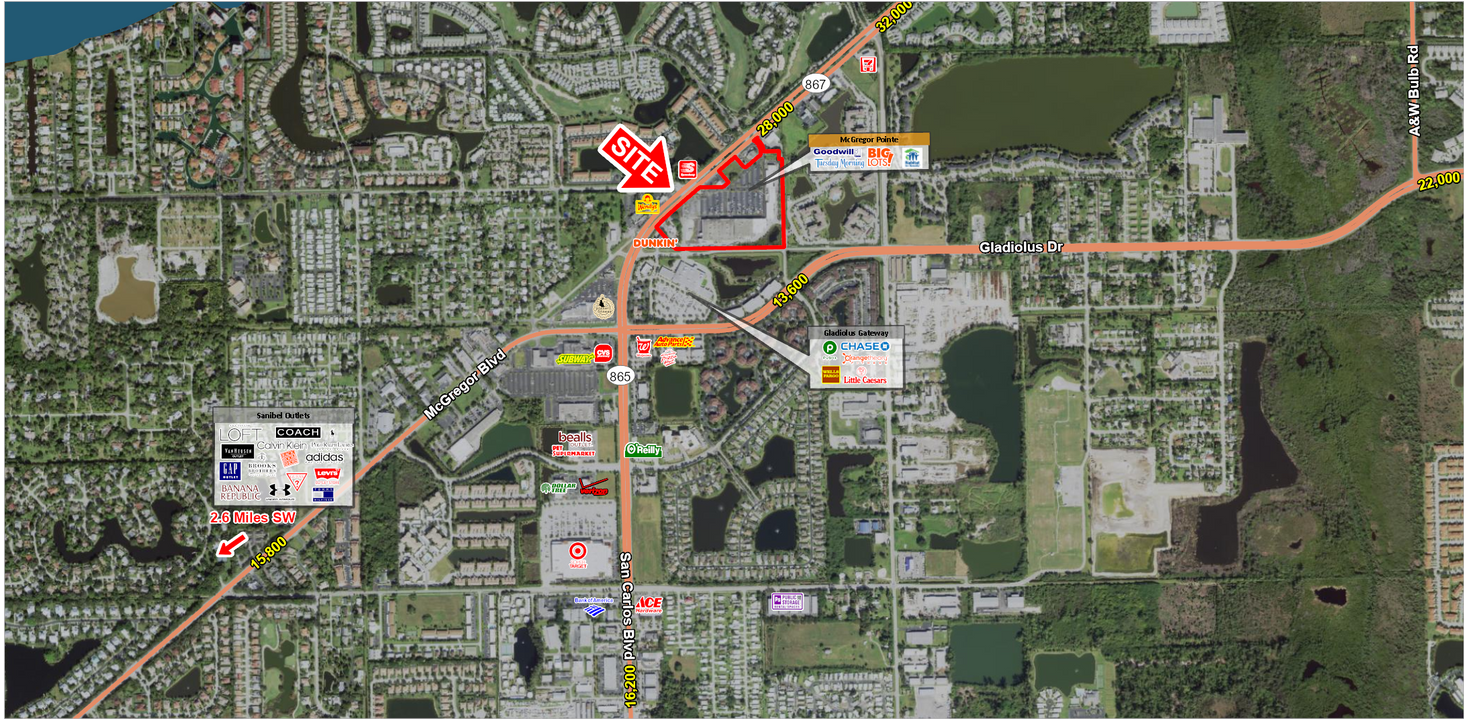


MCGREGOR POINTE SHOPPING CENTER

15271 McGregor Blvd, Fort Myers, FL 33908

EXECUTIVE SUMMARY



LOCATION OVERVIEW

NEQ of McGregor Blvd & Gladius Drive

PROPERTY HIGHLIGHTS

- GLA: 170,241 SF
- Outparcel opportunity available (up to 3.55 Acres)
- Located at a lighted intersection with full access
- Former fast-food restaurant and building can be repurposed or redeveloped
- Traffic Counts (AADT): McGregor Blvd - 28,070 and Gladius Drive - 13,600
- Retailers in the area include: Publix, Big Lots, Bealls Outlet, Target, Aldi, Planet Fitness, Pet Supermarket, CVS, Walmart Supercenter, Walgreens, Dollar General and more

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	8,437	49,695	115,309
Daytime Population	8,864	46,195	122,785
Households	3,902	24,989	57,627
Average HH Income (4)	98,727	83,619	81,303



EXCLUSIVE AGENT(S)

