

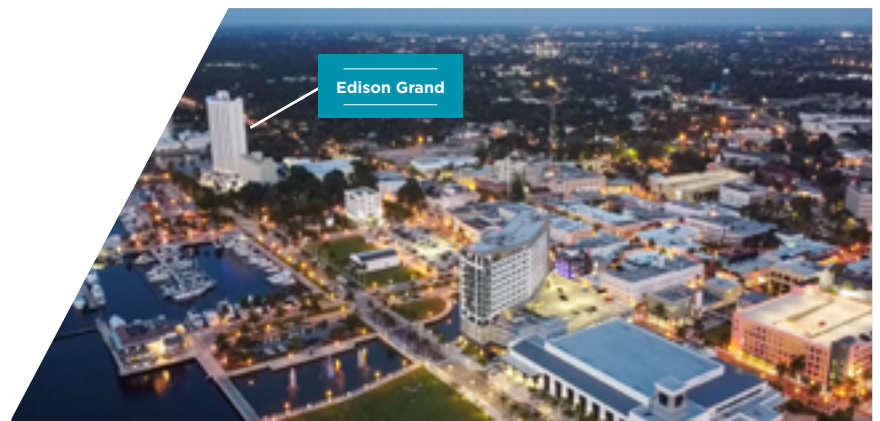
EDISON GRAND



6,925 SF FOR LEASE

2500 EDWARDS
DR

Fort Myers, FL 33901



COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA

Edison Grand



PROPERTY FEATURES

LEASE RATE

\$30.00

AVAILABLE

1,032 - 3,600 SF

HIGHLIGHTS

On-Site Parking Garage

Close Proximity to Amenities

Stunning Views

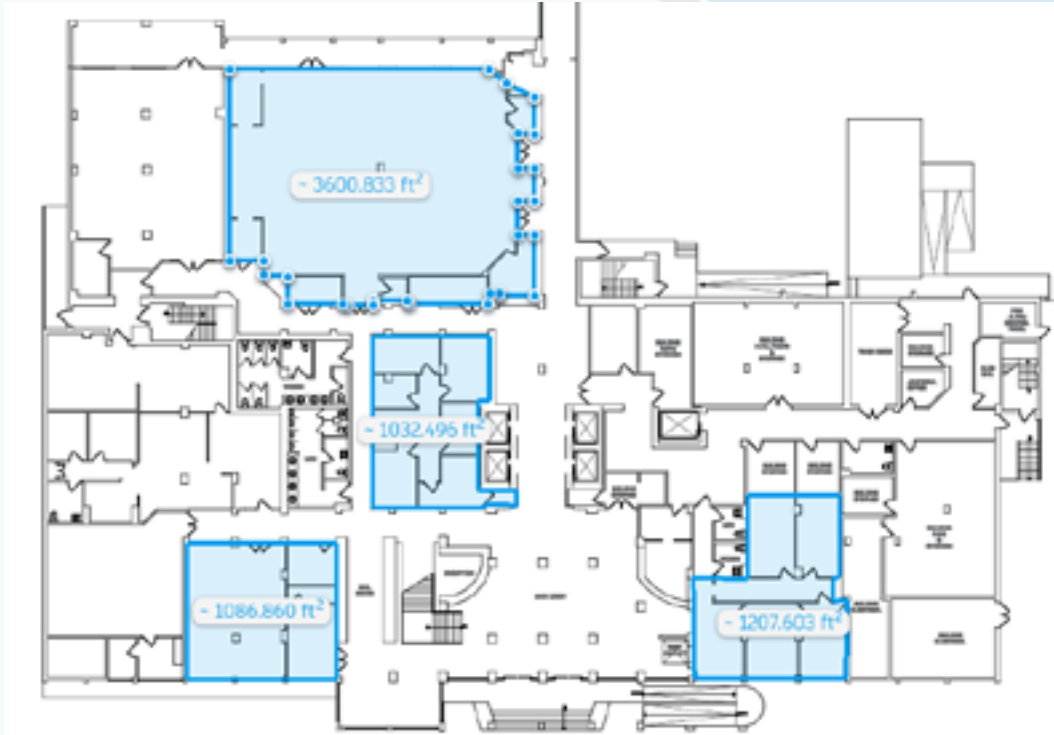
Modern Amenities

High Downtown Foot Traffic

Flexible Spaces

1ST FLOOR

Floor Plan



Space	Size	PSF
Office A	1,086 SF	\$30.00
Office B	1,032 SF	\$30.00
Office C	1,207 SF	\$30.00
Ballroom	3,600 SF	\$30.00



