

NOW LEASING (2) Ground Commercial Suites

2150-2164 W. First St.

- Use: Commercial; Retail or Office or Mixed Use Development Parcel
- Renovated: 2022
- Parking: 60+ onsite
- Ofc/Retail from \$28+/sf (no passthroughs except utility and sales tax)

Existing Businesses: Bare Roots Salon, Posh Nail Salon, The World-Famous Cigar Bar, GHD Engineering, Gulfshore Development.... YOU!

SPACE CURENTLY AVAIL (1): *

2164 Unit A 1780sf (Fronts W. First St)

**\$25/sf : 1,780sf * 25 / 12 =
\$3708.33 Monthly Rent Check**

**Food? Drink? Café? Retail? Ofc?
Gallery? Grocery? Liquor?**

Rent + Sales Tax (currently 0%) & Utilities... That's All – No Cams

3 highly visible freestanding single-story commercial buildings off the corner of W. First St and Clifford St in downtown Ft. Myers; comprise 10,940 gross sf and are situated on over an acre of land (44,997sf). This parcel features more than 60 on-site parking spots, is home to 8 tenant suites and sits one property off the Caloosahatchee River and surrounded by over 2500 housing units (with more on the way). Originally built 1965-1971 and most recently updated in 2022-2023. Directly in front of Riverside Club condos, one of Fort Myers' first waterfront hi-rises (7-story, 48 units), and to the SE of Highpoint Place condos (newer 32-story 270 waterfront units), 3 properties SE of the new 5-acre 500,000+sf twin tower / marina site acquisition by NRIA, to the NW of brand-new Triton Cay phase I luxury apartments (5 stories, 320 units), and in 2023 summer the Triton Cay phase II (12 stories and 241 units for parcel at **2180 W. First next door that sold 01/2023 for \$4,750,000 for .9 acres**), W of newly finished West End at City Walk (5-stories 318 units). TONS OF NEW OCCUPANTS nearby, within an EASY WALK into DOWNTOWN FORT MYERS! Come join us. Considered a downtown property and less an 1/3 of a mile (1500') to both the Edison and Ford Homes as well as the Federal courthouse (central downtown), 1/2 mile "ish" to the Caloosahatchee and Edison bridges, about 3 miles to the Midpoint bridge, and 5 miles to I-75.

Development Special Notes: FAR =12; Site is 1.03 acres (44,867sf more or less); Planning and Zoning allows 18 stories as a minimum; Zoning is Urban Core and allows for 70 dwelling units/ acre (and more with conditional use process); Max allowable sf (Far of 12 x 44,867 permits a total of 538,404 buildable sf (assuming site meets all concurrence) with no front, side or rear setbacks required. Owner will always consider sale; preference is to lease.

