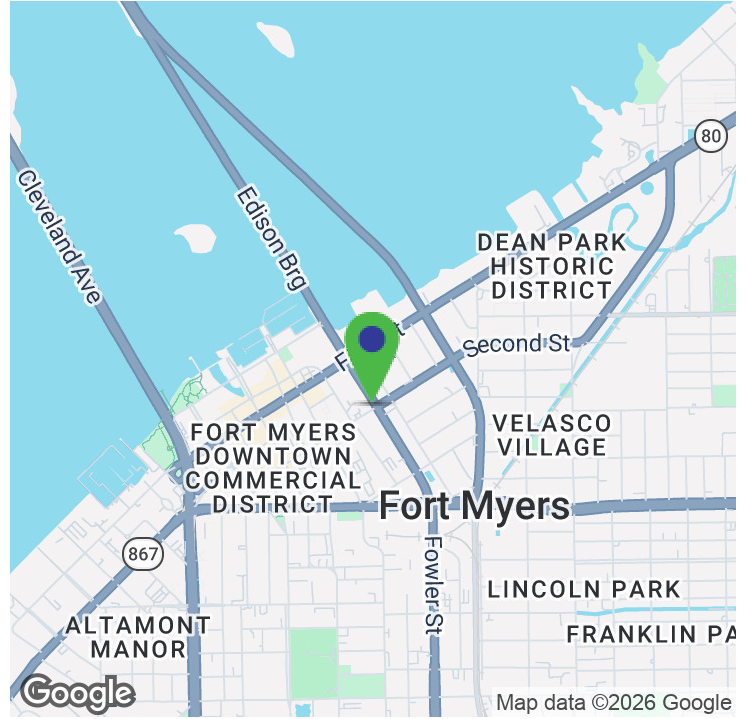


2502 SECOND STREET FORT MYERS, FL 33901



Prime Office Spaces in Downtown Fort Myers



LEASE RATE

\$18.75 SF/YR

OFFERING SUMMARY

Total Available SF: 685 - 1,525 SF

Lease Type: MG

Price / SF: \$0.00

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
Total Population	57,949	167,435	465,855
Total Households	24,520	70,165	197,638
Median Age	43	45	47
Average HH Income	\$68,809	\$77,309	\$88,870

PROPERTY OVERVIEW

Located in the heart of Downtown Fort Myers, 2502-2506 Second Street offers office spaces ranging from 685 SF to 1,525 SF, making it an excellent opportunity for businesses seeking a prime location. These versatile spaces are ideal for office or professional use, featuring flexible layouts to accommodate various business needs. With a central location and strong visibility, this property provides a great opportunity for businesses looking to establish or expand their presence in the downtown area.

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
2502 Second St, Unit 203	\$18.75 SF/yr	730 SF
2502 Second St, Unit 204	\$18.75 SF/yr	750 SF
2506 Second St, Unit 206	\$18.75 SF/yr	685 SF
2506 Second St, Unit 207-208	\$18.75 SF/yr	1,525 SF

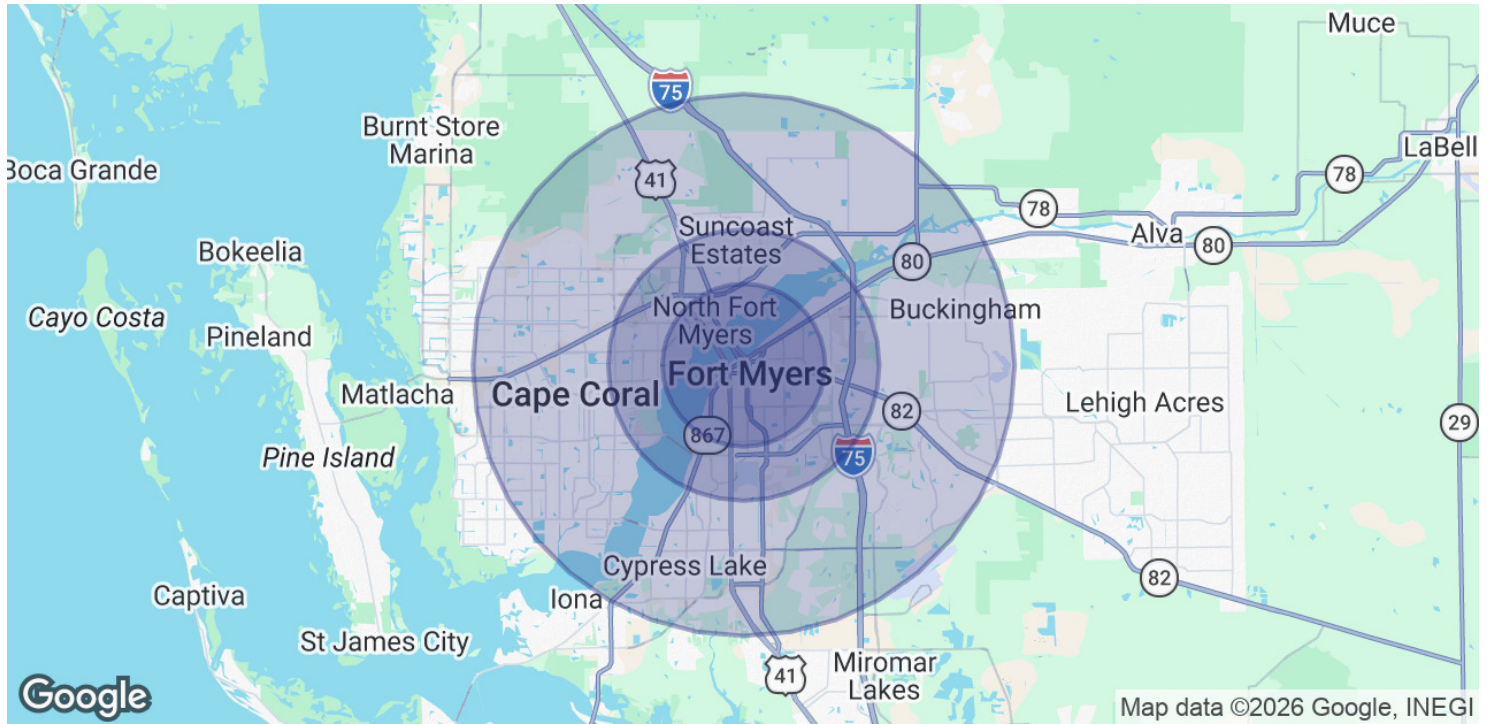
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2502 SECOND STREET FORT MYERS, FL 33901



Demographics Map & Report



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	57,949	167,435	465,855
Average Age	43	45	47
Average Age (Male)	42	44	46
Average Age (Female)	44	46	48

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	24,520	70,165	197,638
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$68,809	\$77,309	\$88,870
Average House Value	\$299,745	\$306,367	\$346,226

2020 American Community Survey (ACS)