

2700 EVANS AVE

Fort Myers, FL 33901



COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA



FOR LEASE

\$1,618.75/mo.

Property Highlights

- Central location with frontage on Evans Ave
- Easy access for employees and customers
- Recent renovations, including parking lot resurfacing
- Ample parking
- Secure and fully fenced yard – electronic gate access
- Flexible lease terms
- First month, last month, and security deposit required
- Must lease both floor spaces

TOTAL AREA	± 1,050 SF (includes attached storage)
PROPERTY TYPE	Light Manufacturing
YEAR BUILT	1986 (Renovated 2026)
ZONING	IH – Heavy Industrial
SUBMARKET	City of Fort Myers
LEASE TYPE	NNN
RATE	\$15.00 PSF
CAM	\$3.50 PSF

Better never settles

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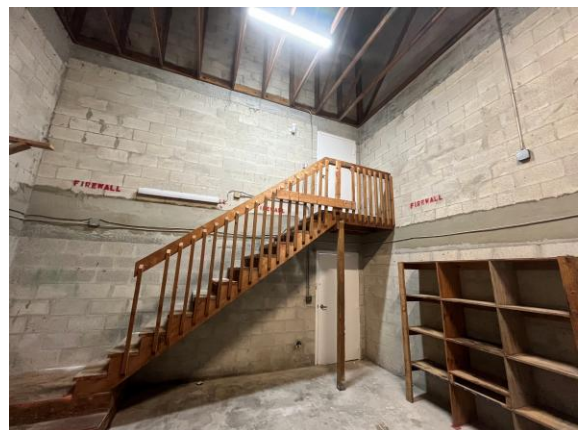
CUSHMAN &
WAKEFIELD

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Unit Highlights

- Two-story units
- Two private offices per unit
- Office on the first floor has attached storage
- Office on the second floor has stair access from inside the storage area and the front of the building stairs
- Two restrooms per unit
- Garages
- Backyard awnings
- Uses include light manufacturing, building trades, logistics support, and service businesses that value grade-level access and independent unit configurations
- Total monthly rent for one unit: \$1,618.75



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CENTRAL LOCATION:

LOCATED IN THE HEART OF FORT MYERS, 2700 EVANS AVENUE OFFERS A CENTRAL LOCATION WITH EASY ACCESS TO U.S. ROUTE 41 AND INTERSTATE 75.

2025 Demographics	1-Mile	3-Miles	5-Miles
Total Population	8,712	59,119	159,408
Total Households	3,154	24,402	65,617
Annual Population Growth 2024-2029	1.5%	1.9%	1.9%

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