

BRIDGE PLAZA OUTPARCELS FOR SALE

12895 MCGREGOR BLVD
FORT MYERS, FL 33919



PROPERTY INFORMATION

- ◆ 2 ADJACENT OUTPARCELS
- ◆ NORTH PARCEL: \$522,720
- ◆ SOUTH PARCEL: \$574,992
- ◆ ZONED: C-1
- ◆ COUNTY WATER & SEWER
- ◆ 800 GALLON GREASE TRAP ON

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

DEMOGRAPHICS

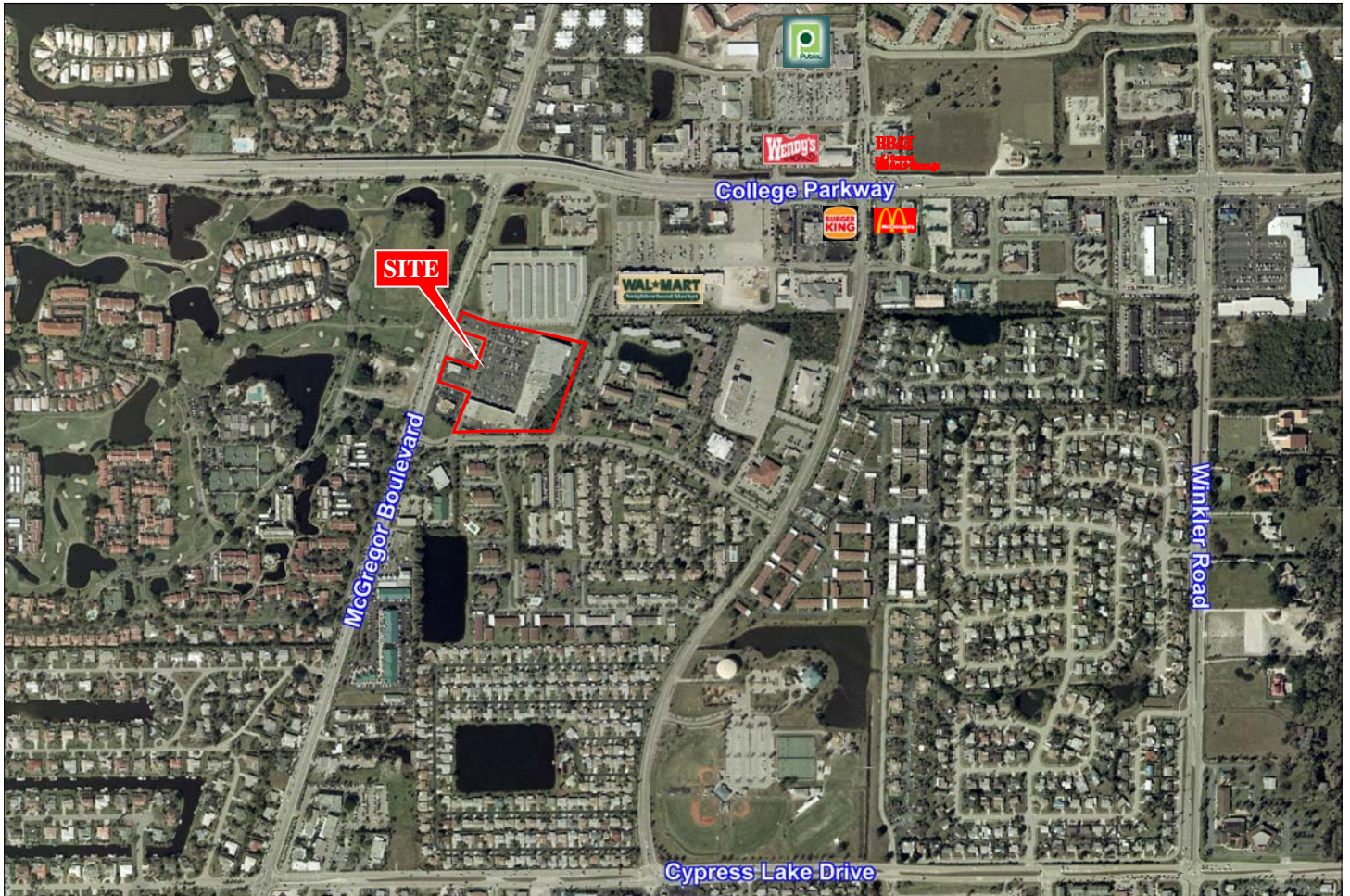
	3-MILE	5-MILE	10-MILE
Population	61,769	147,121	373,160
Median HH Income	\$65,957	\$67,502	\$66,762
Households	39,651	88,285	214,490
Employees	40,508	96,987	210,805

(DemographicsNow 2008)

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COMMENTS

Two adjacent outparcels of 1 ± acre, 190' X 230' each, cross easements for parking & ingress/egress with Bridge Plaza. Can be purchased separately or together. Owner will consider a land lease or build to suit.

Frontage on McGregor with a traffic count of 31,700 (AADT 2008). Outparcels to a successful neighborhood center that is currently 93% occupied by tenants including Chico's (call center), Anytime Fitness, West Marine, Hunter Hearing Aids, Royal Cleaners & Café Cibo.

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BRIDGE PLAZA PYLON SIGN



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