

COASTAL CROSSINGS - RETAIL/OFFICE FOR LEASE

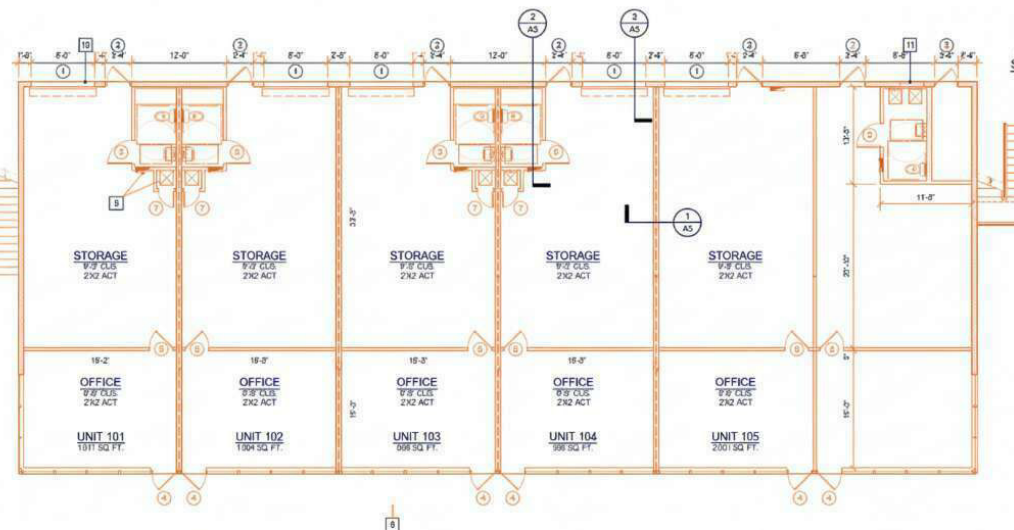
16731 McGregor Boulevard | Fort Myers, FL 33908

Retail/Office For Lease

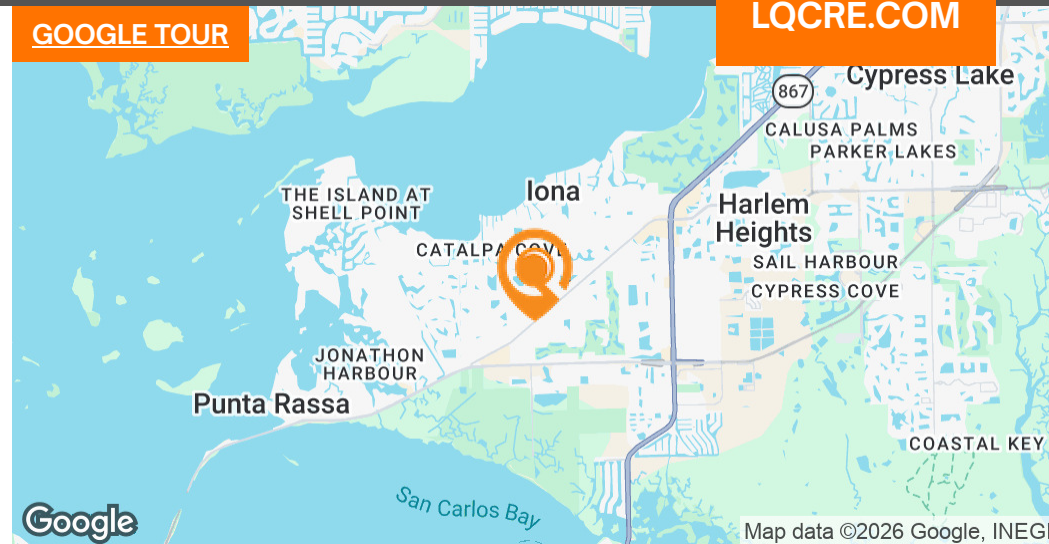


LQ Commercial
REAL ESTATE SERVICES

LQCRE.COM



GOOGLE TOUR



**\$17.00 - \$19.00/SF
LEASE RATE (NNN)**



**1,000 - 2,000± SF
BUILT-OUT UNITS**



**PRE-LEASING
1,000 - 5,000± SF**



**19,000 SF
GLA**



**1981 / 2025
BUILT / REN**

- 19,000 SF fully renovated retail/office with storage space for lease in Fort Myers, FL
- (3) 1,000± SF and (1) 2,000± SF move-in ready units
- Pre-leasing (5) 1,000 SF units (up to 5,000± contiguous)
- Fronting McGregor Blvd (17,000 AADT) with easy access to Sanibel and Fort Myers Beach
- High functionality for many trades including owners, contractors, and showrooms
- All units feature 8' x 8' rear roll up doors



**5-MI POPULATION
94,221**



**5-MI HOUSEHOLDS
48,536**



**5-MI HH INCOME
\$120,023**



**5-MI EMPLOYEES
31,180**

[PROPERTIES.LQCRE.COM/COASTAL-CROSSINGS](https://properties.lqcre.com/coastal-crossings)



Fort Myers, FL 33907
1614 Colonial Blvd #101
LQCRE.COM

Joe Botteron
Associate
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C: 239.822.2512
jbotteron@lqcre.com

Information obtained from owner(s) or other sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it. All properties subject to change or withdrawal without notice.

