



MCGREGOR LAKES CENTER

FOR LEASE • PRIME OFFICE OPPORTUNITY
12651 MCGREGOR BLVD • FORT MYERS, FL 33919



PROPERTY FEATURES

LEASE RATE:

Base Rent \$11.25 PSF
NNN \$8.39 PSF

AVAILABLE:

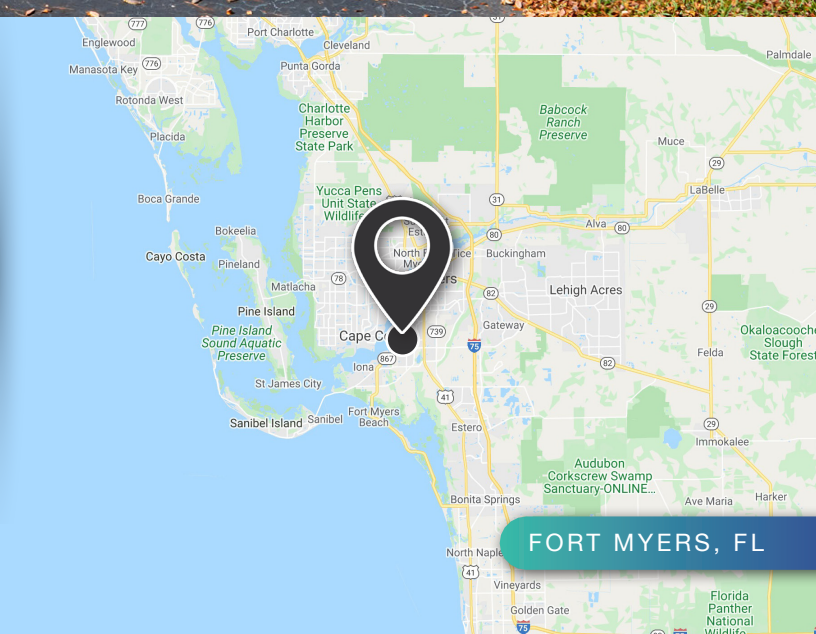
Unit 201 – 2,285± SF

ZONING:

C-1 (Lee County)

LOCATION:

The subject site is located on the NEC of McGregor Blvd & W College Pointe Dr in Fort Myers, FL.



CONTACT US:

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2026 DEMOGRAPHICS	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS
EST. POPULATION:	7,537	66,815	160,962
EST. EMPLOYMENT DENSITY:	4,247	37,495	97,711
MEDIAN H.H. INCOME:	\$85,295	\$73,567	\$77,000



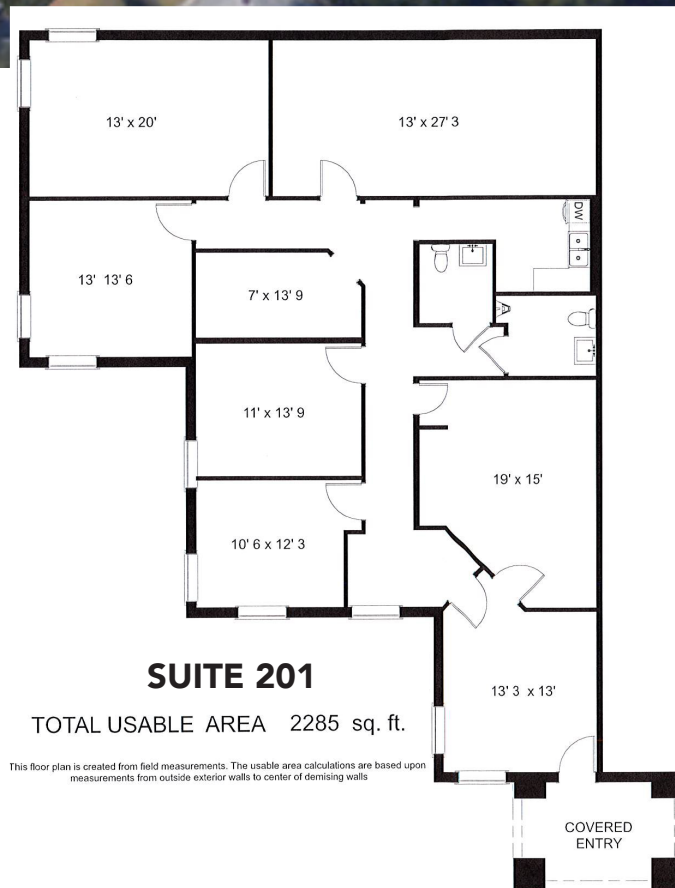
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SITE SOURCE
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