



SALE OR LEASE

2023 Jeffcott St

2023 JEFFCOTT ST

Fort Myers, FL 33901

PRESENTED BY:

JEFF FORSYTHE, CCIM

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Experience the timeless appeal of this 1,553 SF office building located at 2023 Jeffcott St in Fort Myers, FL. Originally constructed in 1939 and revitalized for commercial code compliance in 2026, this property seamlessly blends historic charm with modern functionality. Zoned CI, it offers a versatile space ideal for various office or co-working configurations. The strategic location within the City of Fort Myers area ensures excellent accessibility from Cleveland Ave (US 41), and is directly across from Lee Memorial Hospital. With its rich history, recent updates, and prime zoning, this property presents an exceptional opportunity for office users looking to establish or expand their presence in this vibrant market. Priced very competitively as one of very few small free-standing office properties in the area. Sold as vacant for immediate occupancy.

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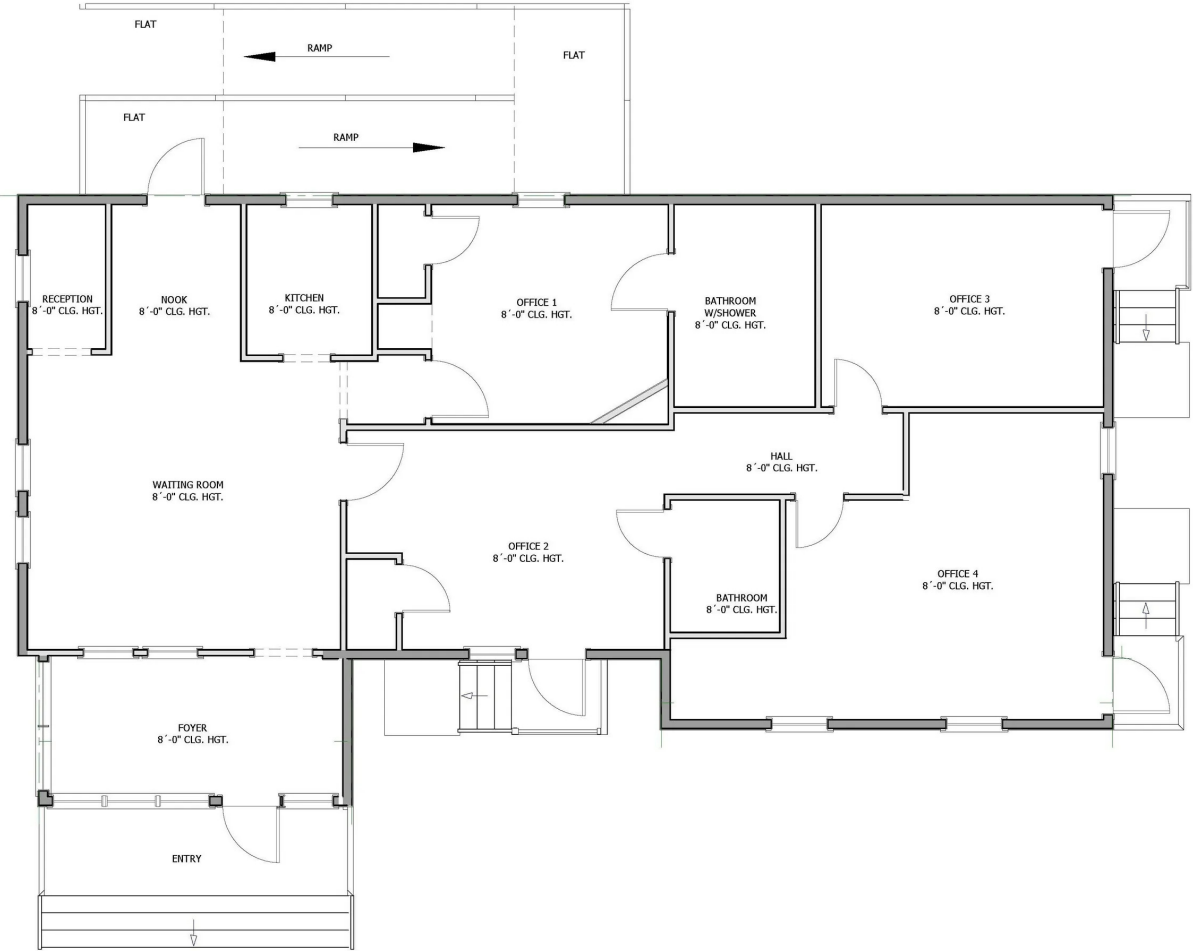
2023 JEFFCOTT ST | Fort Myers, FL 33901