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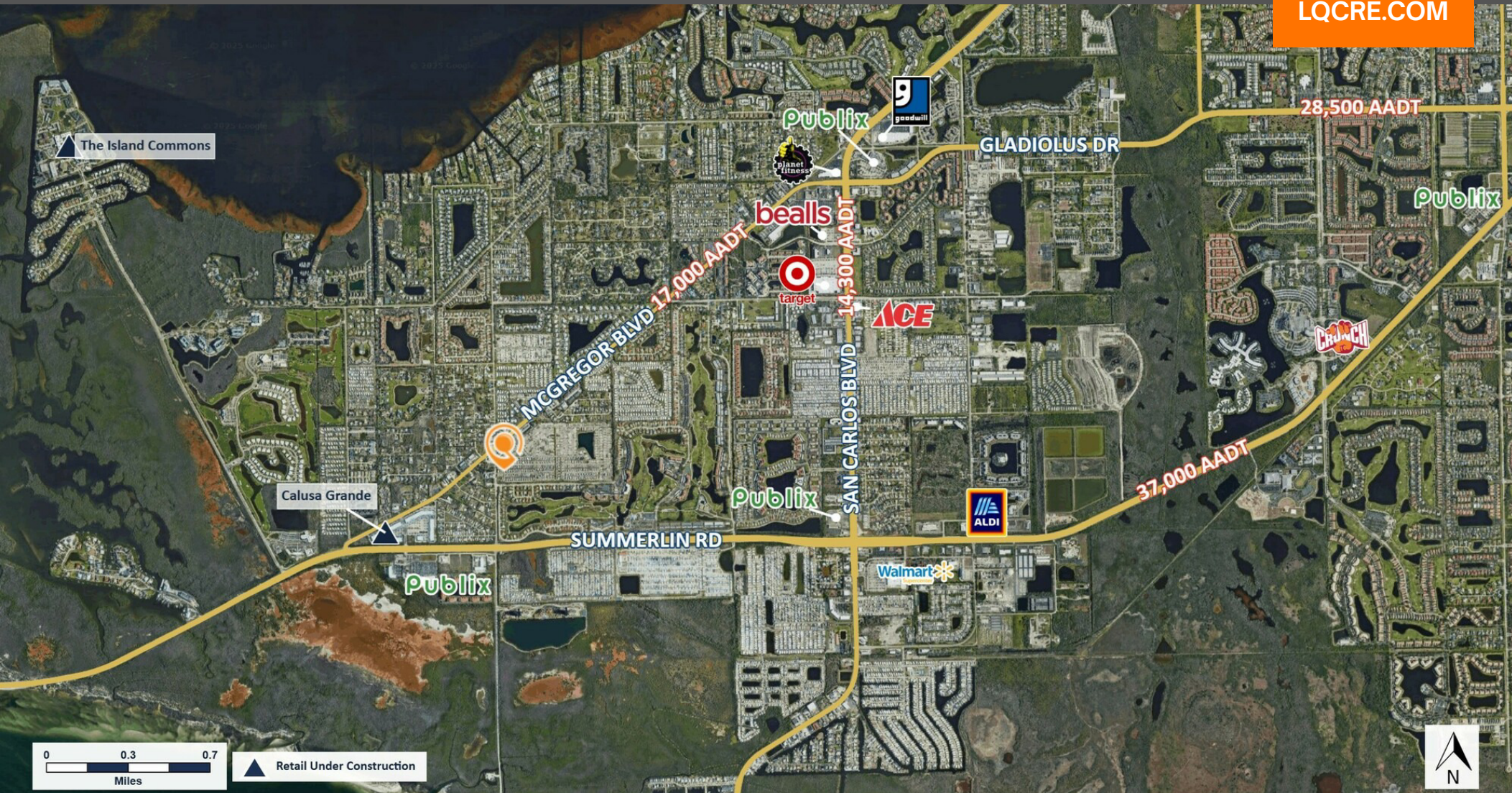
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