WEST END AT CITY WALK OUTPARCELS

2270-2286 MCGREGOR BLVD, FORT MYERS, FL 33901



TCG

A Rare Opportunity in the Heart of Fort Myers

TrinityCRE.com

PROPERTY SUMMARY

OFFERING:

PRICE	Call for Details

PROPERTY SPECIFICATIONS:

ADDRESS	2270-2286 McGregor Blvd, Fort Myers, FL 33901
WEST PAD	0.45± AC
EAST PAD	1.31± AC
ZONING	PUD (CFM)
JURISDICTION	Lee County

INVESTMENT HIGHLIGHTS

- **Prominent frontage along McGregor Boulevard at Altamont Avenue,** offering strong visibility and convenient access within an established Fort Myers corridor just minutes from Downtown Fort Myers and the River District.
- **Immediate access to a built-in residential customer base,** with West End at City Walk directly nearby and rental units ranging from studios to two-bedroom apartments, reinforcing walkable demand for retail, restaurant, service, medical, or daily-needs uses.
- **Surrounded by walkable retail and daily-needs amenities,** including First Street Village and Edison Ford Square within a short walk, creating a strong convenience-oriented setting for commercial development.
- **Publix-anchored retail nearby at First Street Village,** with Publix located at 2160 McGregor Boulevard, supporting grocery-driven traffic and reinforcing the site's connection to a daily-needs commercial node.
- **Located near major civic, cultural, and employment drivers,** including Edison and Ford Winter Estates, Lee Memorial Hospital, Downtown Fort Myers, and multiple nearby shopping centers, strengthening daytime, evening, resident, and visitor demand.



OVERHEAD VIEW



DEVELOPMENT MAP

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VICINITY AERIALS

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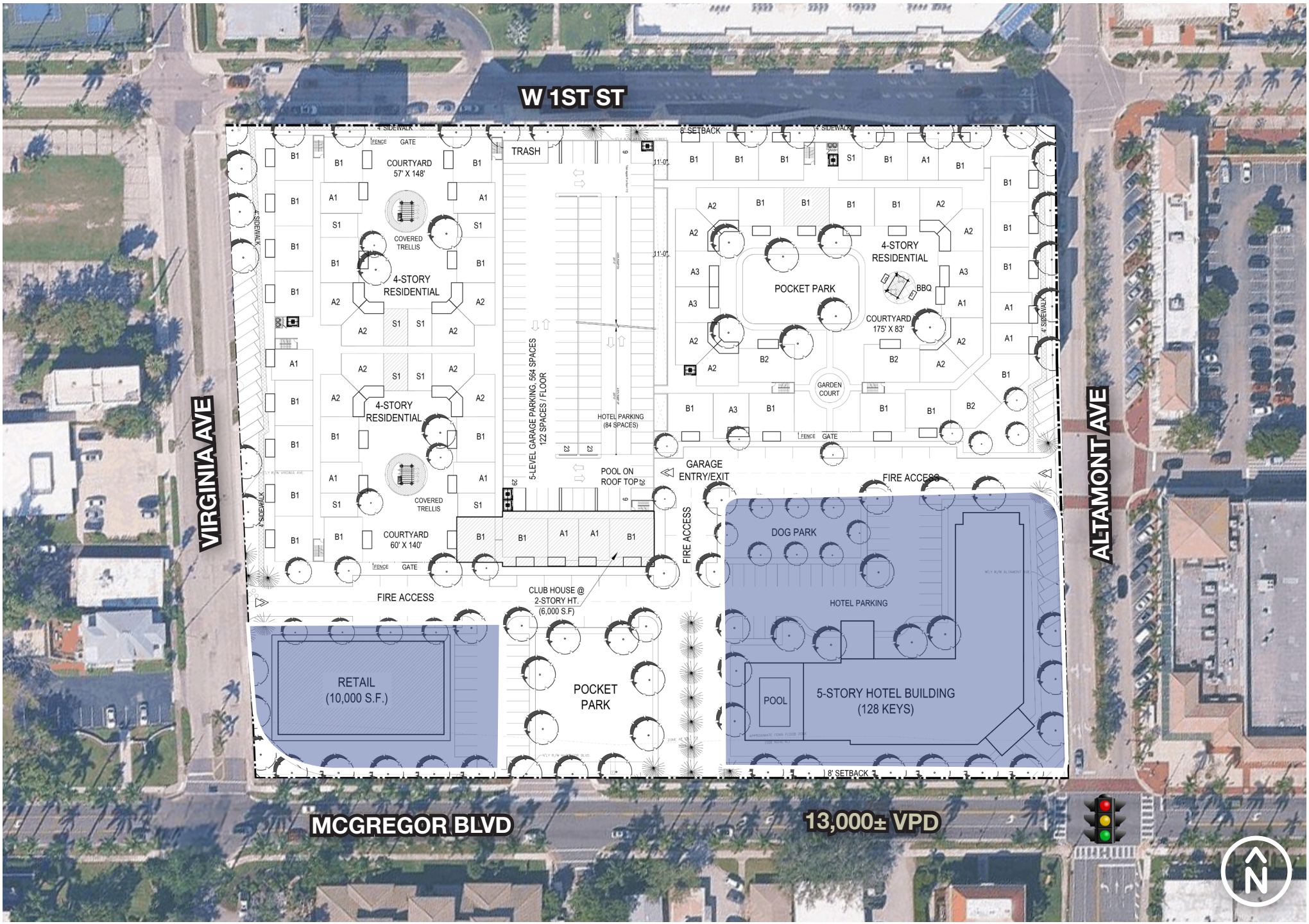
VICINITY AERIALS



