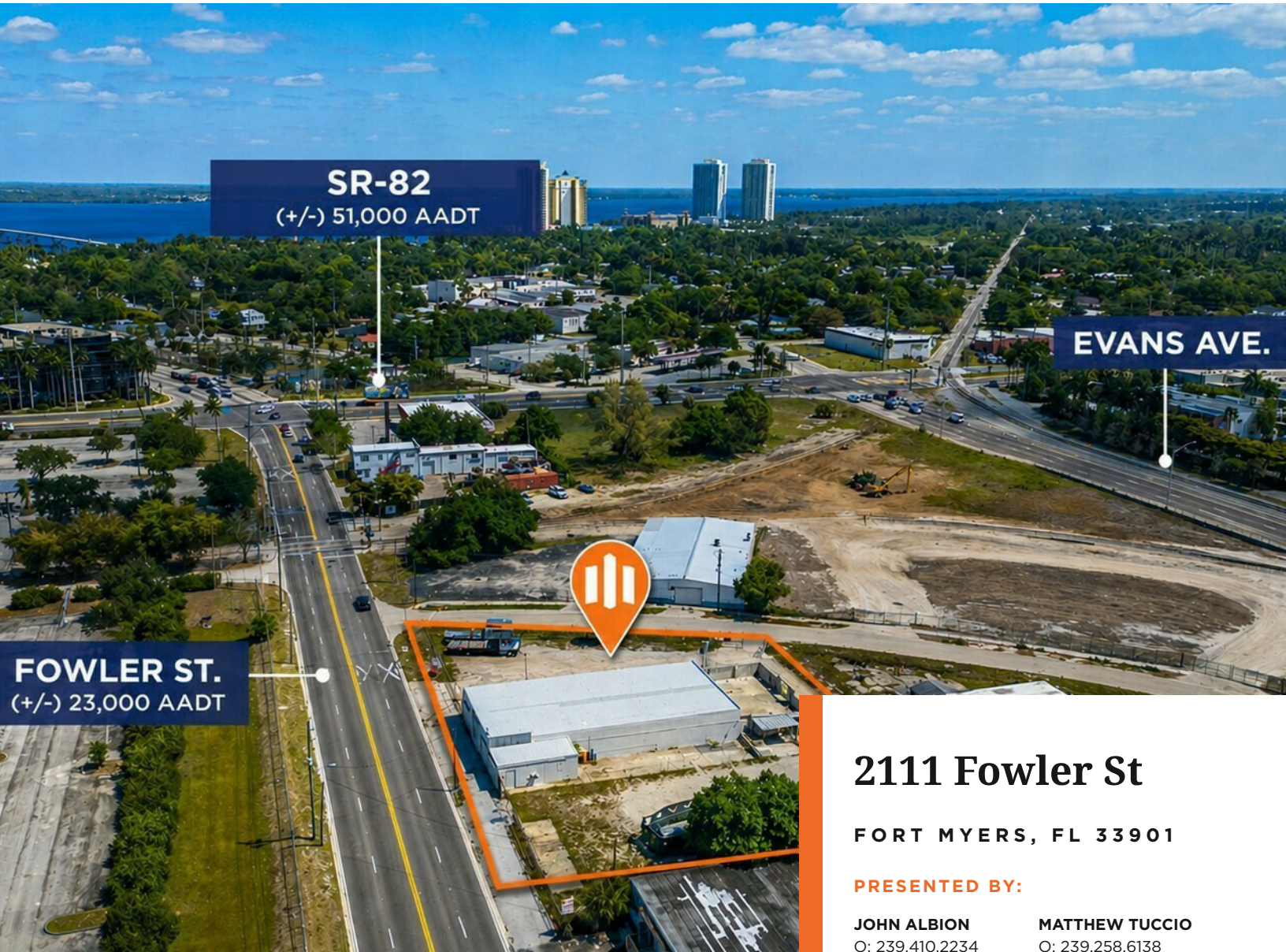




# Offering Memorandum



**SR-82**  
(+/-) 51,000 AADT

**EVANS AVE.**

**FOWLER ST.**  
(+/-) 23,000 AADT



## 2111 Fowler St

FORT MYERS, FL 33901

**PRESENTED BY:**

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# Property Information

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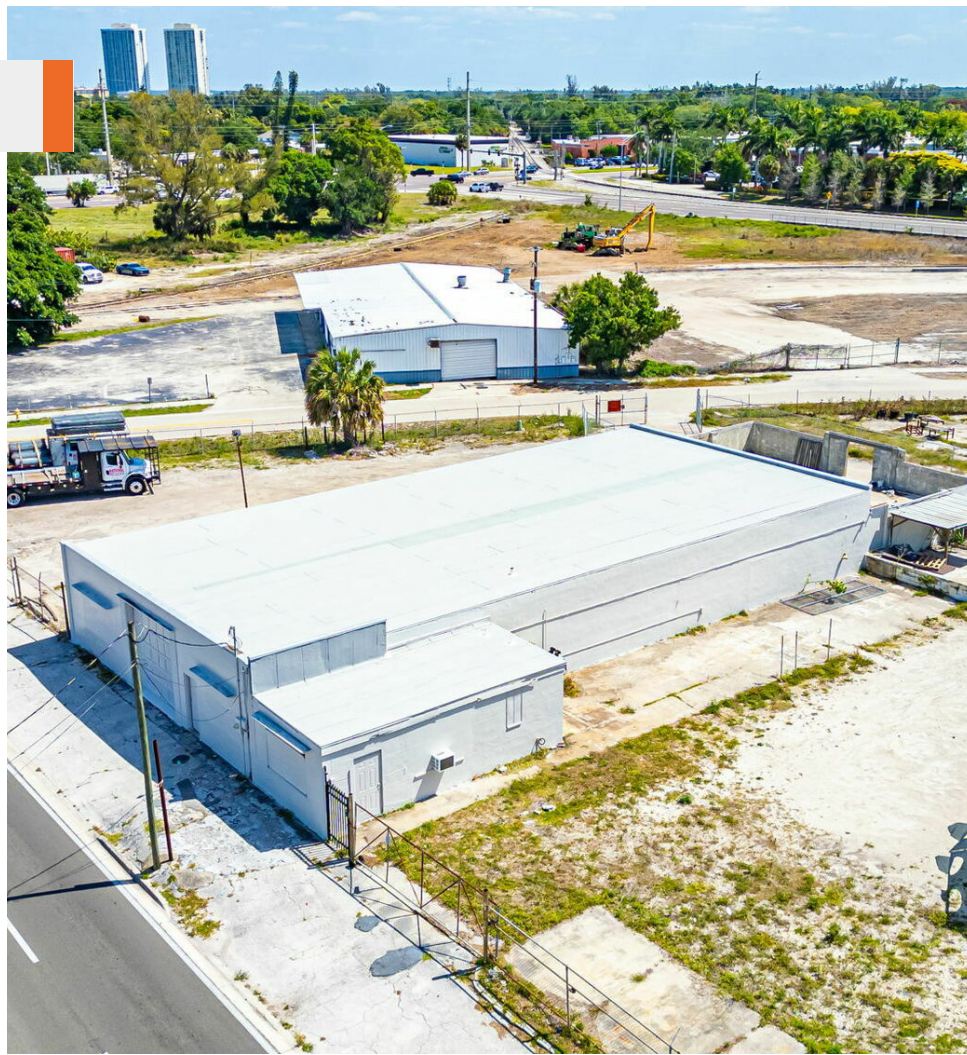
# PROPERTY SUMMARY

## 2111 FOWLER ST

FORT MYERS, FL 33901

### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,200,000
<b>BUILDING SIZE:</b>	5,415 SF
<b>LOT SIZE:</b>	.72 Acre
<b>PRICE / SF:</b>	\$221
<b>ZONING</b>	Commercial Intensive
<b>FUTURE LAND USE</b>	(M/T) Midtown
<b>CAP RATE:</b>	0.0%



# PROPERTY SUMMARY

±5,415 SF industrial building positioned along the Fowler Street corridor with three separate access points providing excellent circulation and visibility.

The building features 12' ceilings, steel bar-joist roof construction, and forklift capability, creating a highly functional layout for contractors, service businesses, or light industrial users. Interior improvements include two bathrooms and a 20' x 12.5' room suitable for office, storage, or workspace.

One roll-up door faces Fowler Street, while the Alicia side features its own larger roll-up door for additional loading access. Two side yards are gated in, providing utility and space for outdoor uses.

An enclosed concrete courtyard at the rear of the building (approximately 48' x 31') offers additional secure outdoor workspace or storage.

A rare opportunity for an owner-user seeking a practical, access-oriented industrial property in a central Fort Myers location.

