

2730

2730 FOWLER STREET
FORT MYERS, FL 33901

Offering Memorandum



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FOR SALE |



SECTION 1

PROPERTY INFORMATION

Property Summary

FOR SALE |



PROPERTY DESCRIPTION

Exceptional opportunity to acquire a fully renovated 6,200± SF commercial building located on a high-visibility corner parcel in Fort Myers. Situated on approximately 0.46 acres with CI (Commercial Intensive) zoning, the property offers outstanding flexibility for owner-users, investors, or multi-tenant occupancy. Currently configured into three potential units, the building is ideal for retail, office, medical, showroom, professional, or service-oriented uses. One suite includes approximately 1,140± SF of warehouse/storage space with convenient rear access.

Originally built in 1955, the property underwent a complete top-to-bottom renovation in 2023, providing modernized interiors and functionality throughout. The site offers approximately 163 feet of frontage on Fowler Street and 125 feet on Katherine Street, delivering exceptional exposure and signage visibility along a major commercial corridor with traffic counts exceeding 20,000 vehicles per day.

Additional features include ample on-site parking, multiple ingress/egress points, and a large fenced rear lot ideal for storage, fleet parking, or operational use.

OFFERING SUMMARY

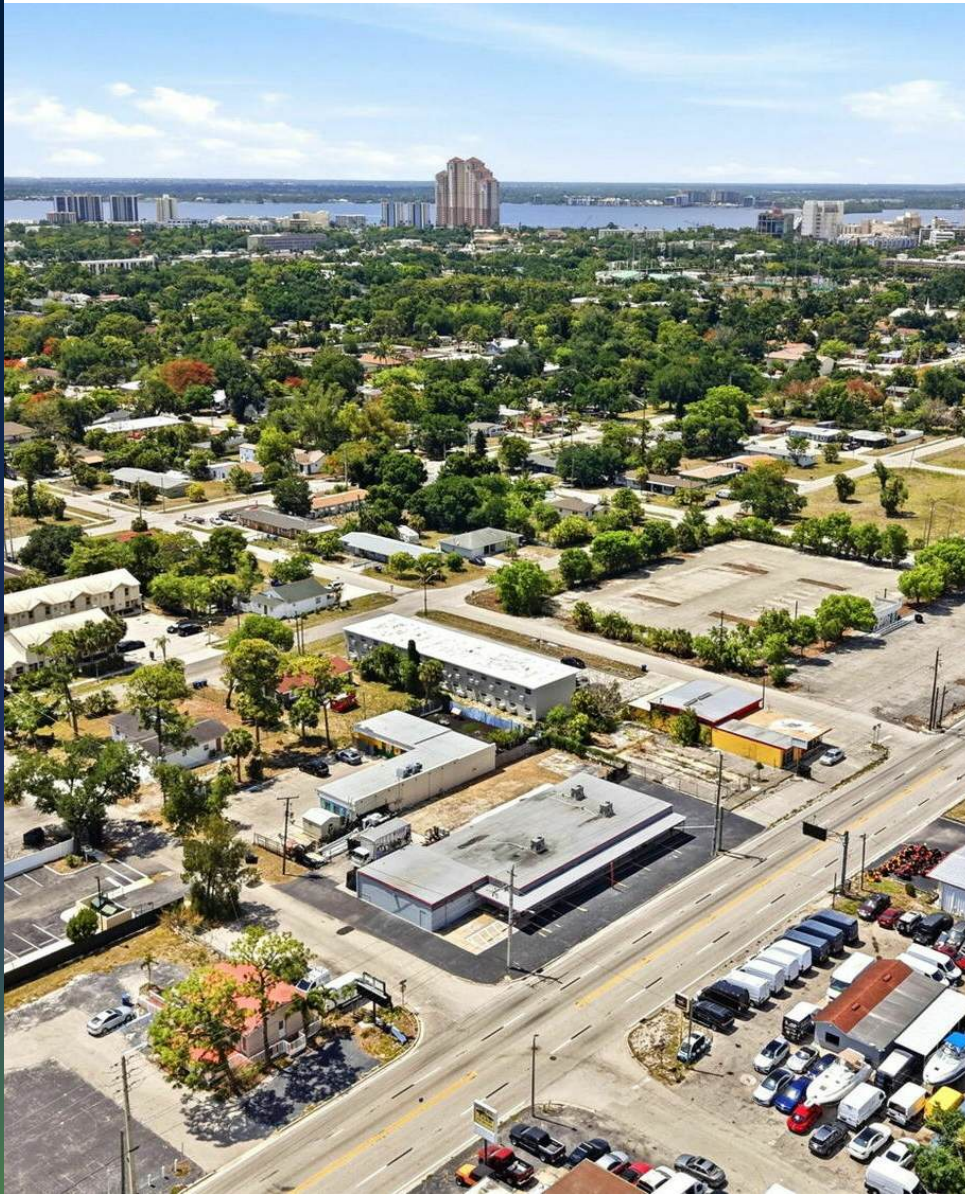
Sale Price:	\$1,249,900
Number of Units:	3
Lot Size:	0.46 Acres
Building Size:	6,200 SF