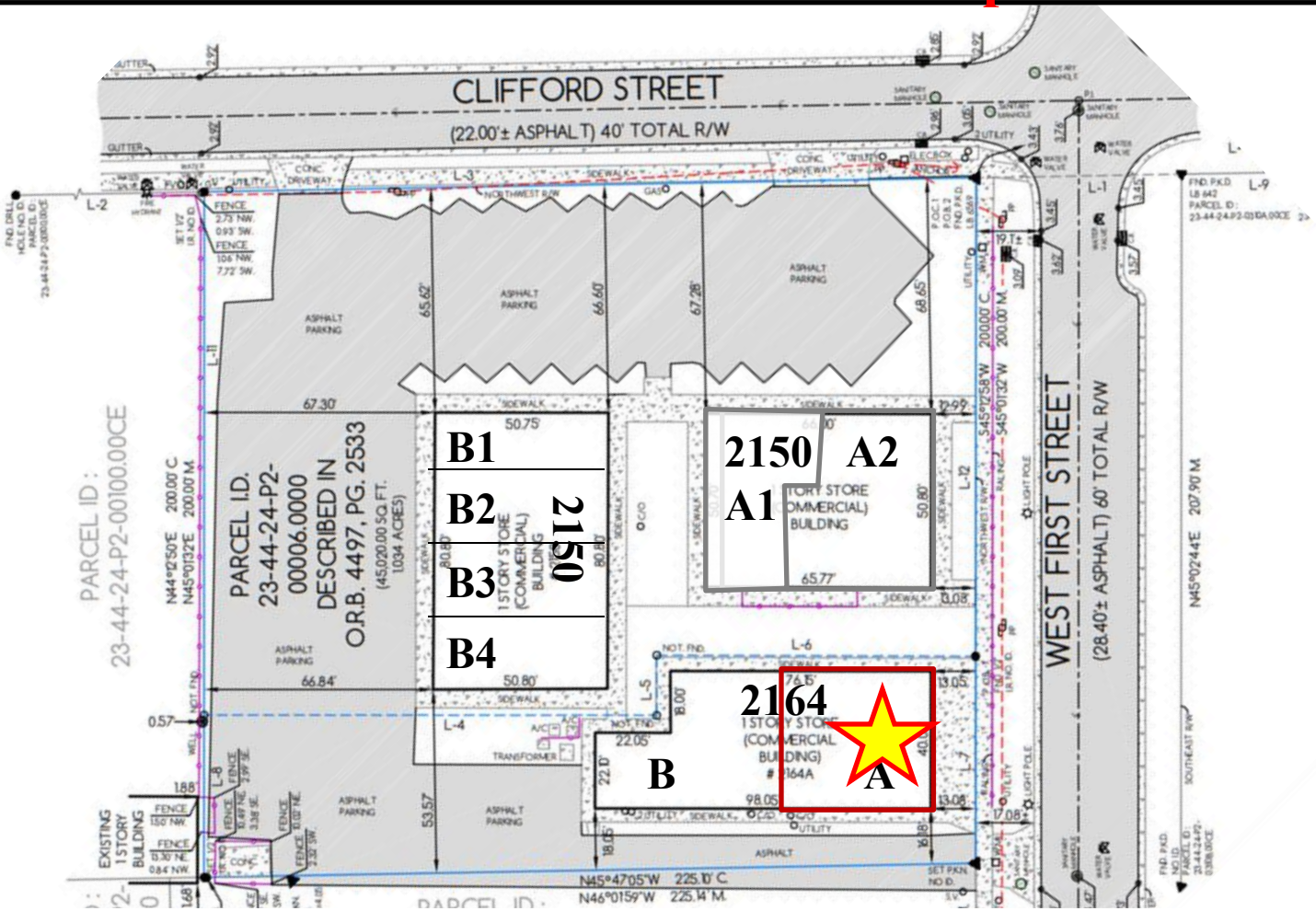
Showings: Contact Rick Noll in Tampa 813-477-4517 – Lease / Sale / Option

2150-2164 W. First St.

Rick Noll
RickNoll7@Gmail.com
813-477-4517



2150 W. First St. Retail / Office Spaces



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Suite: Gross Int sf / \$/sf:

2150A – 3,340sf

2150 A1 – 1,260sf \$28

2150 A2 – 2,080sf \$28

2150 B1- 1,013sf

2150 B2- 1,013sf

2150 B3- 1,013sf \$24

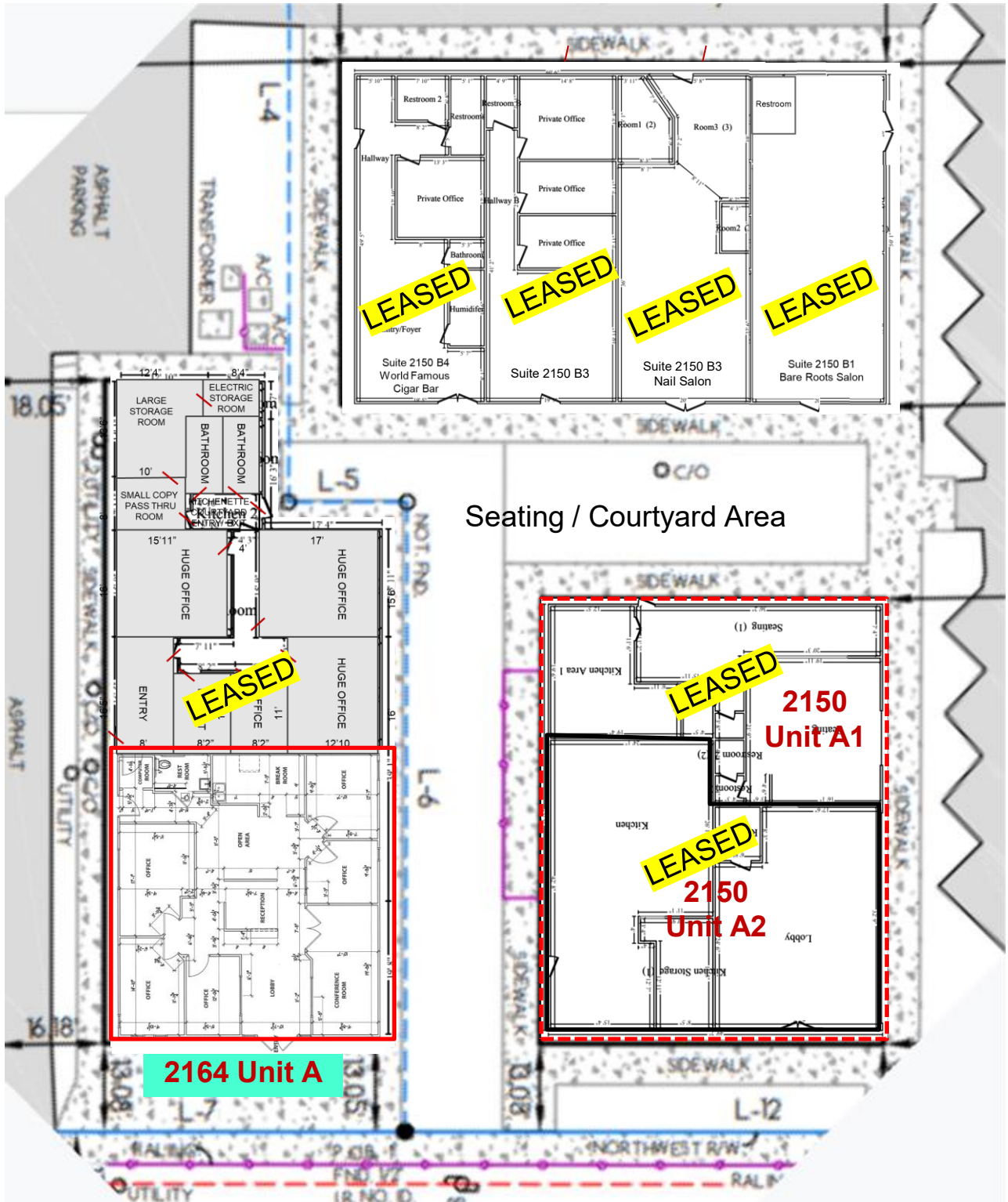
2150 B4- 1,013sf

2164 A- 1,780sf \$28

2164 B- 1,750sf

Site/ Floor Plans for 2150-2164 W. First St. Suites

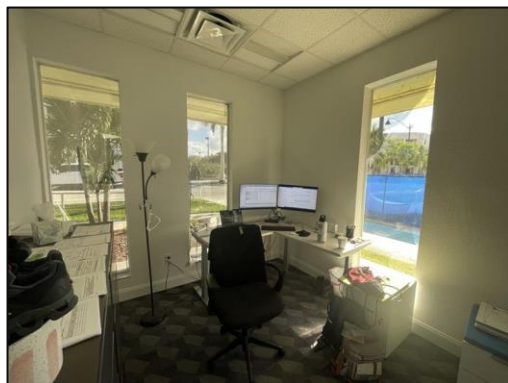
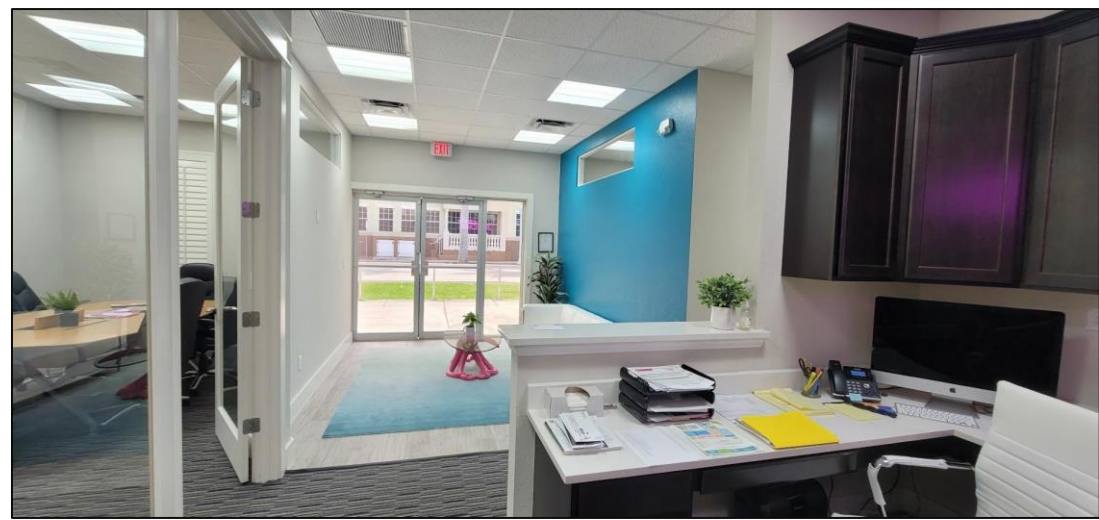
Rear Parking Areas - Back Doors 2150B Bldg