# PROPERTY HIGHLIGHTS

- ±0.72 Acre Site
- ±5,415 SF Building
- Commercial Intensive Zoning
- Fully fenced and gated side yards on both sides of the building
- Multiple Roll-Up Doors
- New Roof (2026)
- New Exterior Paint (2026)
- Access from Both Fowler St & Alicia St
- ±500 FT of Frontage on Fowler St
- 23,000 AADT Vehicles Per Day Traffic Count
- Forklift-Capable interior layout
- Three access points on Fowler Street providing excellent circulation



**High-Growth  
Corridor**



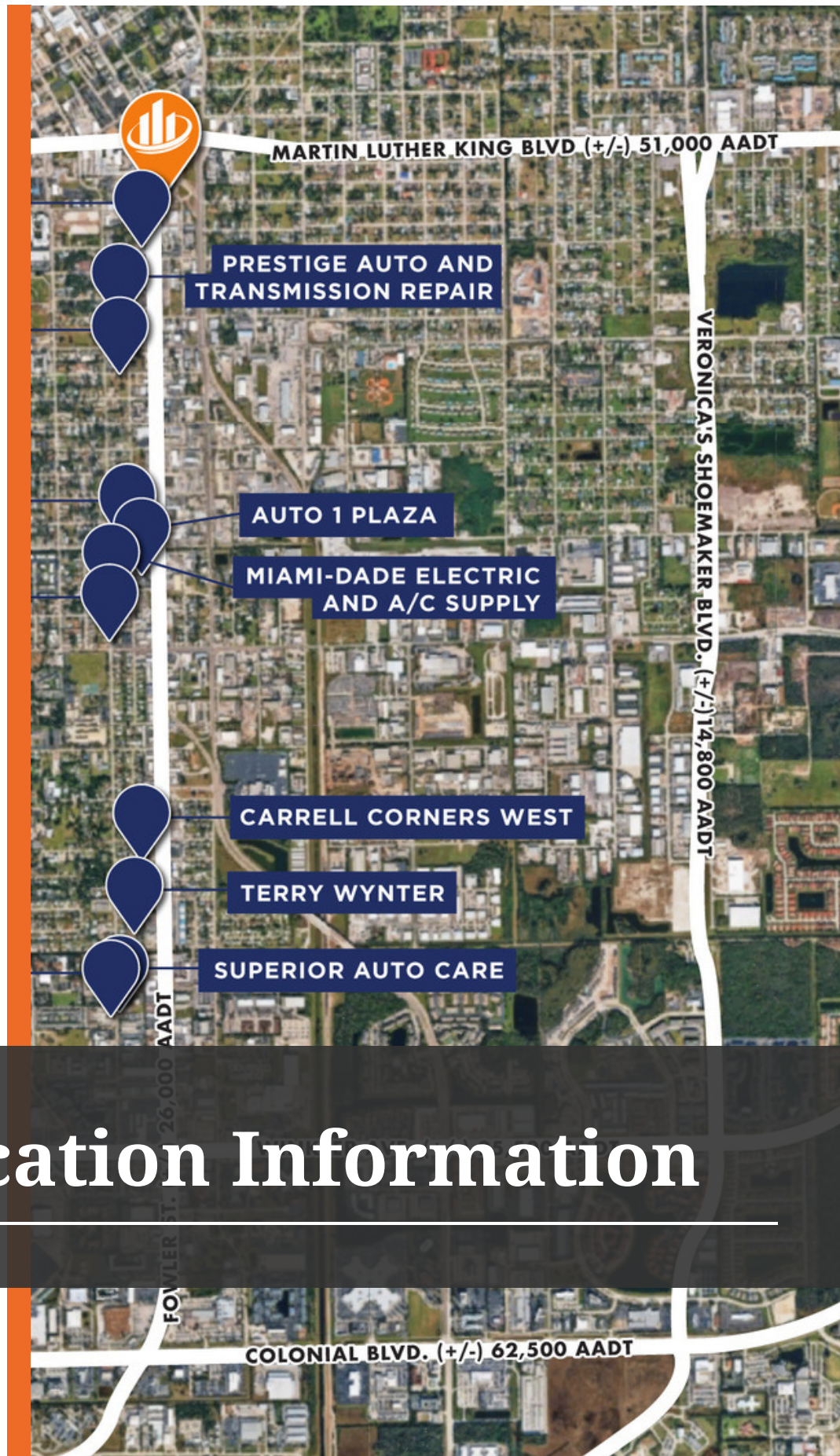
**Accessible From Main  
Roads**



**Exposure Along  
Fowler (22,500  
AADT)**

# ADDITIONAL PHOTOS





# Location Information



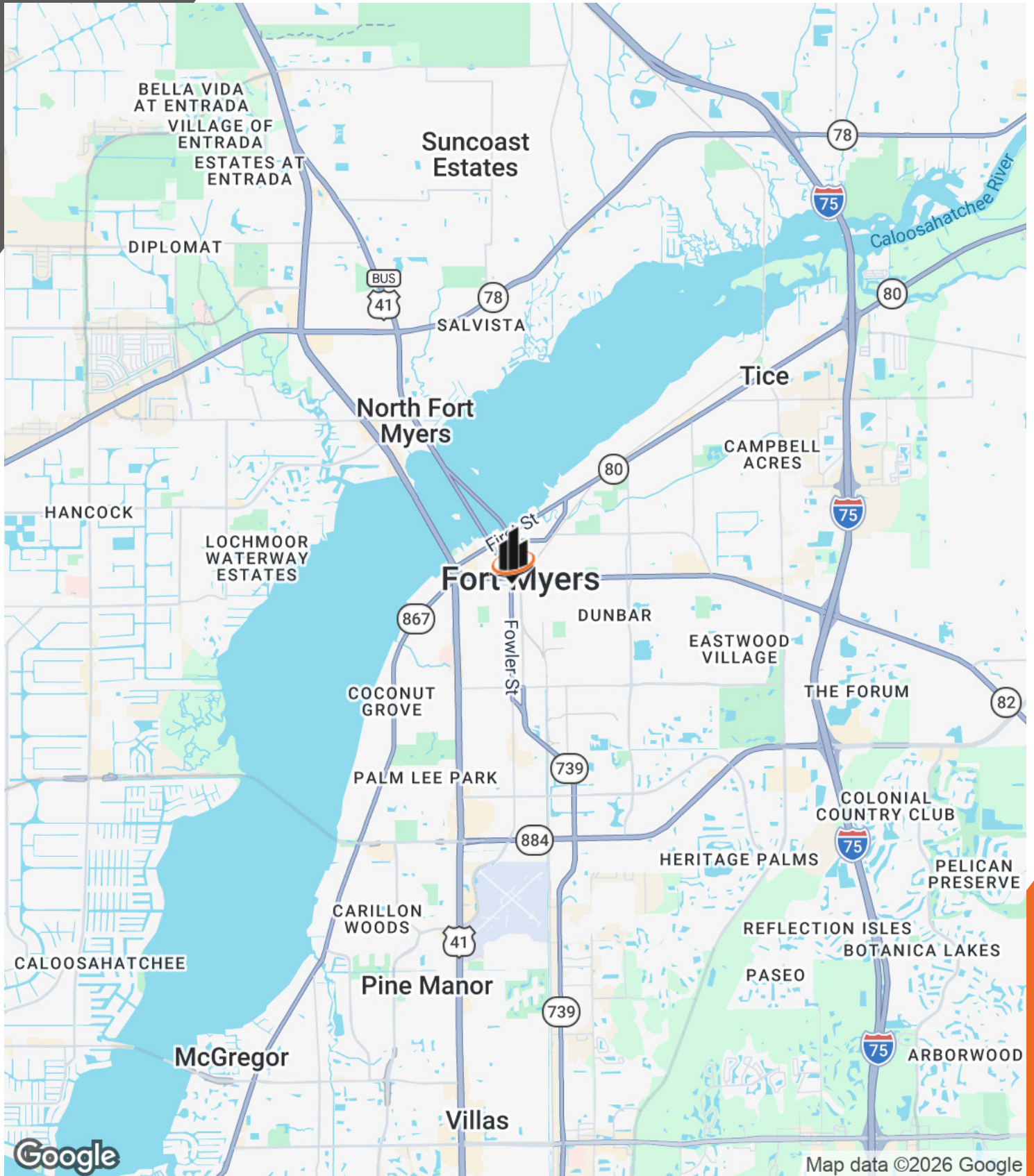
## LOCATION DESCRIPTION

Located along Fowler Street in Fort Myers, a primary north-south corridor connecting Downtown Fort Myers with Colonial Boulevard. The property benefits from strong visibility (23,000 AADT) .