DEMOGRAPHICS

	0.25 MILES	0.5 MILES	1 MILE
Total Households	218	946	3,460
Total Population	640	2,642	9,408
Average HH Income	\$48,044	\$47,385	\$51,596

Property Description

FOR SALE |



PROPERTY DESCRIPTION

Exceptional opportunity to acquire a fully renovated 6,200± SF commercial building located on a high-visibility corner parcel in Fort Myers. Situated on approximately 0.46 acres with CI (Commercial Intensive) zoning, the property offers outstanding flexibility for owner-users, investors, or multi-tenant occupancy. Currently configured into three potential units, the building is ideal for retail, office, medical, showroom, professional, or service-oriented uses. One suite includes approximately 1,140± SF of warehouse/storage space with convenient rear access.

Originally built in 1955, the property underwent a complete top-to-bottom renovation in 2023, providing modernized interiors and functionality throughout. The site offers approximately 163 feet of frontage on Fowler Street and 125 feet on Katherine Street, delivering exceptional exposure and signage visibility along a major commercial corridor with traffic counts exceeding 20,000 vehicles per day.

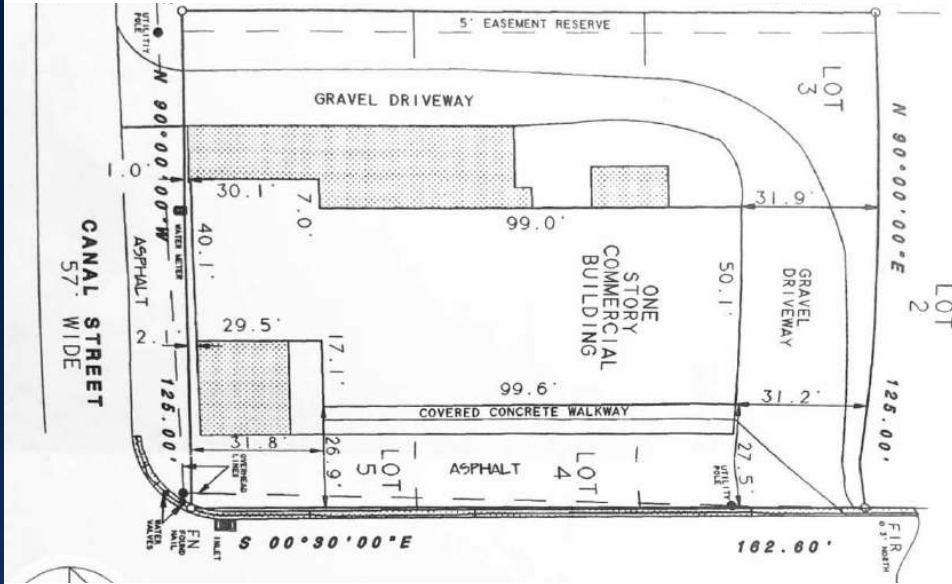
Additional features include ample on-site parking, multiple ingress/egress points, and a large fenced rear lot ideal for storage, fleet parking, or operational use. Conveniently located near Downtown Fort Myers, US-41, and Colonial Boulevard, this property presents a rare opportunity to acquire a move-in ready commercial asset in one of Fort Myers' most active business corridors.

LOCATION DESCRIPTION

Located at the highly visible corner of Fowler Street and Katherine Street in Fort Myers, this fully renovated 6,200± SF commercial property offers exceptional flexibility for owner-users, investors, or multi-tenant occupancy. Situated on a 0.46± acre parcel zoned CI (Commercial Intensive), the property supports a wide range of commercial uses including retail, office, medical, showroom, professional services, and warehouse operations.

The building was originally constructed in 1955 and underwent a complete top-to-bottom renovation in 2023, providing modernized interiors and functionality throughout. Currently owner occupied, the property is configured into three potential units, allowing for flexible occupancy arrangements or future income generation. The third unit includes approximately 1,140± SF ideally suited for warehouse, storage, or light operational use.