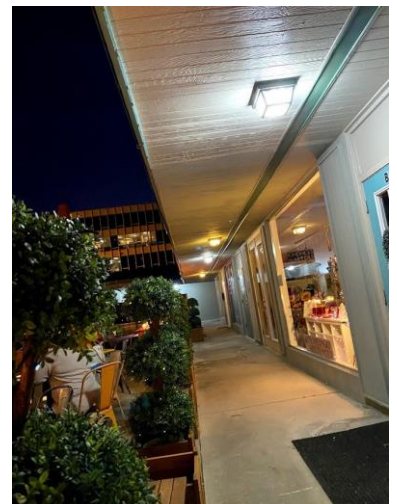


WEST FIRST ST. (Frontage)

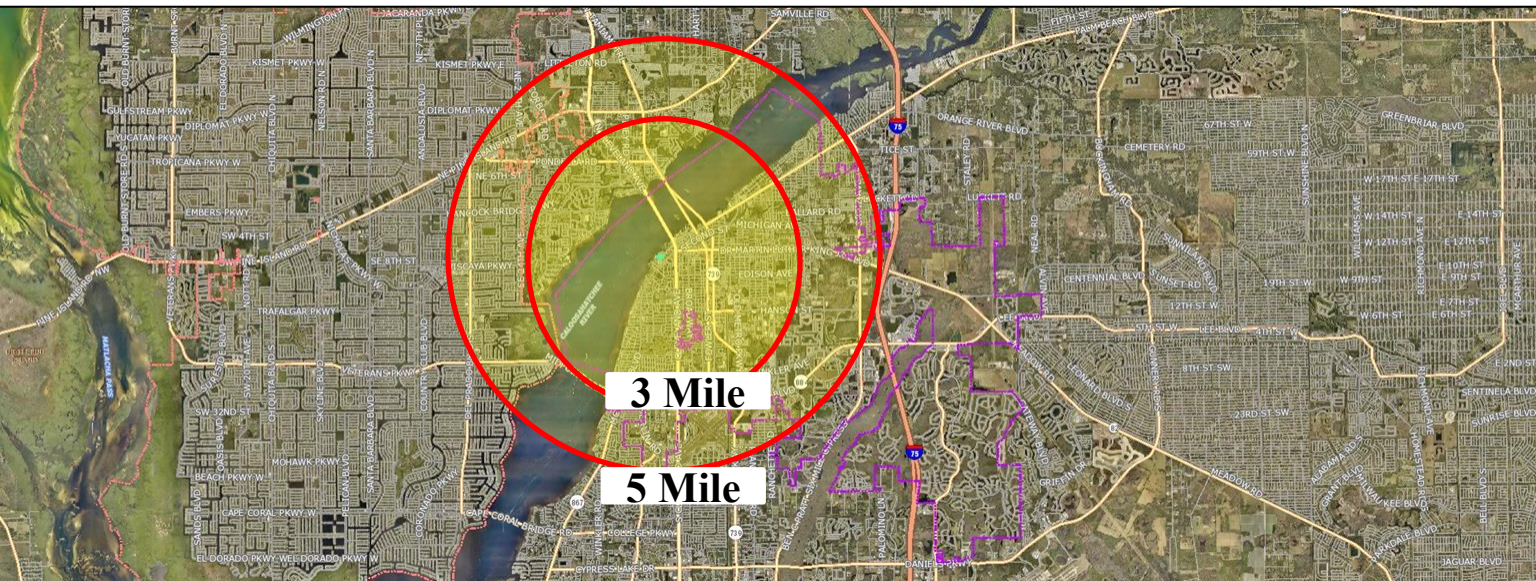


2164 W. First St. Typical Pictures