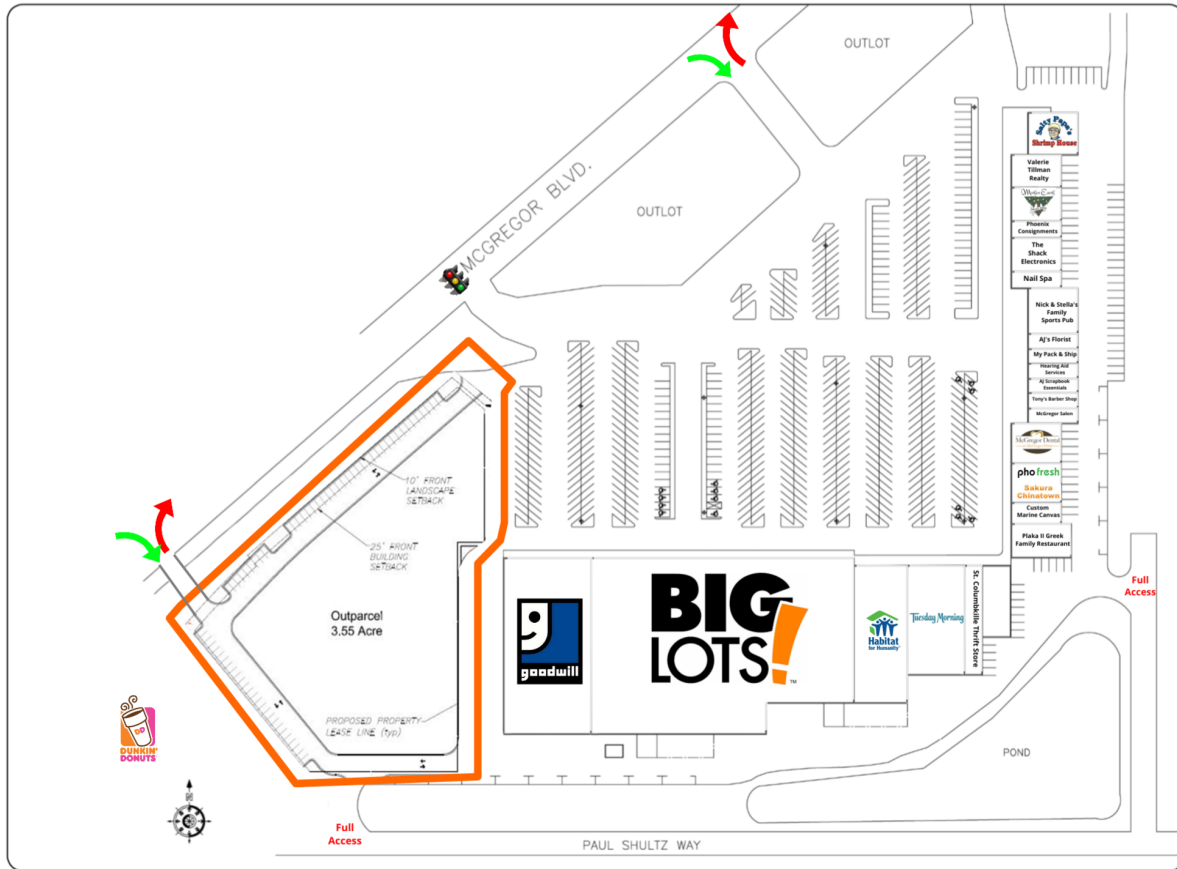
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SITE PLAN



SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
1-2	Salty Papa's Shrimp House	3,000 SF	16	My Pack & Ship	1,200 SF	25	Custom Marine Canvas	1,200 SF
3-4	Valarie Tilman Realty	1,768 SF	17	Hearing Aid Services	1,200 SF	26-27	Plaka II Greek Family Resta...	2,400 SF
5-7	Mother Earth Natural Foods	2,910 SF	18	AJ Scrapbook Essentials	1,200 SF	29	St. Columbkille Thrift Store	9,500 SF
8	Phoenix Consignments	1,200 SF	19	Tony's Barber Shop	900 SF	31	Tuesday Morning	11,500 SF
9-10	The Shack Electronics	2,400 SF	20	McGregor Salon	900 SF	33A	Habitat For Humanity	26,200 SF
11	Nail Spa	1,200 SF	21	McGregor Dental	2,400 SF	33B	Big Lots	42,000 SF
12-14	Nick & Stella's Family Spor...	3,000 SF	23	Pho Fresh	1,600 SF	33C	Goodwill	21,519 SF
15	AJ's Florist	1,200 SF	24	Sakura Chinatown	2,100 SF	Outparcel	Available	3.55 Acres

EXCLUSIVE AGENT(S)

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