

RETAIL SPACE FOR LEASE

**BRIDGE PLAZA
12901 MCGREGOR BLVD
FORT MYERS, FL 33919**



PROPERTY INFORMATION

- ◆ TWO UNITS AVAILABLE IMMEDIATELY
- ◆ 1,200SF/2,000SF
- ◆ \$9.00/SF PLUS CAM
- ◆ ZONED C-1A
- ◆ AMPLE PARKING
- ◆ 2,000SF UNIT IS FORMER BAKERY
- ◆ EXCELLENT TENANT MIX
- ◆ SUITABLE FOR MANY TYPES OF RETAIL USES
- ◆ GREAT VISIBILITY AND ACCESS FROM MCGREGOR
- ◆ HIGH TRAFFIC SHOPPING CENTER

MONTHLY RENT CHART

Unit	Size	Rate	Base Rent	CAM Rate	CAM	Taxes	Total
13	1,200	\$9.00	\$900	\$3.79	\$379	\$77	\$1,356
22	2,000	\$9.00	\$1,500	\$3.79	\$632	\$128	\$2,260

FOR ADDITIONAL INFORMATION and SHOWINGS:
 Mary Beth Cangiano, Sales/Leasing Associate — mbcangiano@lqwest.com
 Adam Palmer, Investment Specialist — apalmer@lqwest.com
 Phone: 239-333-4358 / Fax: 239-275-4699

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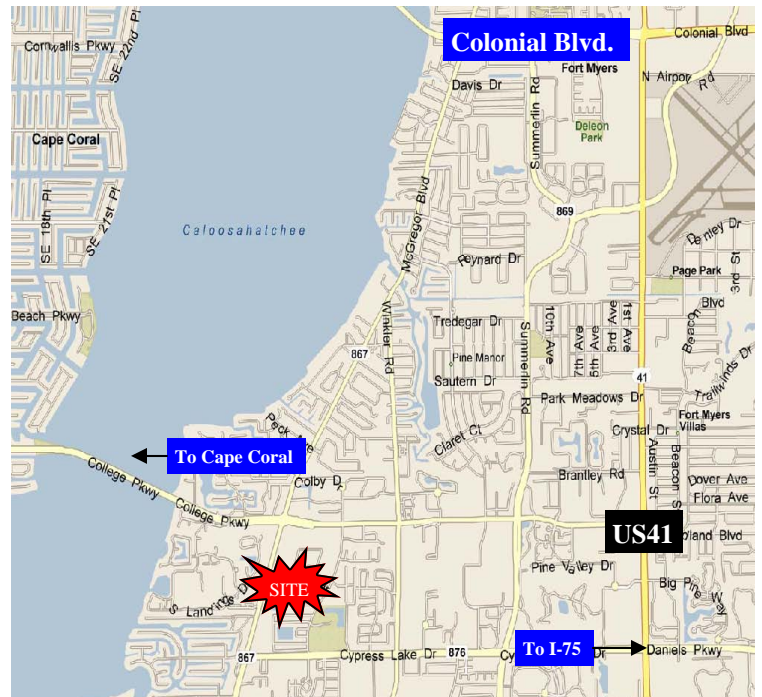
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PYLON SIGN



SITE MAP



Located just south of the McGregor Boulevard and College Parkway intersection near the base of the Cape Coral Bridge. Highly travelled McGregor Boulevard sees traffic counts of 27,900 (AADT 2009).

Don't miss this opportunity to join a great mix of tenants, including Tranzact Insurance Solutions, Anytime Fitness, West Marine, Hunter Hearing Aids, Royal Cleaners, Pizza Fusion & Café Cibo in this centrally located, well maintained, high traffic neighborhood center. Units are separately metered for utilities & sprinkled; large pylon sign offers exposure to the 27,900 (AADT 2009) traffic counts on McGregor Blvd; C-1A zoning; easy access from McGregor Blvd and College Parkway make this an ideal location for a variety of businesses.

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