Complete Highlights



PROPERTY HIGHLIGHTS

- * 6,200± SF fully renovated commercial building
- * 0.46± acre corner parcel
- * CI (Commercial Intensive) zoning
- * Configured for 3 potential units
- * Ideal for retail, office, medical, showroom, or professional use
- * Approx. 1,140± SF warehouse/storage area
- * Renovated top-to-bottom in 2023
- * 163' frontage on Fowler Street
- * 125' frontage on Katherine Street
- * High visibility corner location
- * Traffic counts exceeding 20,000 vehicles per day
- * Excellent signage exposure
- * Ample on-site parking
- * Large fenced rear lot
- * Multiple ingress/egress points
- * Centrally located near Downtown Fort Myers
- * Convenient access to US-41 and Colonial Blvd
- * Owner-user or investment opportunity



Additional Photos

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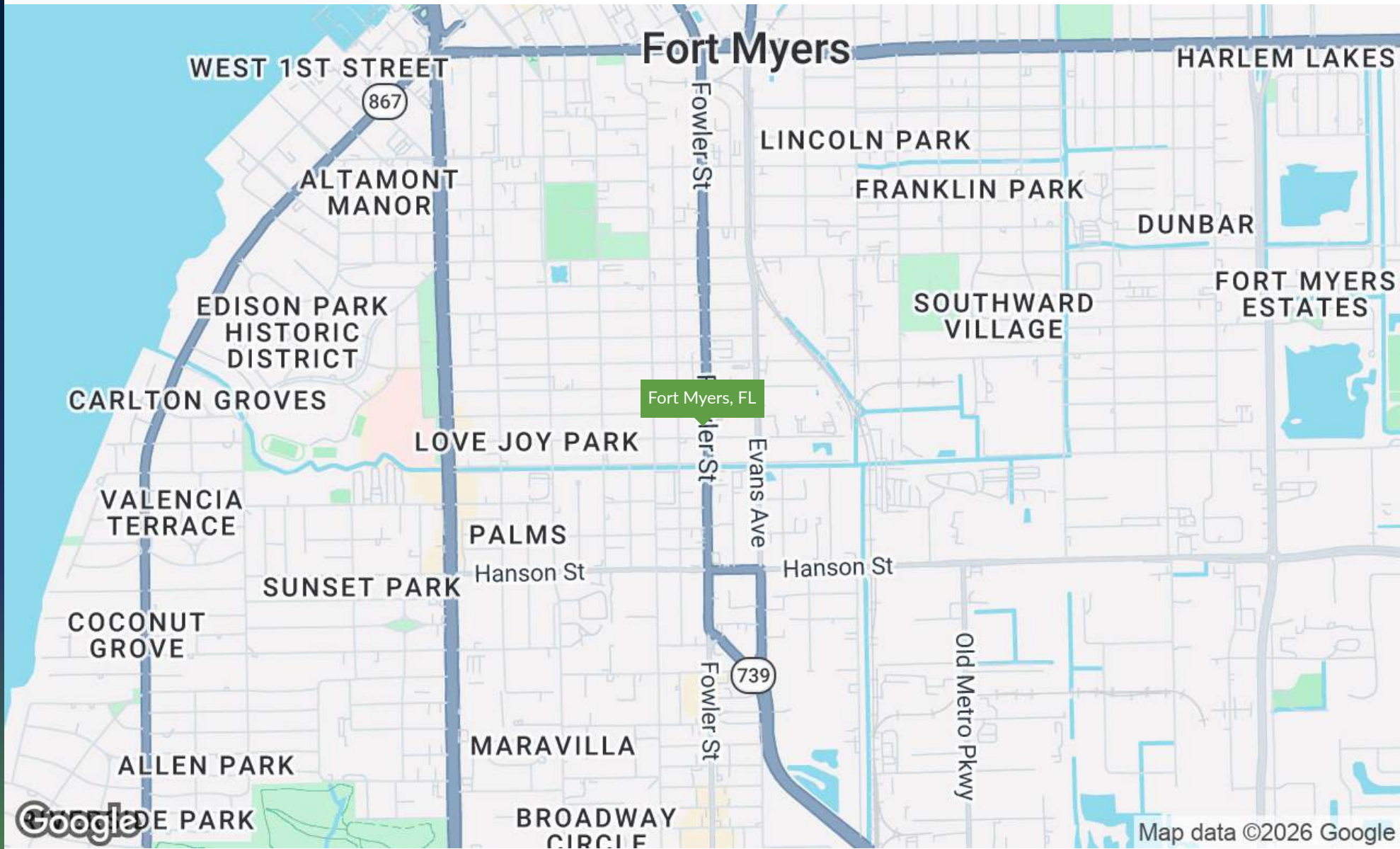
FOR SALE |