PROPERTY HIGHLIGHTS

- **SALE PRICE: \$310,000 LEASE RATE: \$16/sf NNN**
- **1,553 SF free-standing office building**
- **Zoned CI, allowing for a wide array of business uses**
- **Very close proximity to Lee Memorial Hospital & Downtown River District**
- **Located one lot from Cleveland Ave, a highly active bus-route**
- **Recently updated for full commercial code compliance**
- **ADA upgrades throughout; handicap ramp, bathrooms, drinking fountains, and more.**
- **New Roof in 2021**
- **Owner is open to Lease with Purchase Option or Contract for Deed**

FLOOR PLAN



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PHOTOS



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LOCATION MAP



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SITE AERIAL VIEW

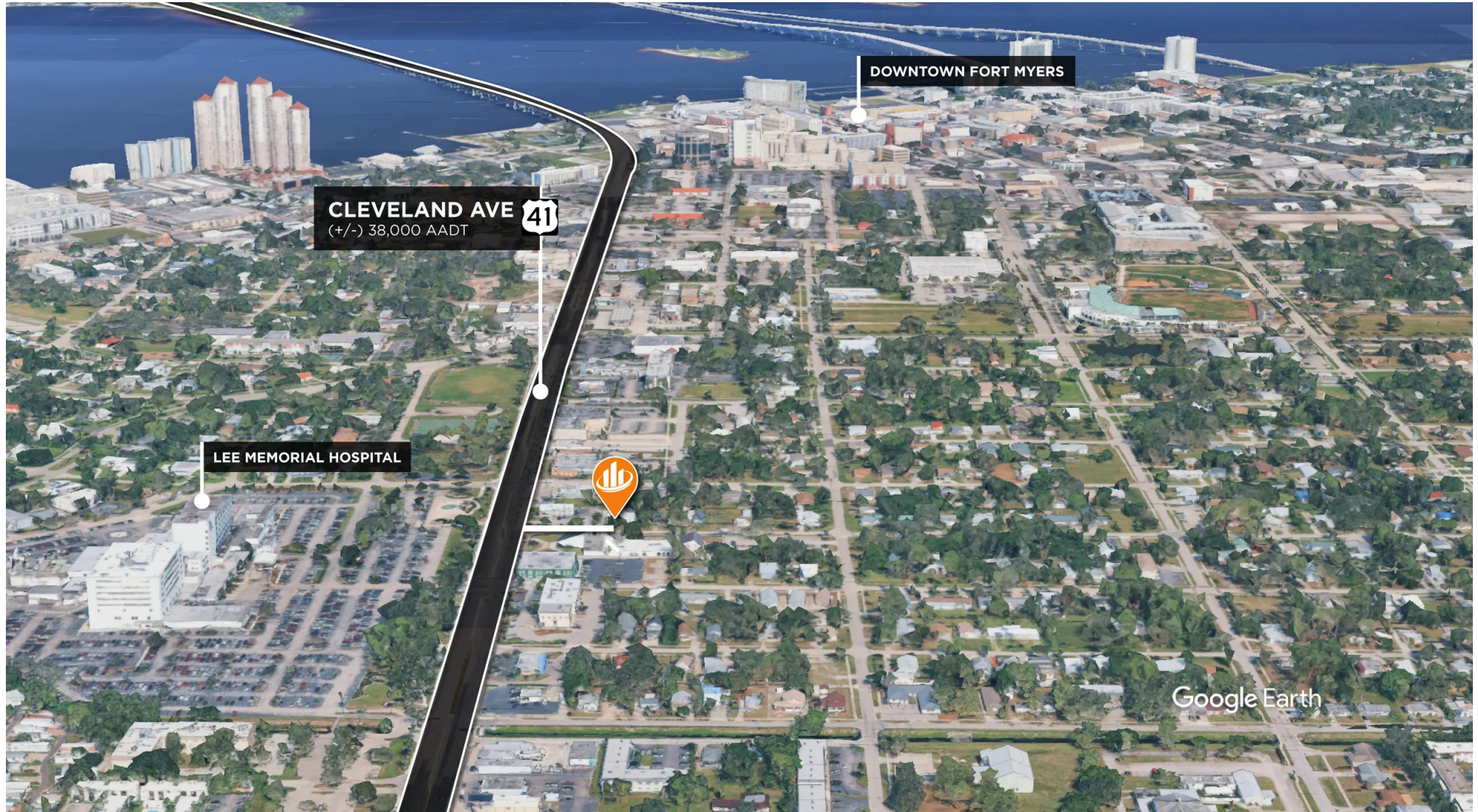


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DEMOGRAPHICS MAP & REPORT

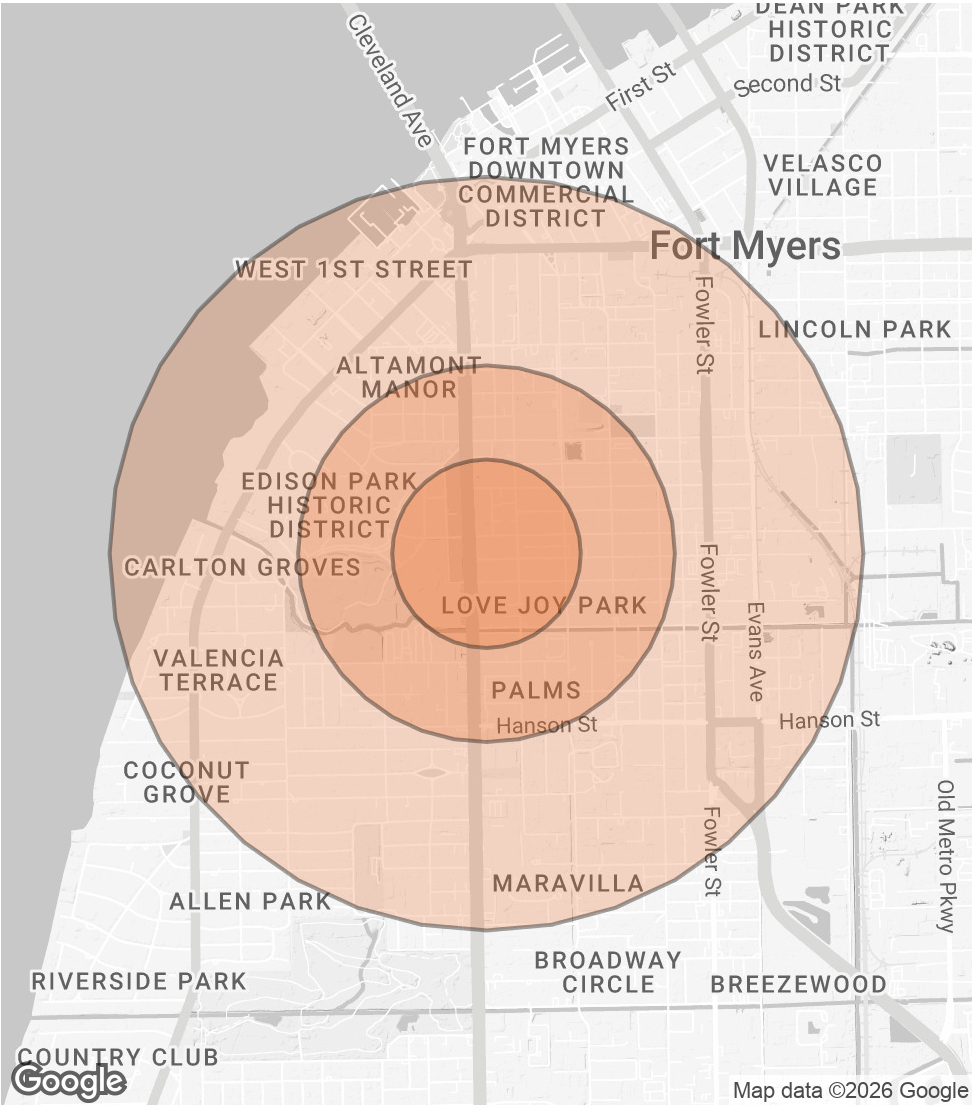
POPULATION 0.25 MILES 0.5 MILES 1 MILE

TOTAL POPULATION	716	2,850	8,542
AVERAGE AGE	35.3	36.6	38.7
AVERAGE AGE (MALE)	34.5	37.2	39.2
AVERAGE AGE (FEMALE)	37.1	37.6	39.4

