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OFFERING MEMORANDUM

2401 FIRST STREET, SUITE #100

3,429± SQ. FT. GROUND FLOOR RETAIL/OFFICE - DOWNTOWN FORT MYERS, FL

PROPERTY SUMMARY

Property Address: 2401 First Street, Ste #100
Fort Myers, FL 33901

County: Lee

Municipality: City of Fort Myers

Property Type: Commercial

Property Size: 3,429± Sq. Ft.

Zoning: U-CTR (Urban Center)

Year Built: 2005/Renovated 2025

Building Class: Class A; Fully Built Out

SALE PRICE:

\$950,000
\$277 PSF

LEASE RATE:

\$23.50 NNN

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SALES EXECUTIVES



Alex Henderson, CCIM
Senior Broker Associate



Max Molloy, CCIM
Senior Broker Associate



Sawyer Gregory
Sales Associate



DIRECT ALL OFFERS TO:

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OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.



- Situated in the heart of Downtown Fort Myers, this 3,429± Sq. Ft. ground floor Class A retail/office space offers an unparalleled opportunity for investors or businesses seeking a prime location
- With its strategic positioning amidst commercial and cultural hubs, this property is suited for an office, retail shop, bar, or restaurant
- In close proximity to major local attractions, historical landmarks, retail, and restaurants

