



2269 First Street
Fort Myers, FL 33901

Property Summary

Situated in the heart of Historic Downtown Fort Myers, this property enjoys close proximity to numerous amenities and benefits from vibrant foot traffic and a lively atmosphere.

Property Highlights



2269 First St.
Downtown Fort
Myers 33901



Price
\$60.00/SF MG
\$2,805.00/month



Parking
\$65 + Sales Tax
monthly parking pass for
parking lot on Bay St., or
nearby parking garages



Delivery
Units delivered AS-IS
condition



Unit Size
561 SF

For more information:

Gary Tasman

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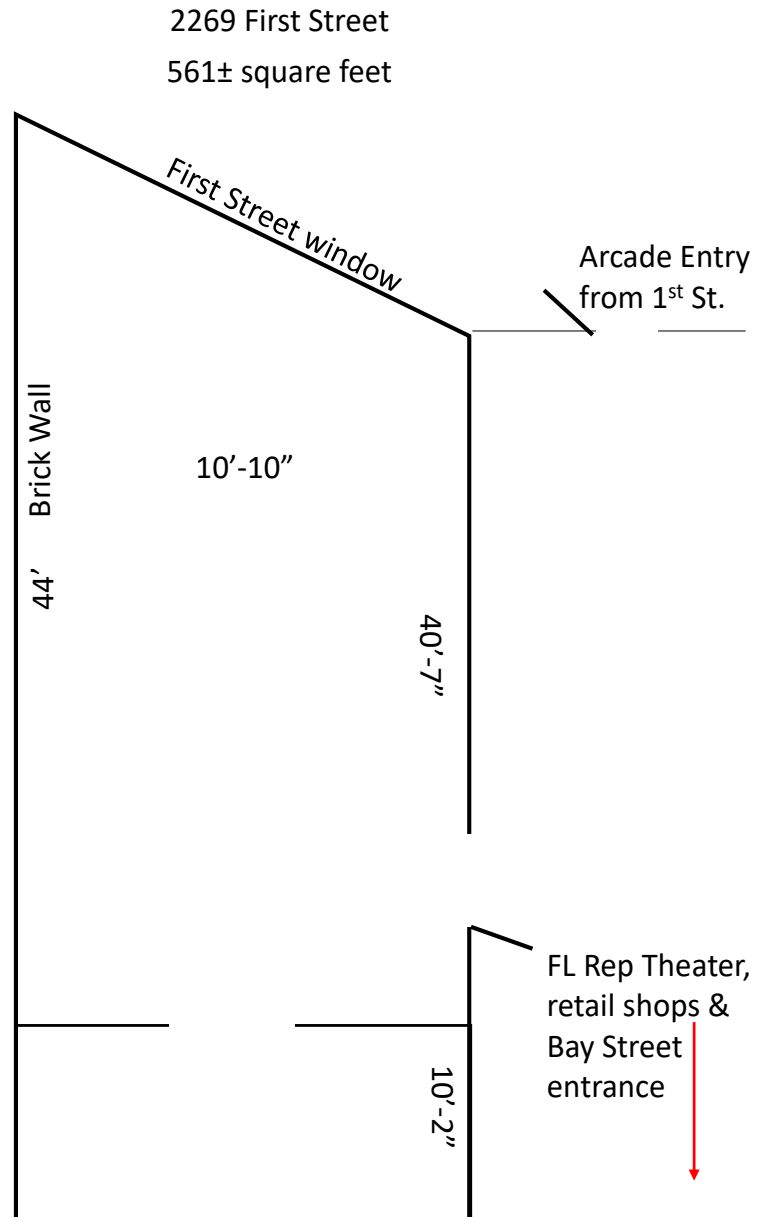
5220 Summerlin Commons Blvd Suite 500
Fort Myers, FL 33907
+1 239 489 3600
naiburnsscalo.com

Unit Highlights

- Prime retail or cafe space facing First Street
- Entrance located inside the Arcade part of the Florida Repertory Theater
- Tenant pays electricity and internet
- Available February 1, 2027
- Unit will be leased completely free of current furnishings
- No grease trap, hood/exhaust, or cooking equipment allowed by the city
- Includes sinks
- \$2,805.00/month