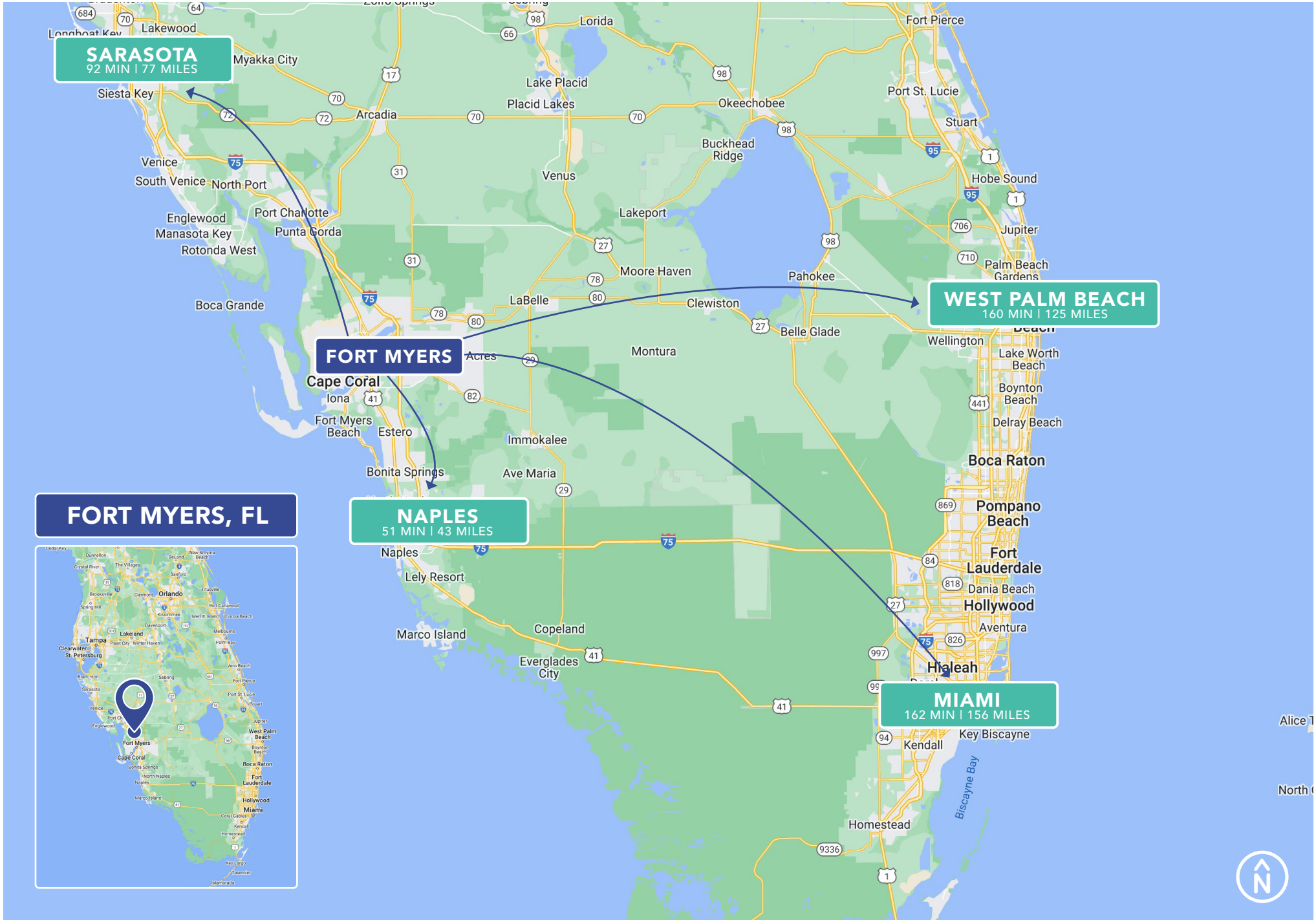
VICINITY AERIALS



EXAMPLE SITE PLAN



REGIONAL LOCATION



FORT MYERS, FLORIDA





Fort Myers, Florida serves as a key center in Southwest Florida with a history shaped by military origins, early settlement, and tourism. Founded along the Caloosahatchee River in the mid-19th century, the city evolved into a regional hub supported by transportation access, port activity, and proximity to Page Field and Southwest Florida International Airport. As the county seat of Lee County, Fort Myers continues to support government, healthcare, and professional services across the region.

Fort Myers benefits from steady in-migration, a diverse population base, and ongoing public and private investment. Downtown improvements, waterfront development, and infrastructure upgrades have strengthened the urban core, while surrounding corridors support growing retail, office, medical, and industrial activity. Tourism remains a primary economic driver, complemented by year-round demand from residents and a growing workforce, supporting consistent commercial real estate activity throughout the market.



DEMOGRAPHICS
FORT MYERS, FLORIDA

2270-2286 MCGREGOR BLVD	1 Miles	3 Miles	5 Miles	20 Min Drive
Population				
2026 Estimated Population	6,783	52,838	159,902	280,088