FLOOR PLAN



BUILDING INTERIOR



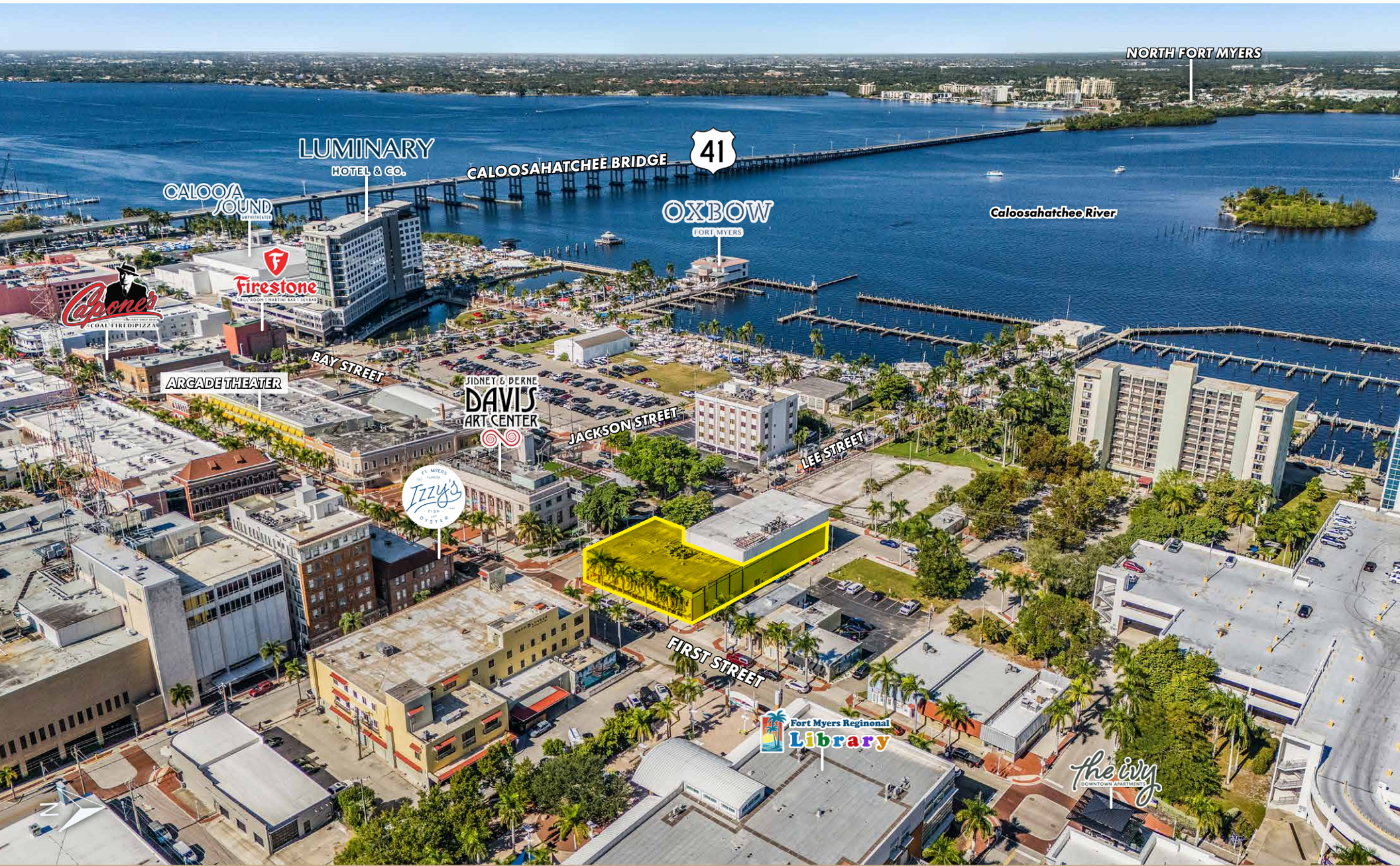
BUILDING INTERIOR



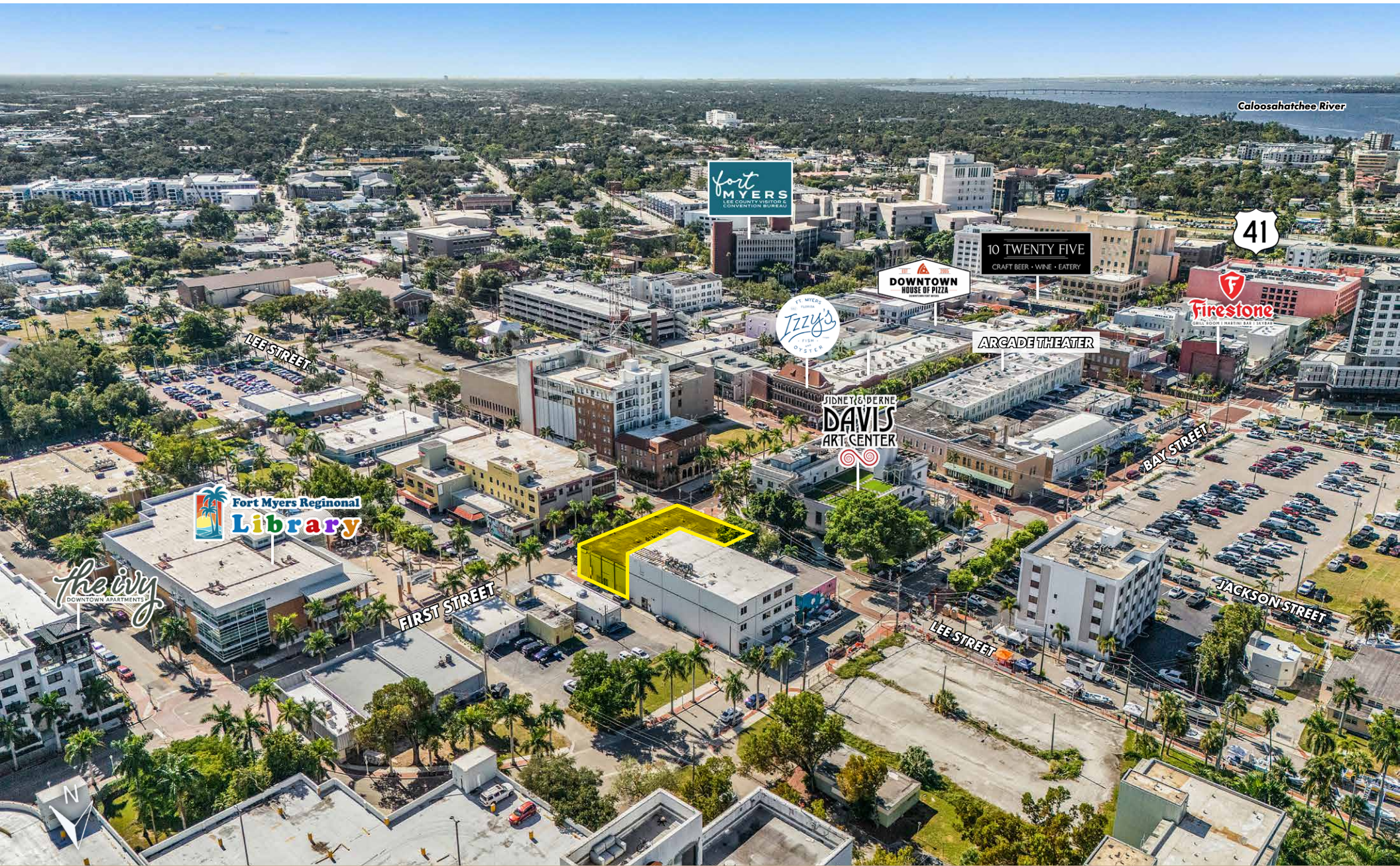
BUILDING EXTERIOR



PROPERTY AERIAL



PROPERTY AERIAL



Caloosahatchee River

41

fort MYERS
LEE COUNTY VISITOR & CONVENTION BUREAU

10 TWENTY FIVE
CRAFT BEER • WINE • EATERY

DOWNTOWN
HOUSE OF PIZZA

Izzy's
FISH
OYSTERS

ARCADE THEATER

Firestone
CAR TYRES • BATTERIES • OIL CHANGES

SIDNEY & BERNE
DAVIS
ART CENTER

Fort Myers Regional
Library

the ivy
DOWNTOWN APARTMENTS

FIRST STREET

BAY STREET

JACKSON STREET

LEE STREET



Caloosahatchee River



- 1. RIVERLINE HOTEL**
196-room hotel featuring corporate rentals, multifamily units, and retail
- 2. SUNTEX MARINA CITY YACHT BASIN**
45M City Marina Redevelopment, 250+ marina slips and 5+ acres of mixed-use waterfront development
- 3. ONE**
21 Story Condominium Tower w/34 Units - Pre-Sale starting at \$1.25M
- 4. LEGACY HARBOUR**
14-acre waterfront redevelopment with 377 residential units, 37,685 SF of retail, and a 131-slip full-service marina
- MIDTOWN REDEVELOPMENT PROJECT**
- 5. NEWS PRESS REDEVELOPMENT**
9.8-acre mixed-use redevelopment to include residential, retail, office, hotel, and grocery components