SECTION 2

LOCATION INFORMATION

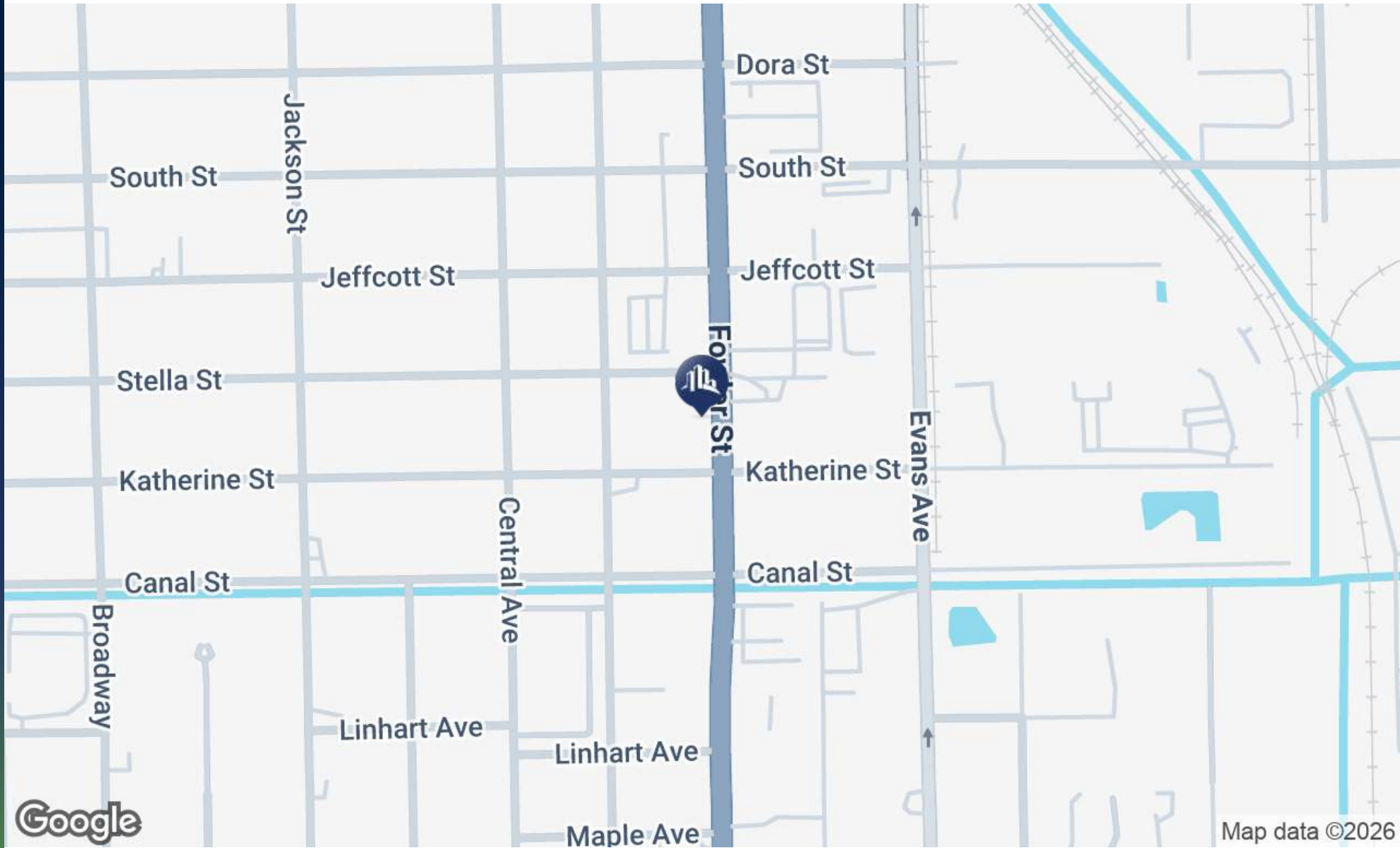
Regional Map

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