2031 Projected Population	6,969	52,742	159,398	282,526
2020 Census Population	6,150	54,253	156,680	267,485
2010 Census Population	5,628	47,876	134,187	227,077
Projected Annual Growth 2026 to 2031	0.5%	-	-	0.2%
Historical Annual Growth 2020 to 2026	1.7%	-0.4%	0.3%	0.8%
2026 Median Age	48.9	42.7	43.7	46.2
Households				
2026 Estimated Households	3,562	23,527	68,404	123,709
2031 Projected Households	3,760	23,523	67,974	123,628
2020 Census Households	2,993	23,371	65,820	116,293
2010 Census Households	2,372	20,094	55,392	98,048
Projected Annual Growth 2026 to 2031	1.1%	-	-0.1%	-
Historical Annual Growth 2010 to 2026	3.1%	1.1%	1.5%	1.6%
Income				
2026 Estimated Average Household Income	$104,726	$96,241	$95,654	$100,232
2026 Estimated Median Household Income	$64,999	$67,247	$71,989	$74,610
2026 Estimated Per Capita Income	$55,410	$43,055	$41,082	$44,419
Business				
2026 Estimated Total Businesses	1,224	5,711	13,657	21,865
2026 Estimated Total Employees	9,089	46,600	101,376	152,769
2026 Estimated Employee Population per Business	7.4	8.2	7.4	7.0
2026 Estimated Residential Population per Business	5.5	9.3	11.7	12.8





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MEMBER OF: SITESOURCE RETAIL BROKER NETWORK

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