- 6. MONTAGE AT MIDTOWN - 321 MF UNITS**
Opened June 2026 featuring 321 multifamily units + retail.
- 7. FMPD HEADQUARTERS**
\$140 Million State-of-the-Art Police Headquarters
- 8. CITY OF PALMS PARK REDEVELOPMENT**
The former City of Palms Park is being demolished for the redevelopment of 27 acres in Midtown through a public-private partnership beginning in 2026/2027



DOWNTOWN ACTIVITIES

DINE, SHOP & EXPLORE

Downtown Fort Myers offers a vibrant, pedestrian-friendly setting with outdoor dining, rooftop bars, restaurants, nightlife, and historical sites. The area presents a dynamic shopping experience with various shops and boutiques, art galleries, theaters, and fine restaurants. Within a short stroll, visitors will experience major local attractions while enjoying a scenic view of the Caloosahatchee River and glorious sunsets.

1. Edison Ford Winter Estates
2. Centennial Park
3. BayStreet Yard
4. Caloosa Sound Amphitheater
5. J.C. Cruises
6. Luminary Hotel
7. Sidney & Berne Art Center
8. Edison Theater
9. The Burroughs & Gardens
10. Bruno's of Brooklyn
11. IMAG History & Science Center
12. Millennial Brewing Co.

