employed	5,088	33,820	85,787
Median Age	60.5	56.2	55.2
Average Household Income	\$73,002	\$78,856	\$77,753

Mayhugh Realty, Inc.
13690 Eagle Ridge Dr.
Fort Myers, FL 33912
MayhughCommercial.com

Chuck Mayhugh
239-823-8010
chuck@mayhughcommercial.com

Chase Mayhugh, SIOR, CCIM
239-898-9685
chase@mayhughcommercial.com