HOUSEHOLDS & INCOME 0.25 MILES 0.5 MILES 1 MILE

TOTAL HOUSEHOLDS	236	1,071	3,292
# OF PERSONS PER HH	3.0	2.7	2.6
AVERAGE HH INCOME	\$60,755	\$58,066	\$65,035
AVERAGE HOUSE VALUE	\$220,169	\$197,309	\$239,219

2023 American Community Survey (ACS)

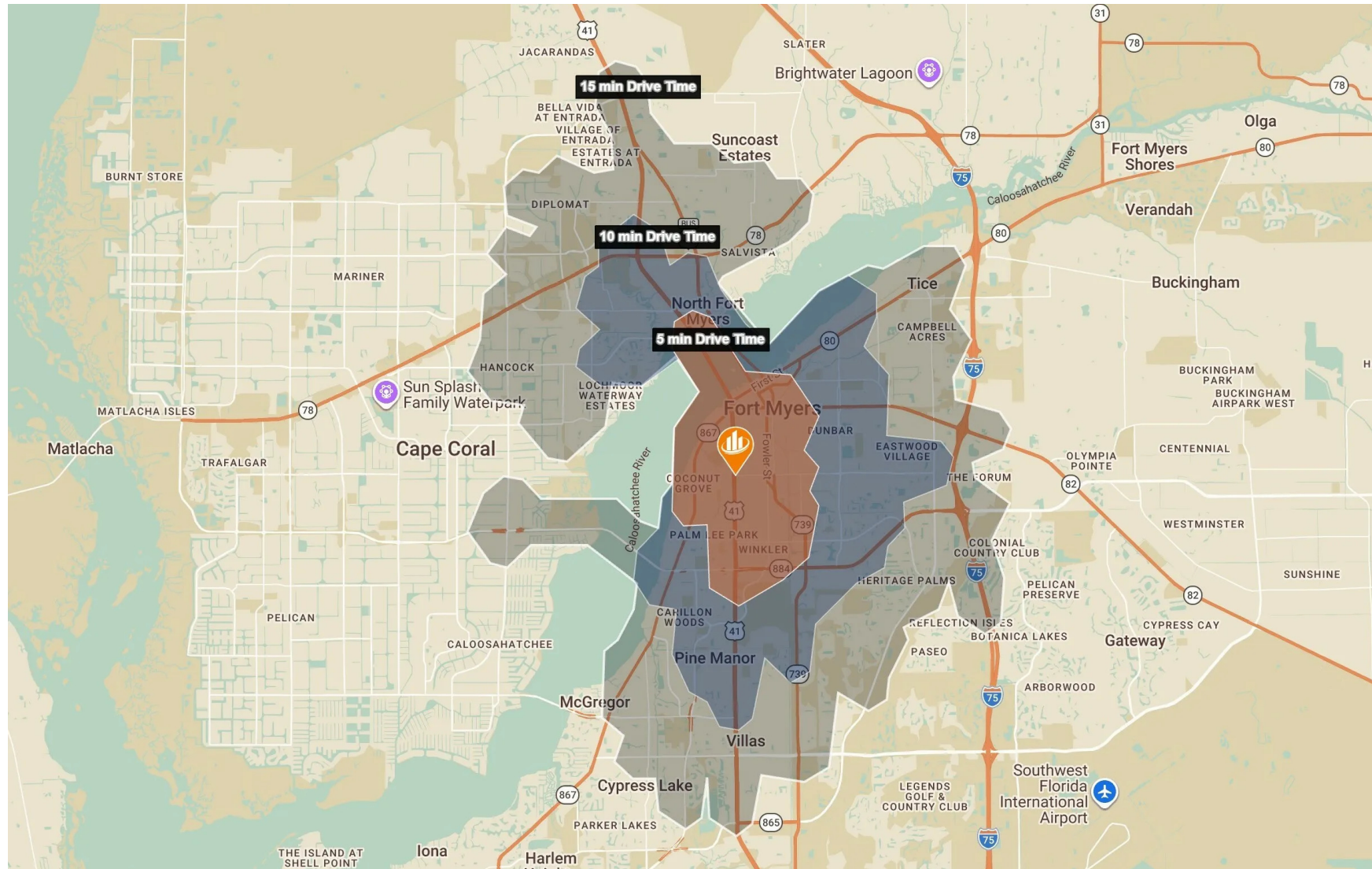


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DRIVE TIME MAP



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