



MAYHUGH
COMMERCIAL ADVISORS

FOR LEASE

McGREGOR VILLAGE - Retail/Office

12711 & 12717 MCGREGOR BLVD. - FORT MYERS, FL 33919

3 Months Free Rent to Qualified Tenants



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: 1,836 - 1,953 +/- SF
Price P/S/F: \$12.00 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 with 2017 renovations
Daily Traffic: 45,300 +/- Cars



Property Highlights:

- Newly Renovated
- Premier Retail/Office Space
- Pylon Signage on McGregor Blvd. & College Pkwy.
- High Daily Traffic Counts
- Great Synergy
- Easy Access
- High Visibility
- Ample Parking
- Strong Demographics

Advisors:

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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.

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Property Site Plan:



McGregor Village - Available Units					
	Unit #	Unit Size	Rent P/S/F	HVAC Maint.	Monthly Rent plus Sales Tax
A	12717 McGregor Blvd.	1,953 +/- SF	\$12.00	\$29.17/m	\$1,982.17
B	12711 McGregor Blvd.	1,836 +/- SF	\$12.00	\$29.17/m	\$1,865.17

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Aerial Photo:



Unit - 12717



Unit - 12711



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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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