

FOR SALE

15620 McGregor Blvd. Unit 100

Fort Myers, FL 33908



CUSHMAN &  
WAKEFIELD

COMMERCIAL  
PROPERTY  
SOUTHWEST FLORIDA



## Property Highlights

The property is a well-maintained and professionally managed one story, office/medical condo building having 4 individually owned units. This end cap space is currently occupied by a medical marijuana doctor. The interior layout is optimum for several physicians to share the space. There are approximately 8 exam rooms, 3 or more office spaces, breakroom area, large reception area with built-in desks, main lab area, two half bathrooms and one full bathroom with shower stall, plenty of storage spaces and closets.

Address	15620 McGregor Blvd. #100	Zoning	CC
Sale Price	\$525,000	Exam Rooms	8
Price PSF	\$171.00	Offices	3
Unit	End Cap	Laboratory	1
Year Built	1987	Restrooms	3
Total Bldg. SF	3,071 SF	Units/Tenants	4
Occupancy	100%	Stories	1
Parking	3.70/1,000 SF	Submarket	S. Fort Myers/San Carlos

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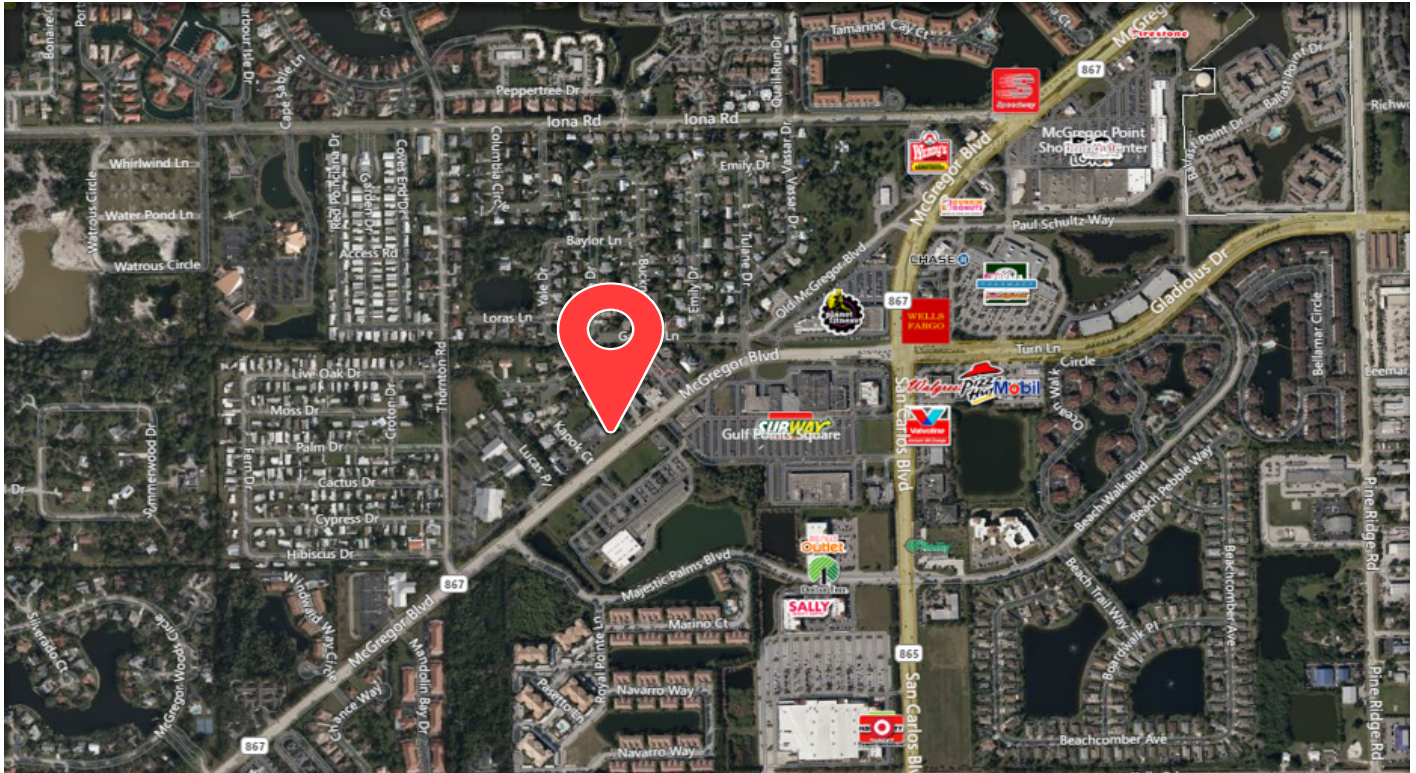
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3,071 SF Medical Office Condominium

Sale Price: \$525,000

Aerial / Location Map



## Demographics

	1 Mile	3 Mile	5 Mile
Population	9,120	45,291	108,626
AVG. HH Income	\$60,897	\$61,995	\$60,868
Households	4,788	22,540	54,310

## Traffic Counts

McGregor Blvd.	16,000 AADT
San Carlos Blvd.	14,500 AADT



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