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Naples
Soap
Company



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1

UNIT

that benefits from high foot traffic
on First St and Bay St

71.2M

DOLLARS

spent on food and alcohol within
the surrounding 2 Miles in 2023

246M

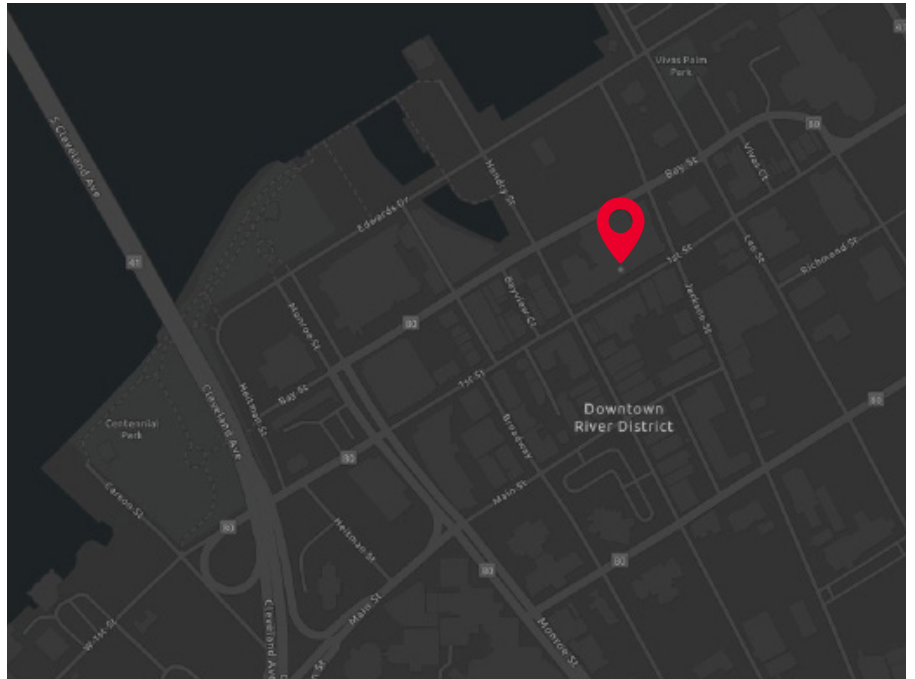
DOLLARS

in yearly consumer spending within
a 2 mile radius of the property

240

HOTEL ROOMS

240 guest rooms and 1,000 +
residential units within a mile radius
under construction or in permitting



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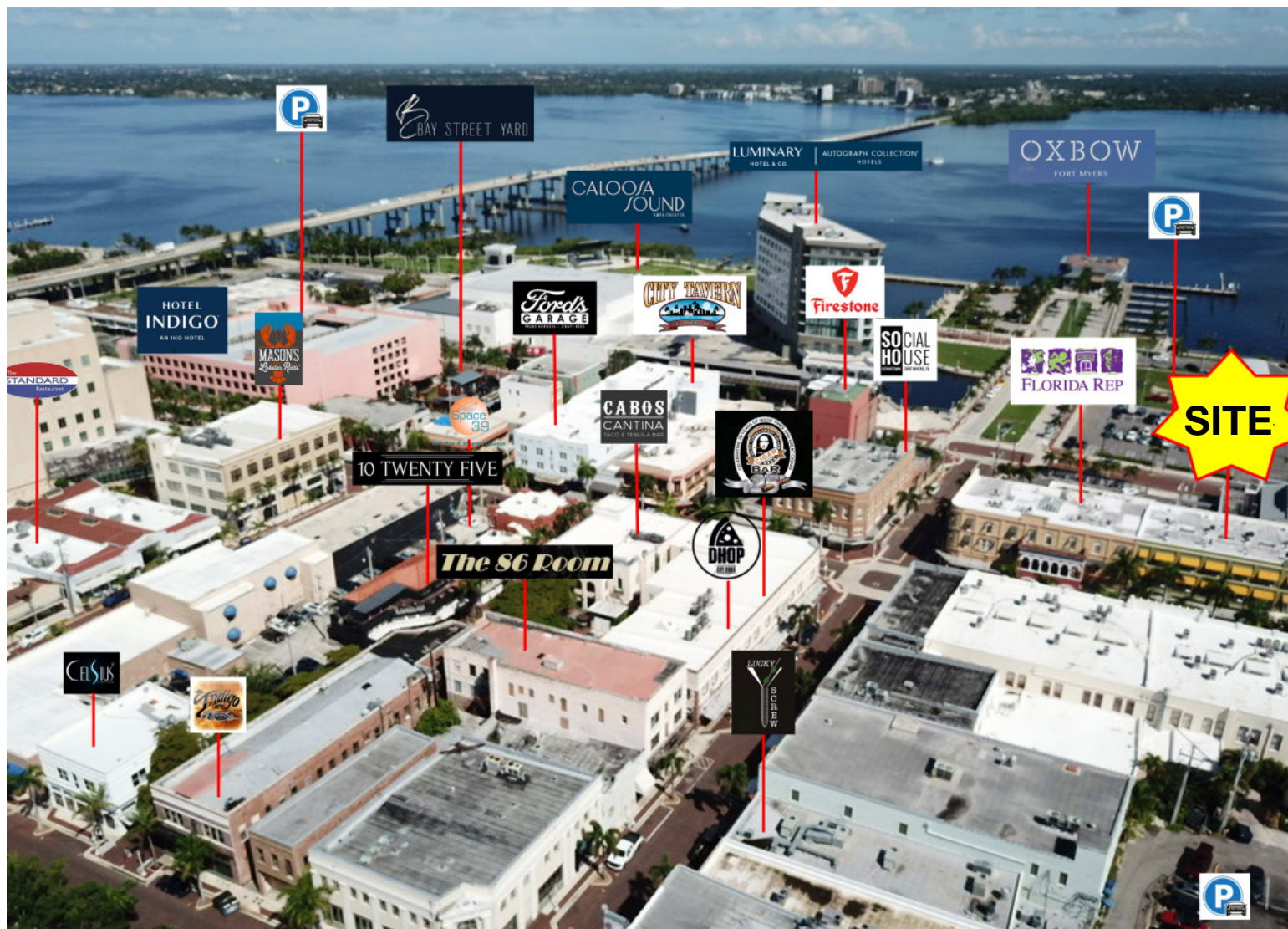
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Building Amenities

- **Prime Location:** Situated in the heart of downtown Fort Myers, this property enjoys a prime location, ideal for businesses seeking exposure, accessibility, and the charm of the historical district.
- **Multi-Use Potential:** With U-CTR Urban Center zoning the space can be utilized for many uses.
- **Parking Convenience:** Benefit from a nearby parking garage that offers ample parking space for visitors.
- **Hospitality:** Convenient accommodation options for business clients and visitors, enhancing the units appeal and accessibility.
- **Investment Opportunity:** Strong potential for revenue growth in a thriving commercial market.
- **Promising Growth:** Fort Myers is home to a growing population and boasts great demographics, making it an excellent location for businesses seeking expansion opportunities.

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