

GULF POINTS SQUARE

SWC of San Carlos Blvd. & McGregor Blvd. • Ft. Myers, FL



LOCATION:

15551-15660 San Carlos Blvd.
Ft. Myers, FL

FEATURES:

- CVS is coming soon!
- Shadow anchored by new Super Target
- 10,200 SF stand-alone building available
- Easy access with ample parking
- Established customer base
- Highly visible from the signalized intersection of San Carlos & McGregor Blvd.

ANCHORS:

- Big Lots
- Bealls Outlet
- Rent A Center

GROSS LEASABLE AREA:

- 141,206 S.F. (mol)

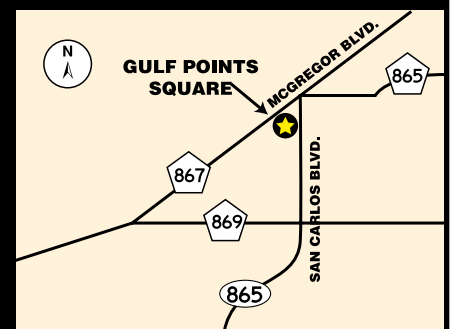
TRAFFIC COUNTS:

- McGregor Blvd.: 40,200 A.D.T. (N/S)

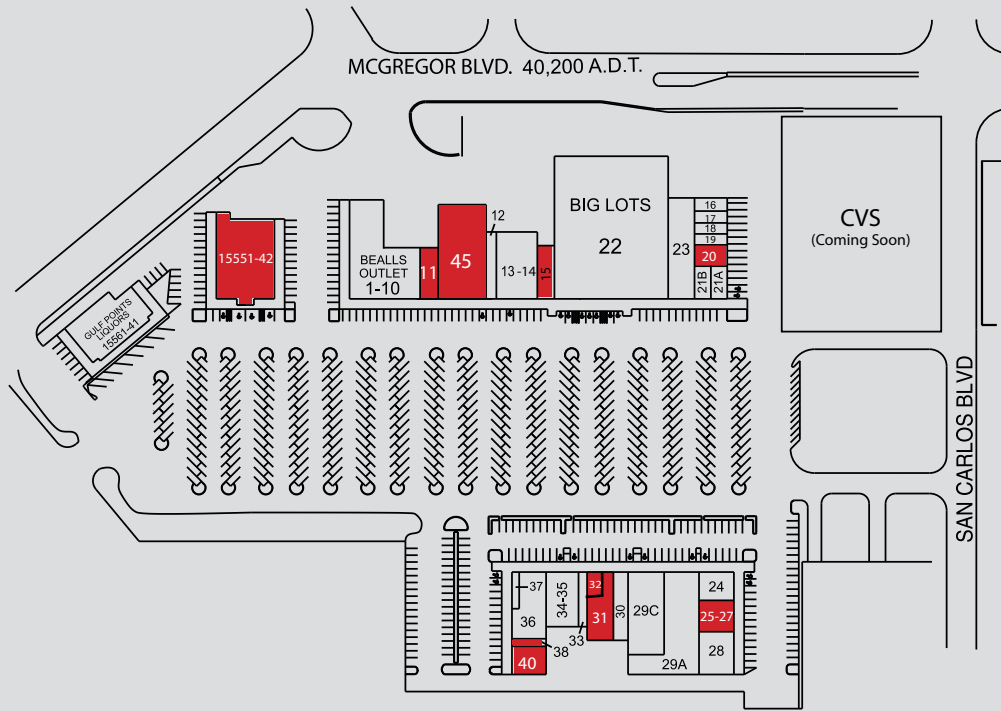


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LEASING CONTACT
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Rendering is included to provide a general depiction of space location. Site plan may not be to scale. All dimensions are approximate for illustrative purposes only and are subject to field verification.

TENANTS:

Unit	Tenant	Sq. Ft.	Unit	Tenant	Sq. Ft.
1-10	Bealls Outlet	12,700	28	Gulf Shore Laundry	2,500
11	Available	1,200	29A	Consignment	9,600
12	Stained Glass	1,500	29C	Spinners Arcade	5,100
13-14	Medical Xpress	6,000	30	Pinch A Penny	2,000
15	Available	2,000	31	Available	3,250
16	Gulf Points Cleaners	750	32	Available	750
17-18	Perfect 10 Nails	1,750	33-35	Stock Exch.	4,800
19	Liberty Tax	960	36	Roadhouse Cafe	4,000
20	Available	1,540	37	Hair Quarters	1,000
21A	Subway	1,250	38	Available	750
21B	Charlie's Alternation's	1,250	40	Available	1,750
22	Big Lots	36,464	41	Gulf Point Liquors	7,622
23	Rent A Center	6,000	42	Available	10,200
24	Lamotta's Restaurant	2,500	45	Available	9,520
25-27	Available	2,500	15590	CVS (Coming Soon)	1.54Ac

POPULATION:

• 1-mile:	7,469
• 3-mile:	44,603
• 5-mile:	107,721

HOUSEHOLDS:

• 1-mile:	3,540
• 3-mile:	22,210
• 5-mile:	54,096

AVG HOUSEHOLD INCOME:

• 1-mile:	\$69,148
• 3-mile:	\$68,660
• 5-mile:	\$68,043

MEDIAN AGE:

• 1-mile:	60
• 3-mile:	61
• 5-mile:	59