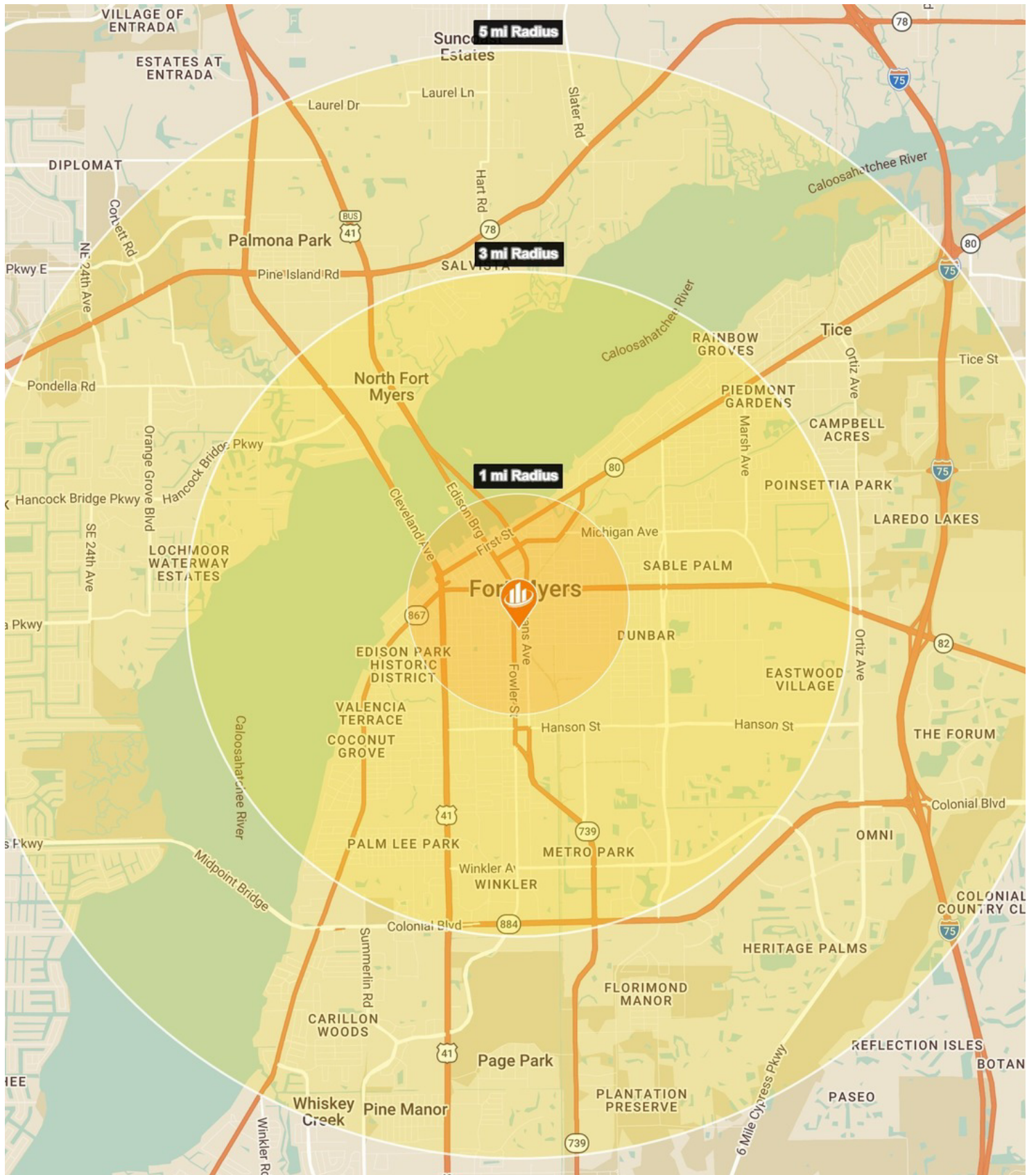
Its central location provides quick access to Colonial Boulevard, one of the main east-west routes in Lee County, along with convenient connectivity to US-41, Downtown Fort Myers, and Interstate 75. The surrounding area includes a mix of industrial, service, and retail businesses, placing the property within an active commercial corridor that supports a wide range of commercial uses.