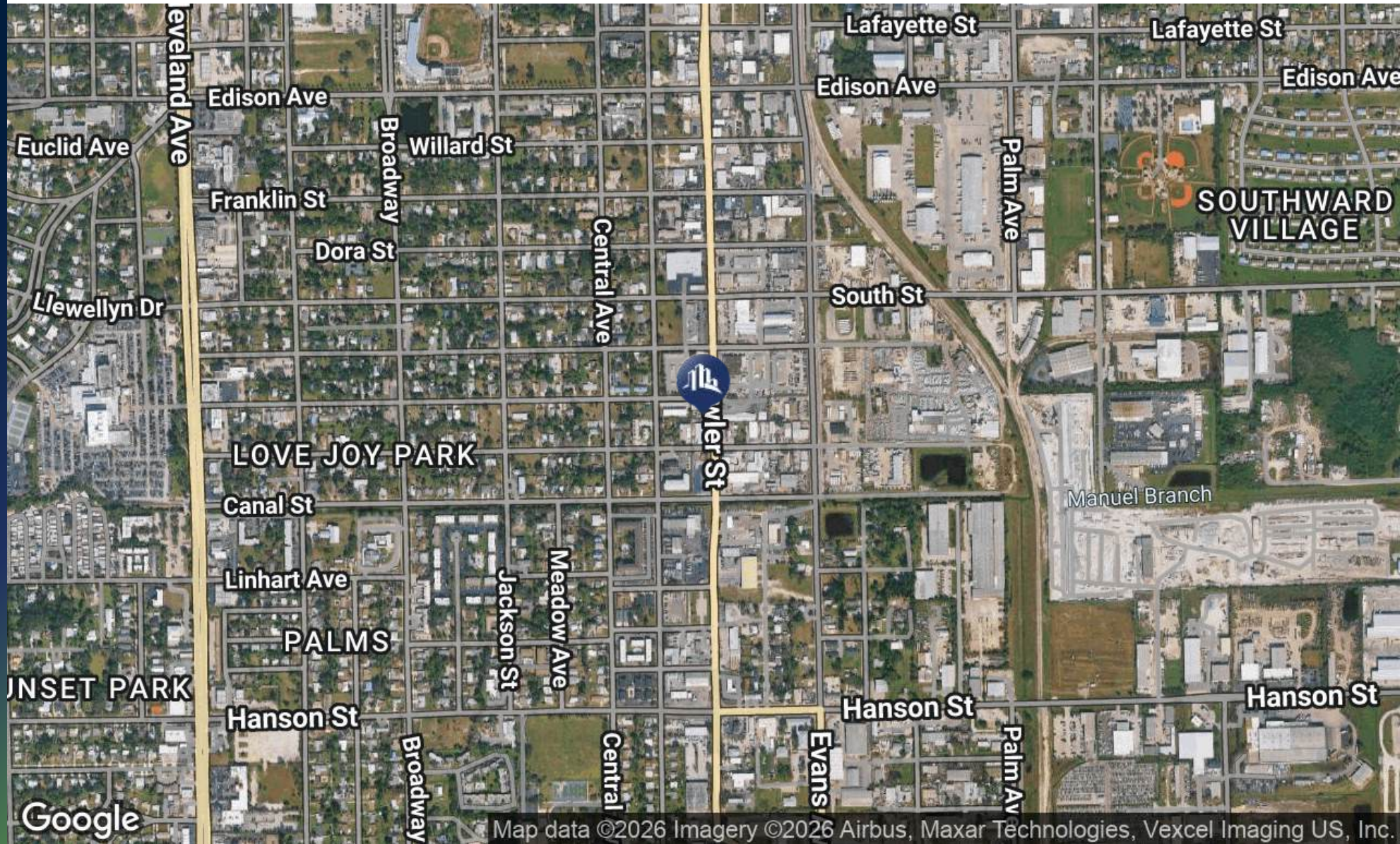
Location Map

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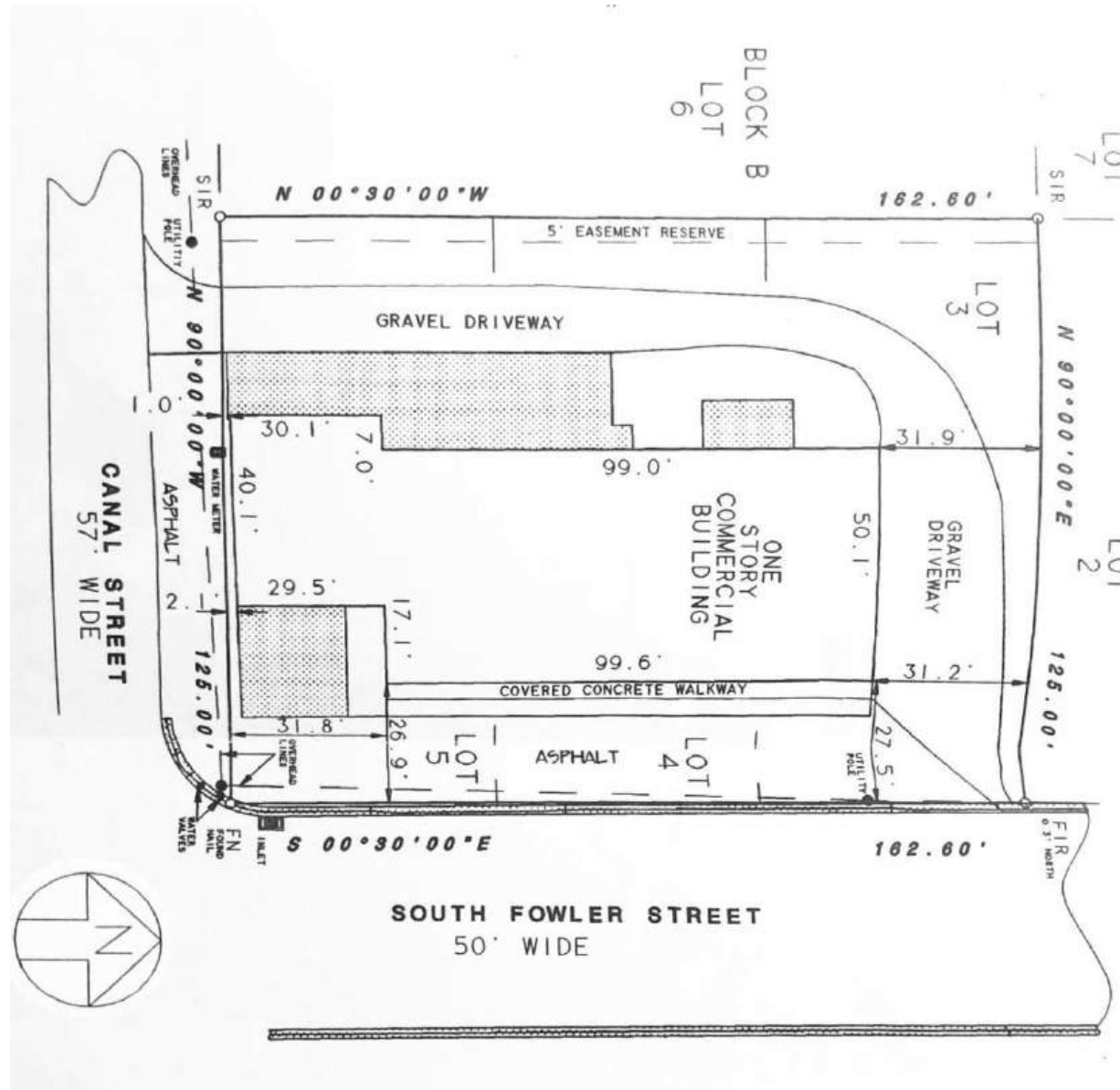
Aerial Map

