

GULF POINTS SQUARE

15551 – 15660 San Carlos Blvd | Ft Myers, FL 33908



PROPERTY HIGHLIGHTS

- 1.33-1.76 acre outparcels available along San Carlos Blvd & McGregor Blvd
- Retail pad along San Carlos Blvd (14,500 AADT) has 220 feet of frontage and retail pad along McGregor Blvd (17,500 AADT) has 185' feet of frontage
- 350 new multi family units going directly behind retail outparcels
- Surrounding area retailers: Publix, CVS, Walgreens, Target, Chase, Wells Fargo, Truist, Fifth Third, Bank of America, Dollar Tree, O'Reilly, Wendy's & Dunkin
- Population of 114,480 within a 5-mile radius of subject site
- Demographics include an average income of more than \$116,000 within a 5-mile radius

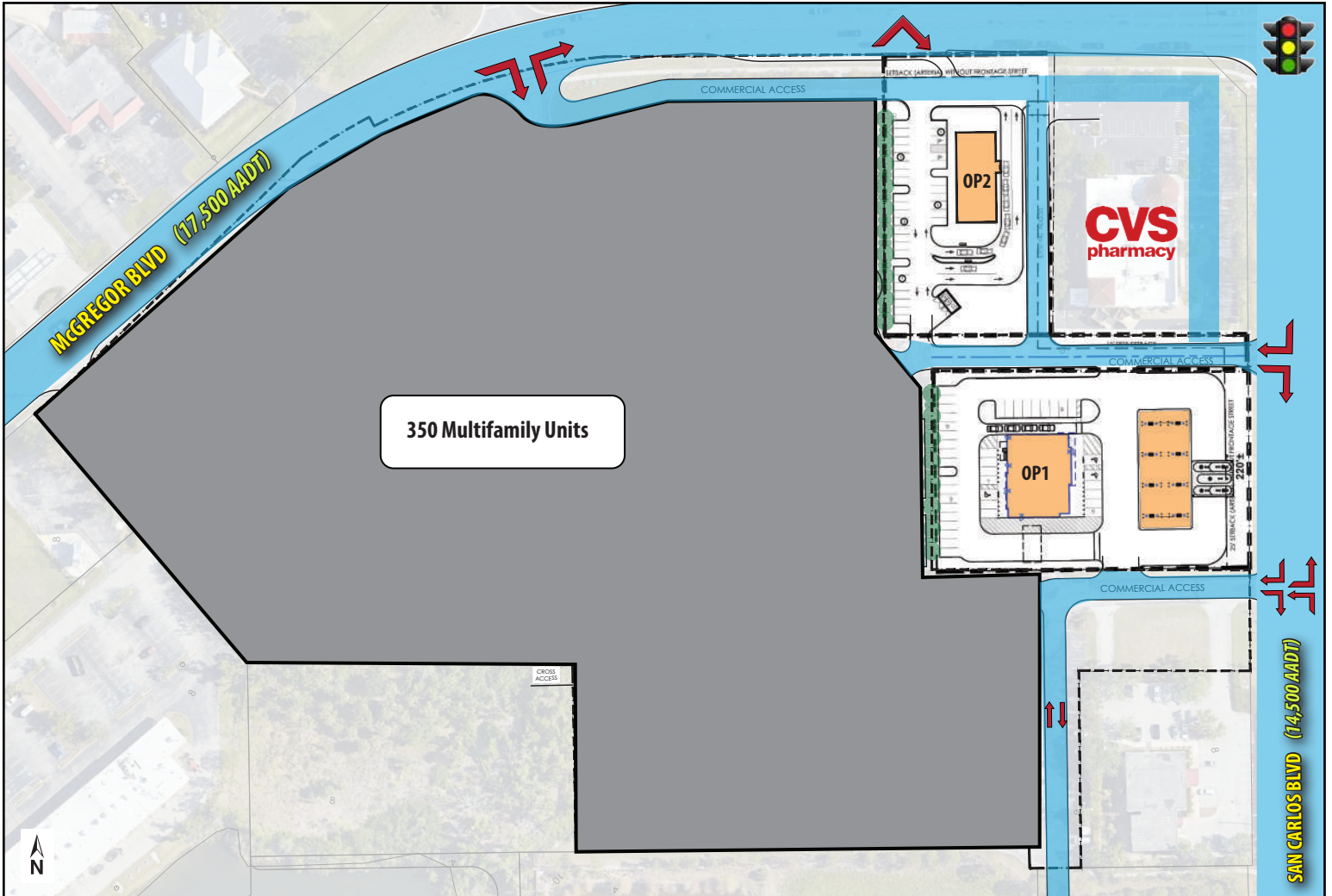
KEY DEMOS	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Estimated Population	9,045	48,033	114,480
2025 Estimated Households	4,851	24,580	58,045
INCOME			
2025 Estimated Avg HH Income	\$113,257	\$117,819	\$116,618
AGE			
Median Age	59	60	58
DAYTIME DEMOS			
Number of Businesses	731	2,674	8,435
Number of Employees	4,171	14,213	43,192
Total Daytime Population	8,801	41,084	101,962
TRAFFIC COUNTS			
McGregor Blvd (E/W)	17,500 AADT		
San Carlos Blvd (N/S)	14,500 AADT		

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