

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 (29,000 AADT) has 220 feet of frontage and retail pad along McGregor Blvd (17,000 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 112,378 within a 5-mile radius of subject site
- Demographics include an average income of more than \$113,000 within a 5-mile radius

KEY DEMOS	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Estimated Population	9,771	47,063	112,378
2024 Estimated Households	5,276	24,355	57,789
INCOME			
2024 Estimated Avg HH Income	\$100,400	\$110,711	\$113,989
AGE			
Median Age	58	60	57
DAYTIME DEMOS			
Number of Businesses	757	2,563	8,170
Number of Employees	4,234	14,312	43,105
Total Daytime Population	9,183	40,721	99,929
TRAFFIC COUNTS			
McGregor Blvd (E/W)	17,000 AADT		
San Carlos Blvd (N/S)	29,000 AADT		



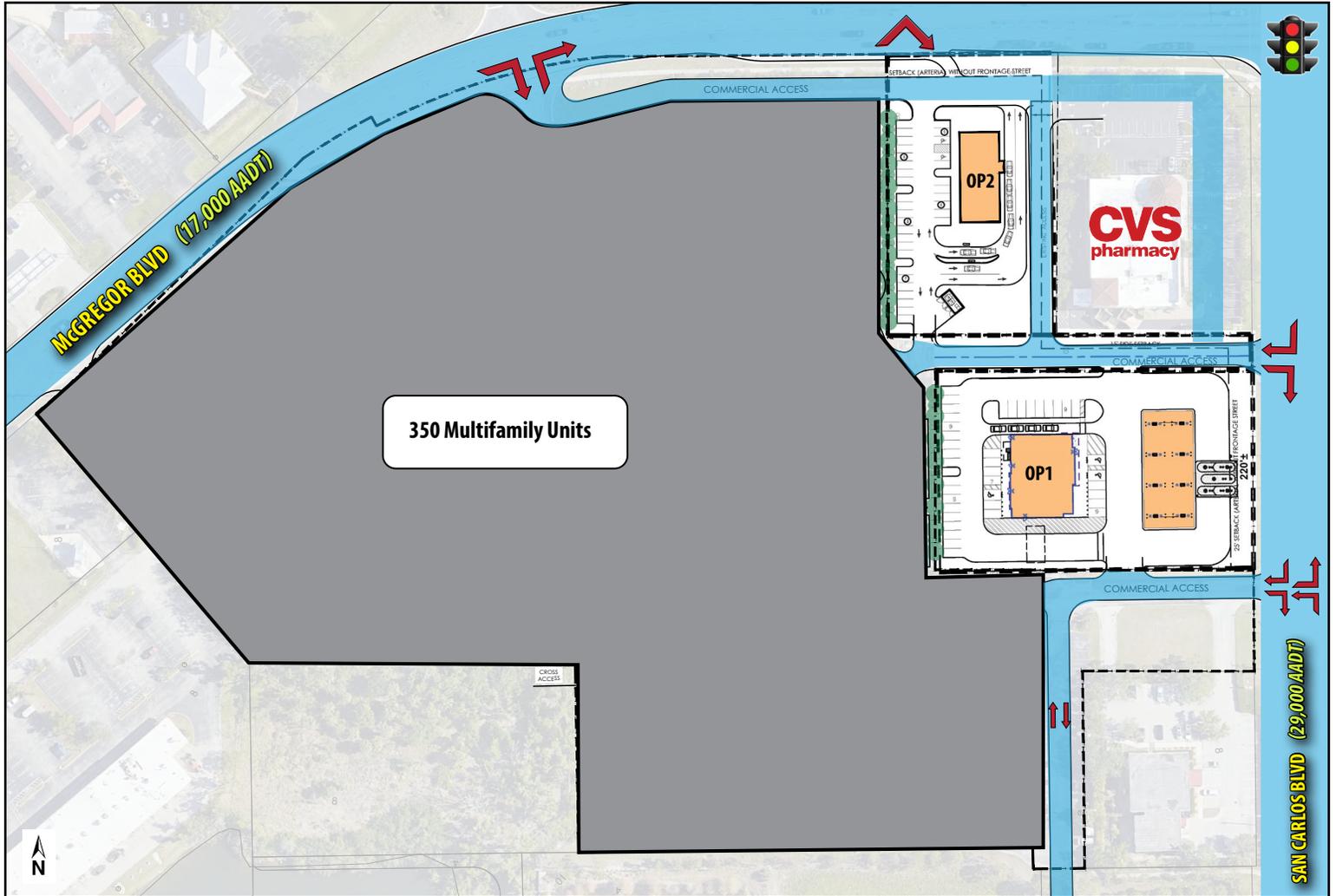
FOR LEASING INFORMATION:

Brandon Eggleston
813.712.3068
brandon@rmcpg.com

8902 N Dale Mabry Hwy
Tampa, FL 33614
800.728.5379
www.RMCPG.com

GULF POINTS SQUARE

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



All information given herein is obtained from sources considered reliable. However; we are not responsible for misstatement of facts, errors, omissions, prior sale, withdrawal from market, modification of mortgage commitment, terms and considerations, or change in price without notice. The information supplied herein is for informational purposes only and shall not contain a warranty or assurance that said information is correct. Any person intending to rely upon the information supplied herein should verify said information independently. UPDATED: 072825



FOR LEASING INFORMATION:

Brandon Eggleston
813.712.3068
brandon@rmcpg.com

8902 N Dale Mabry Hwy
Tampa, FL 33614
800.728.5379
www.RMCPG.com