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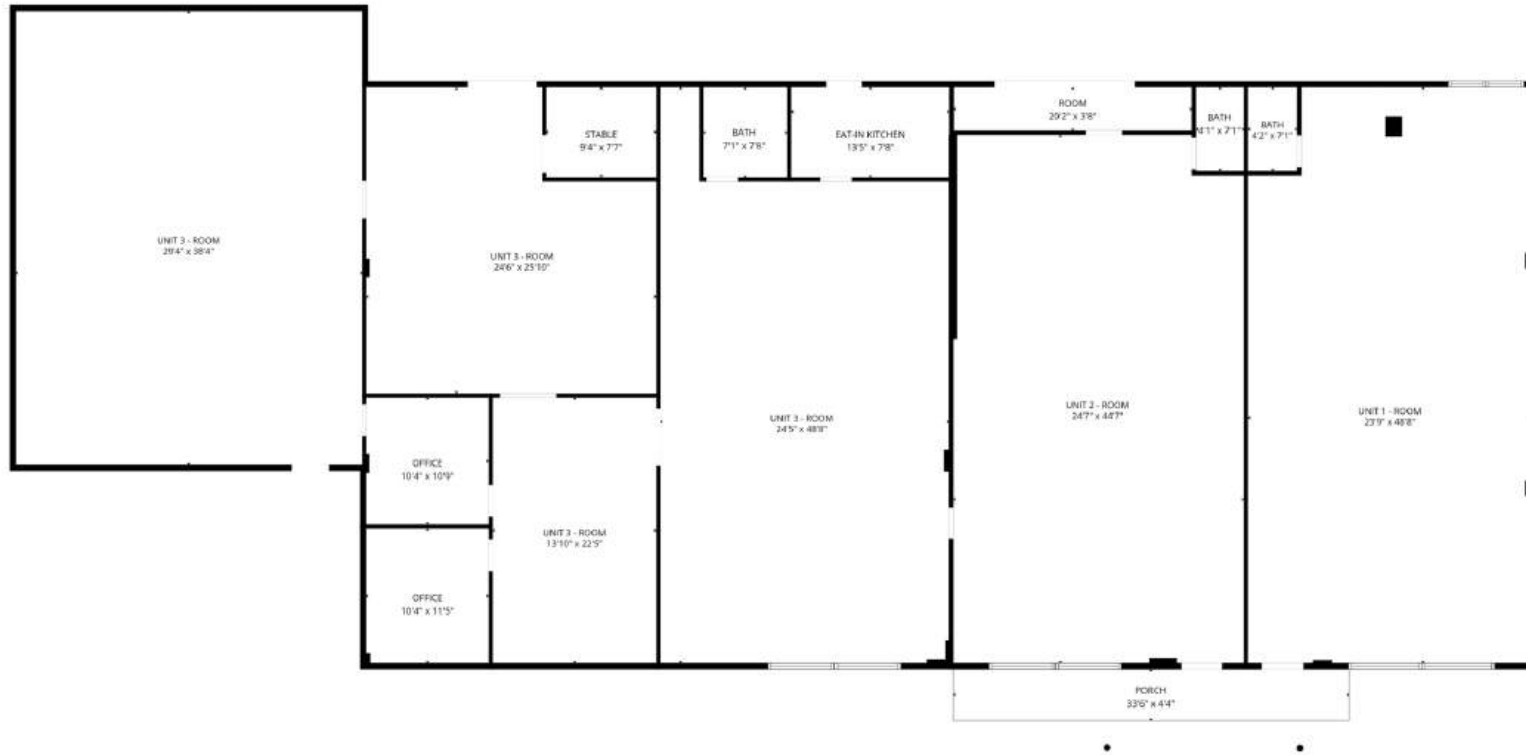
Site Plans