# REGIONAL MAP



# HEAT MAP





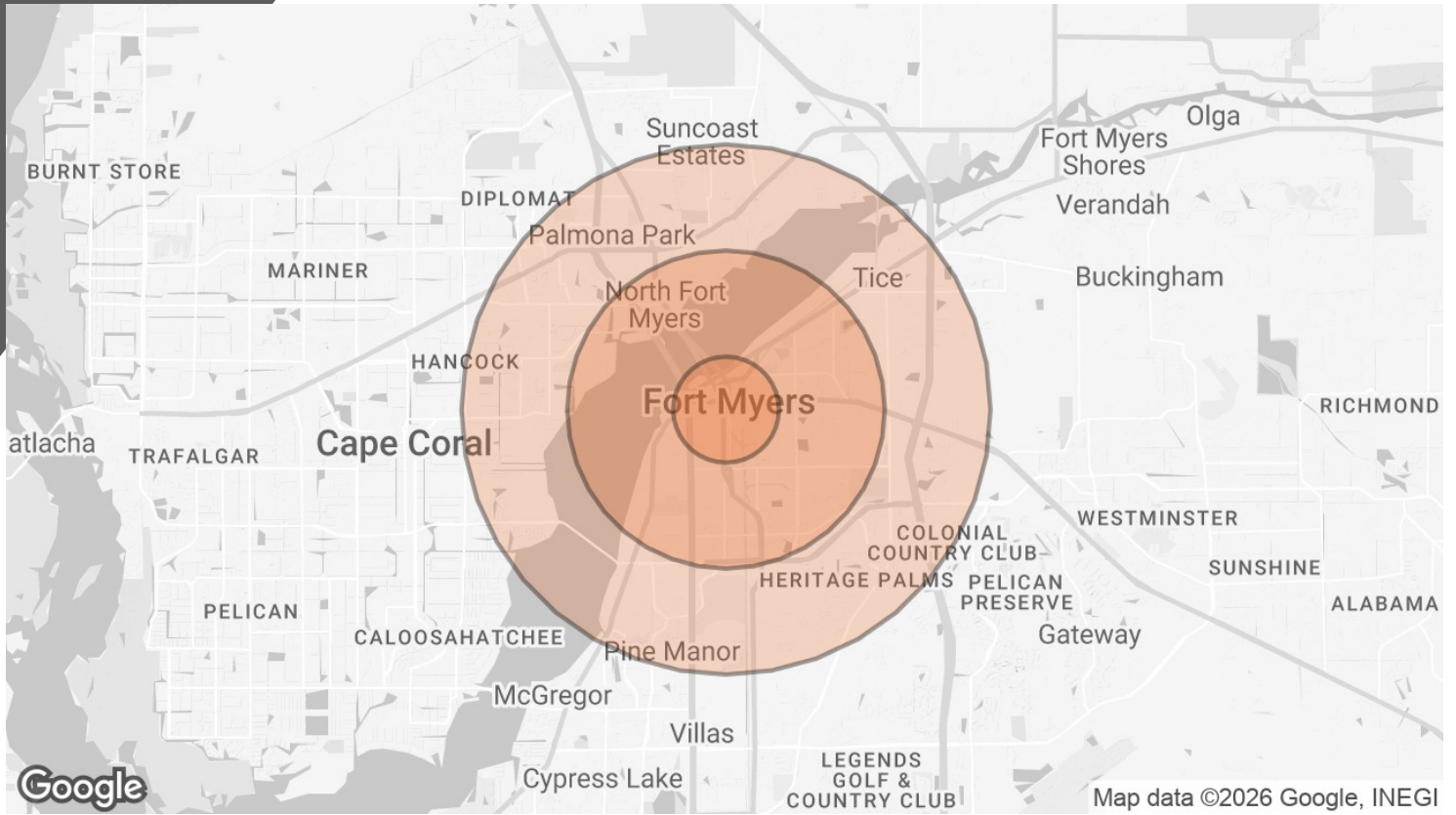
**MARTIN LUTHER KING BLVD.**  
(+/-) 51,000 AADT

**EVANS AVE.**

**FOWLER ST.**  
(+/-) 23,000 AADT

# Demographics

# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	8,086	61,193	147,942
<b>AVERAGE AGE</b>	38.4	40.0	42.9
<b>AVERAGE AGE (MALE)</b>	36.6	39.9	42.5
<b>AVERAGE AGE (FEMALE)</b>	39.6	40.1	43.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	2,966	23,725	58,692
<b># OF PERSONS PER HH</b>	2.7	2.6	2.5
<b>AVERAGE HH INCOME</b>	\$52,266	\$77,192	\$82,290
<b>AVERAGE HOUSE VALUE</b>	\$262,213	\$271,797	\$289,465

2023 American Community Survey (ACS)



## Disclaimer

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



MARTIN LUTHER KING BLVD.  
EVANS AVE.  
FOWLER ST.  
(+/-) 23,000 AADT

# Collective Strength, Accelerated Growth

12761 WORLD PLAZA  
LANE  
FORT MYERS, FL  
33907



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