ANNUAL EVENTS & FESTIVALS

Art Walk

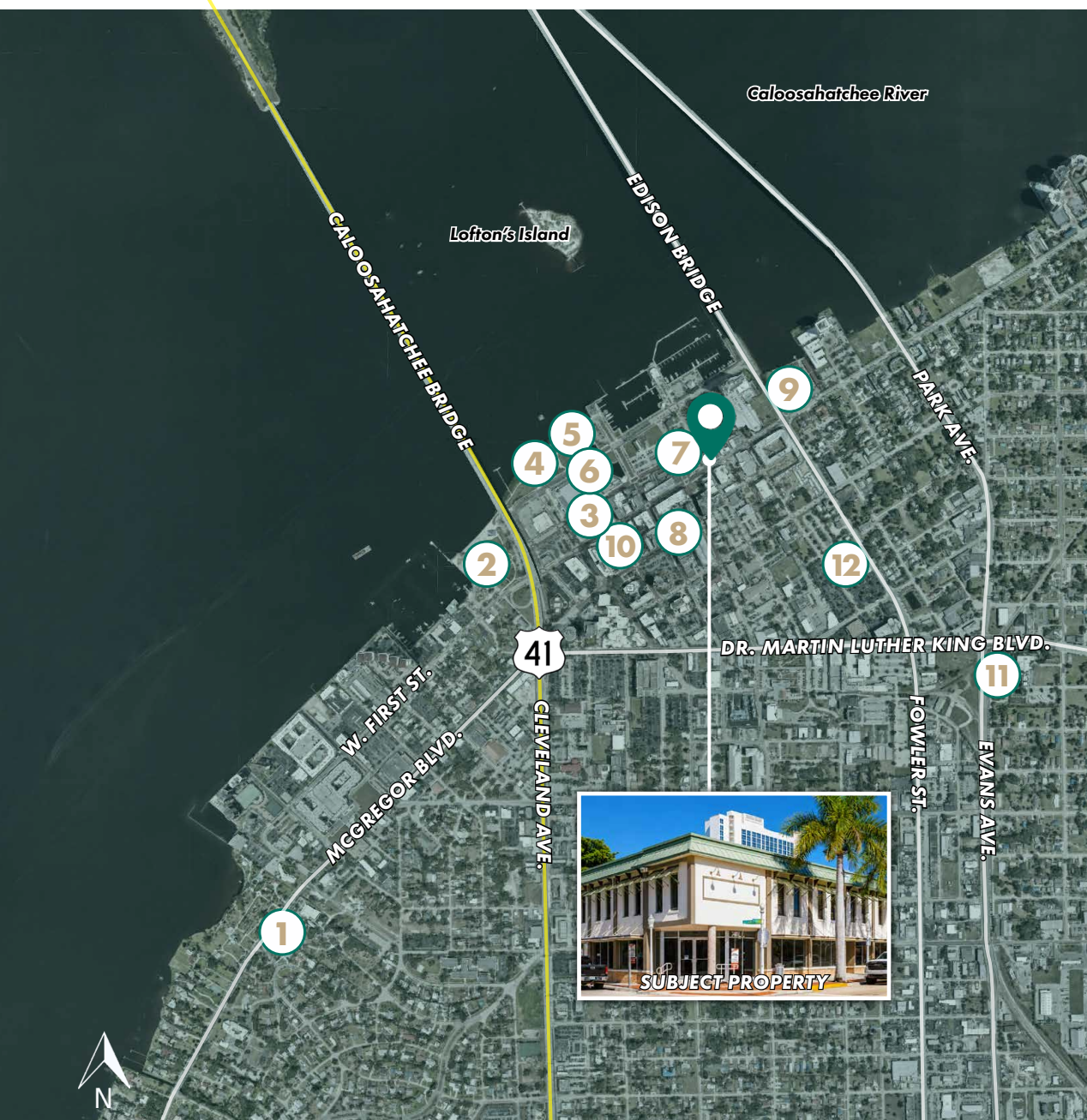
Downtown Fort Myers lights up ARTistically the first Friday of every month where the streets are lined with local and regional artists selling and displaying their master piece.

Music Walk

The River District comes alive on the third Friday of the month as local and regional musicians line the streets. From jazz and blues to rock & roll, many genres can be heard and vary each month. Free to the public.