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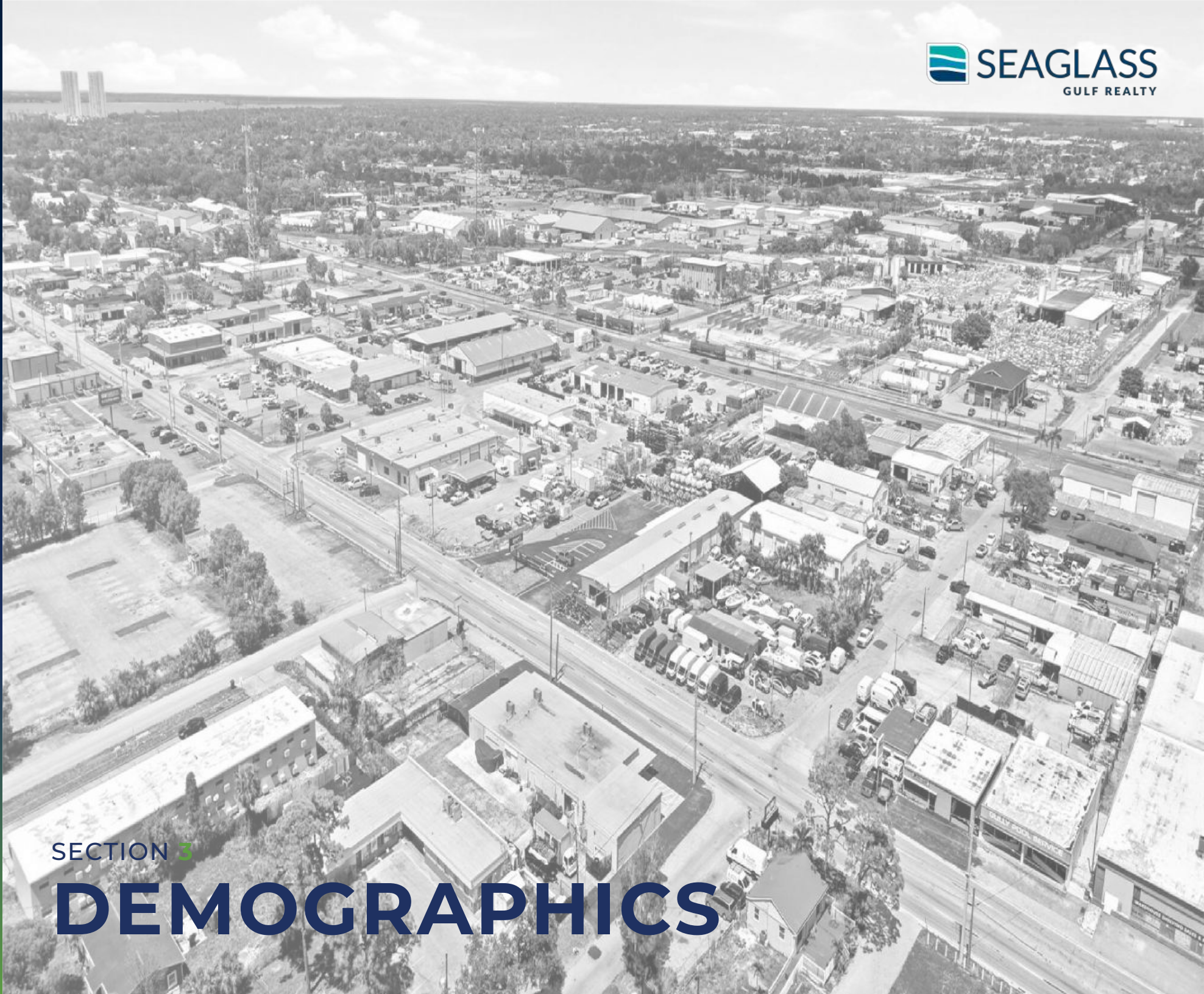
Floor Plan

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TOTAL: 6200 sq. ft
1st floor: 6200 sq. ft
EXCLUDED AREAS: PORCH: 145 sq. ft