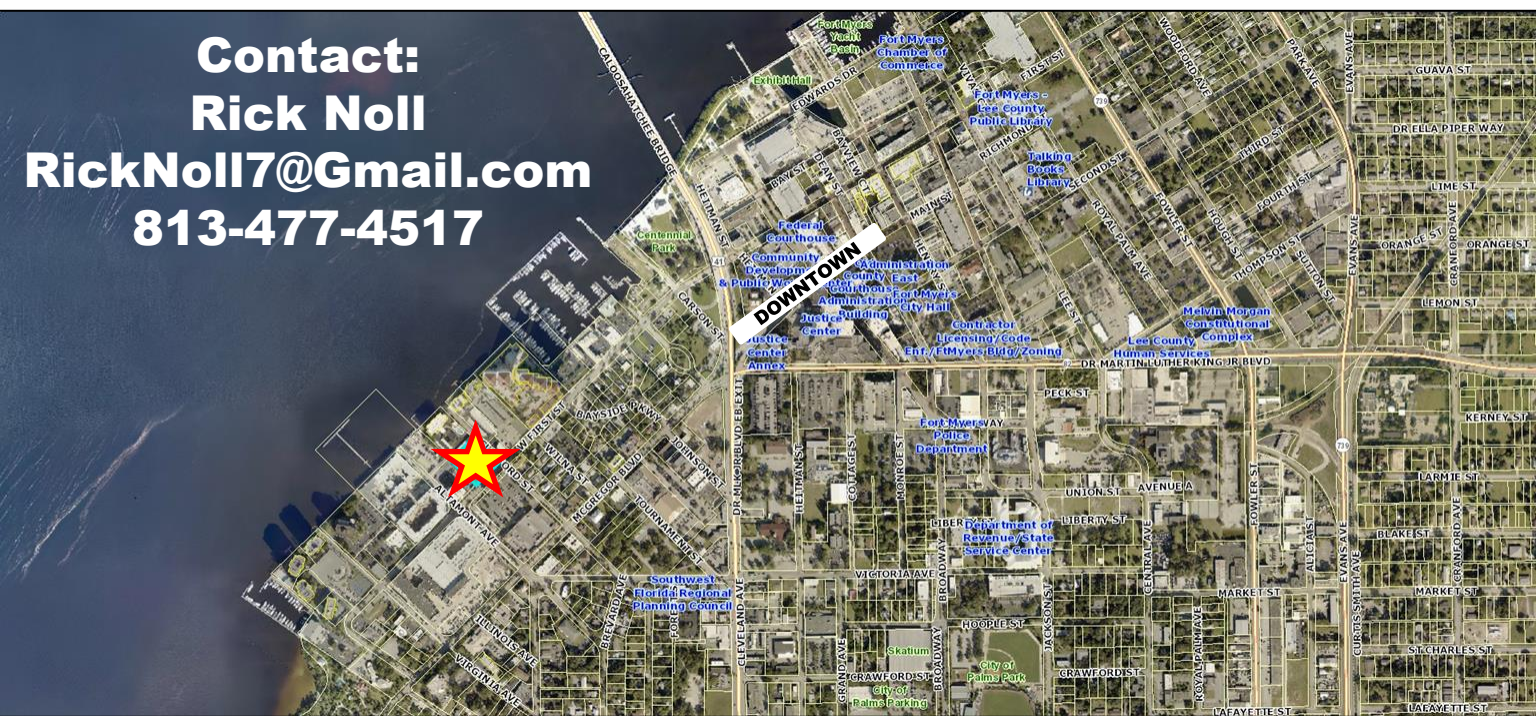




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2164-A Entry
W. First St.