Fine Art Fest

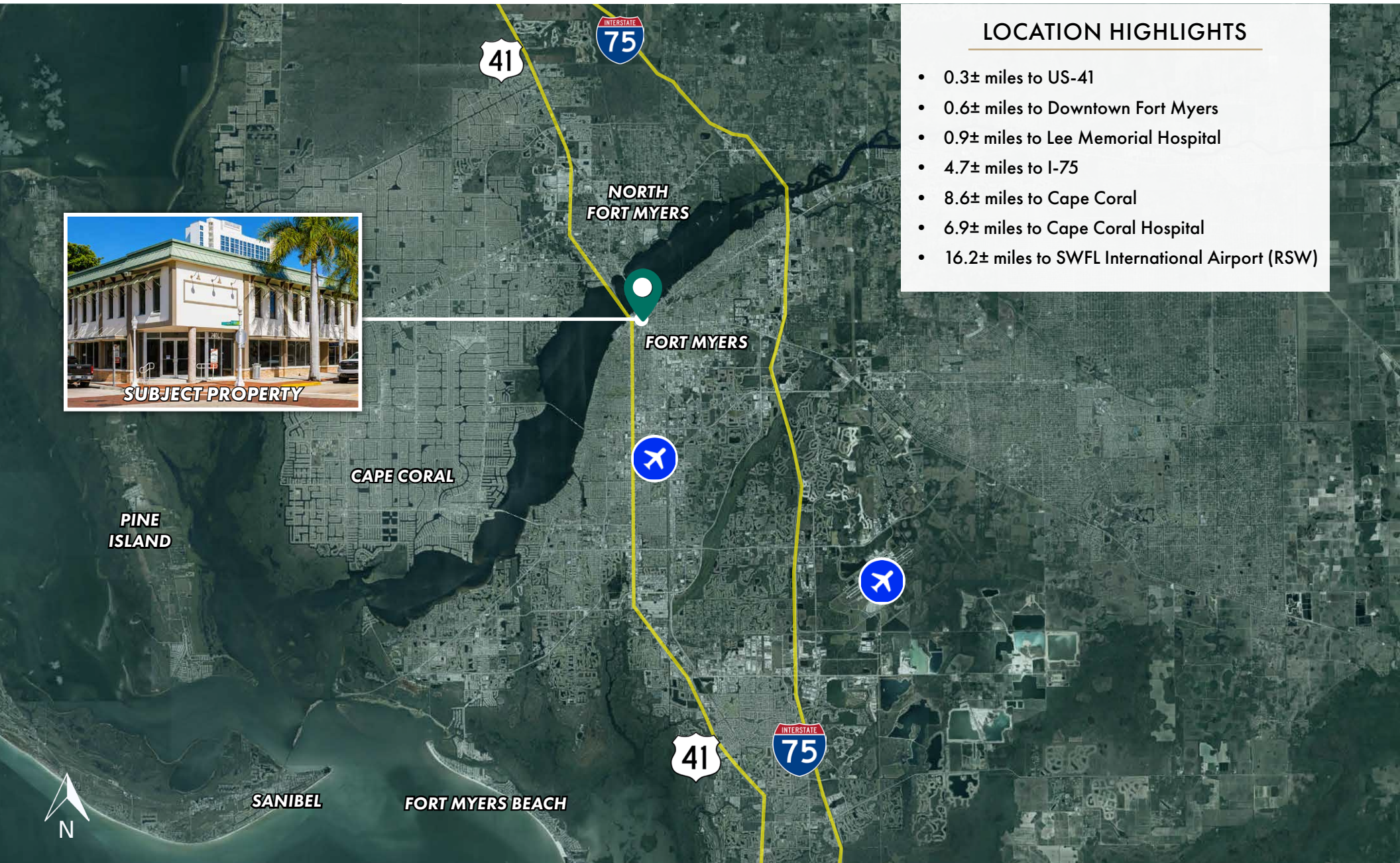
More than 200 artists locally, from across the country, and worldwide comes to Fort Myers for a juried fine art festival in addition to youth art competition, stage performances, food trucks, & more.



LOCATION MAP

LOCATION HIGHLIGHTS

- 0.3± miles to US-41
- 0.6± miles to Downtown Fort Myers
- 0.9± miles to Lee Memorial Hospital
- 4.7± miles to I-75
- 8.6± miles to Cape Coral
- 6.9± miles to Cape Coral Hospital
- 16.2± miles to SWFL International Airport (RSW)





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