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SECTION 3

DEMOGRAPHICS

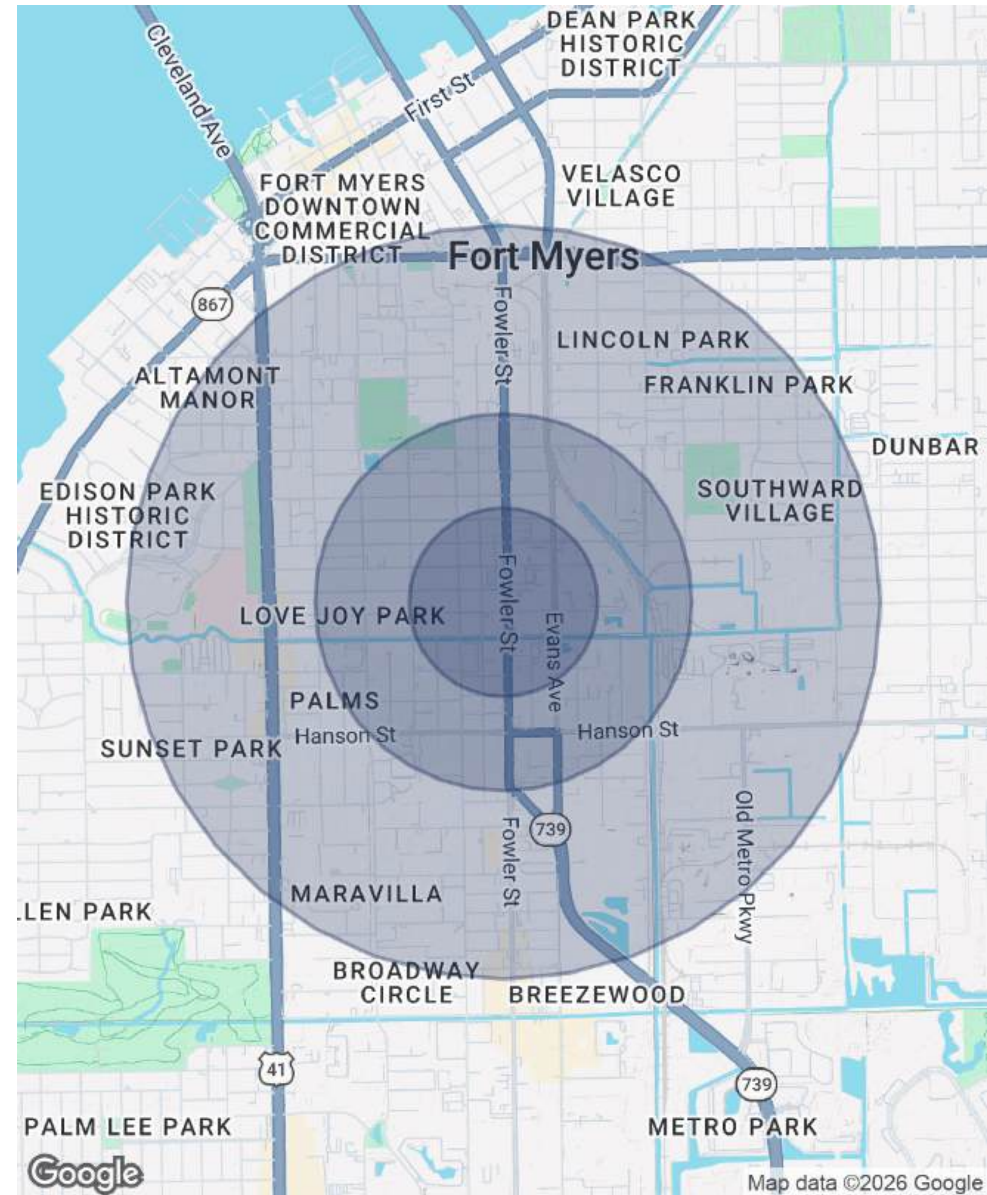
Demographics Map & Report

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	640	2,642	9,408
Average Age	35.3	35.8	36.1
Average Age (Male)	33.9	33.9	35.4
Average Age (Female)	37.5	38.1	36.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	218	946	3,460
# of Persons per HH	2.9	2.8	2.7
Average HH Income	\$48,044	\$47,385	\$51,596
Average House Value	\$182,904	\$168,875	\$176,179

2023 American Community Survey (ACS)



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SECTION 4

ADVISOR BIOS

Advisor Bio



BRANDON REITZ

Senior Director

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PROFESSIONAL BACKGROUND

Brandon Reitz is a commercial real estate advisor and investor specializing in commercial sales, development opportunities, investment properties, and asset positioning throughout Southwest Florida. With extensive experience in brokerage, construction-related projects, property management, and investment analysis, Brandon provides clients with strategic guidance focused on maximizing value and identifying growth opportunities. His market knowledge, hands-on operational background, and strong understanding of commercial assets allow him to effectively represent owners, investors, and businesses across a wide range of property types.

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