Attractive views of the Caloosahatchee river with floor to ceiling windows



Strategic location with high population and traffic counts



PARKING GARAGE WITH 521+ SPACES

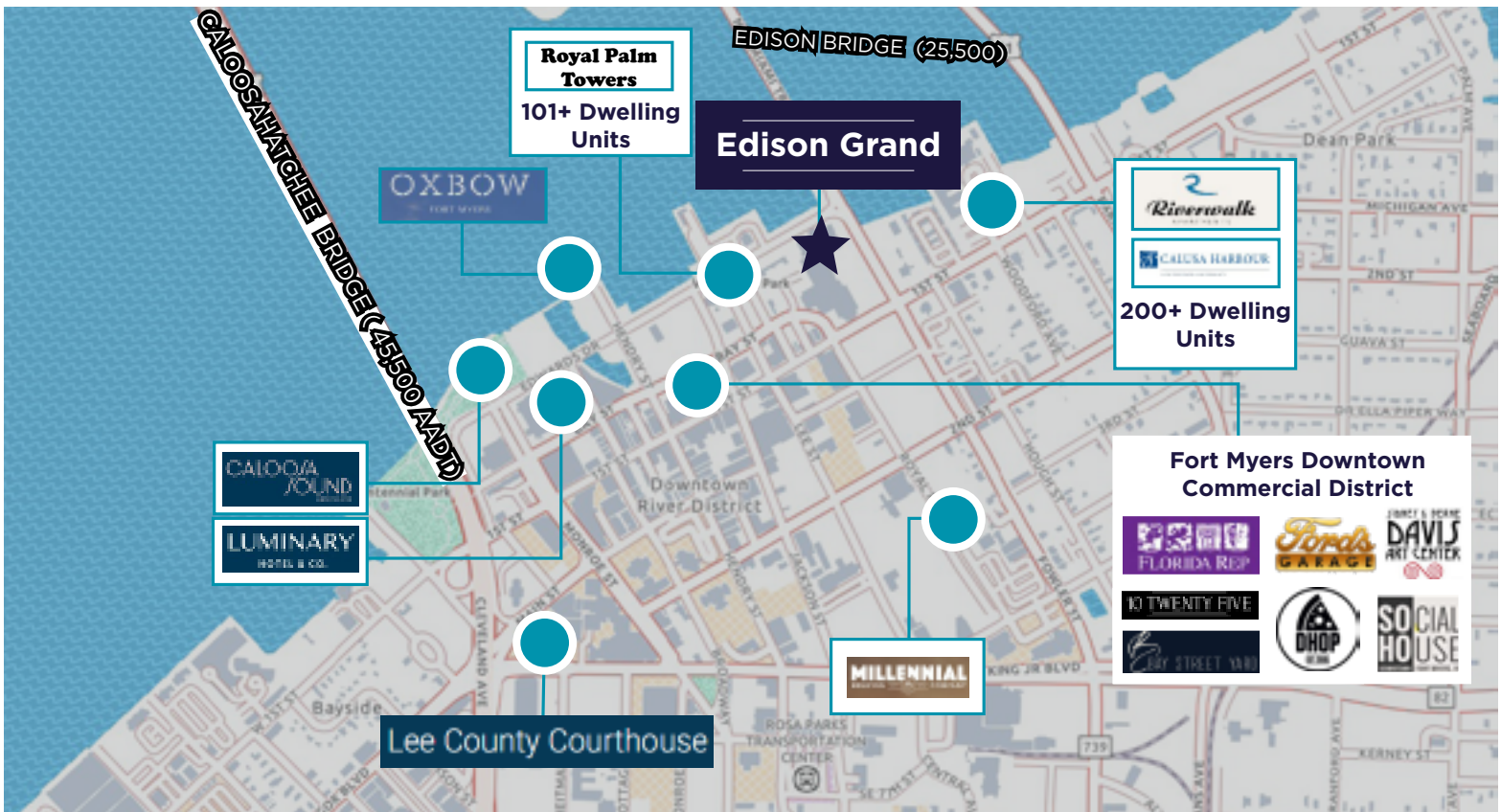


DOWNTOWN FORT MYERS

Downtown Fort Myers is a historic and vibrant area featuring preserved buildings, a lively arts scene, and recent business revitalization. The scenic Caloosahatchee River provides recreational opportunities and waterfront dining, making it a popular destination for residents and visitors. With its walkable streets and community events, it offers a charming atmosphere to explore.

*Your Business,
Riverfront Ready*

- #1 **Vibrant Downtown** Vibrant downtown area with trendy restaurants
- #2 **Close to Shops and Restaurants** Walking distance of many locations
- #3 **Outdoor Events** Many events hosted by the city brings heavy foot traffic to the property
- #4 **Population** Downtown Fort Myers has seen exponential growth since 2020
- #5 **Proximity** Multiple access points to downtown via US-41 and bridges making it accessible from any major city in the area



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POPULATION TRENDS AND KEY INDICATORS

2500 Edwards Dr, Fort Myers, Florida, 33901 5
Drive time of 15 minutes



180,062
Population

76,821
Households

2.29
Avg Size Household

71
Wealth Index

72
Housing Affordability

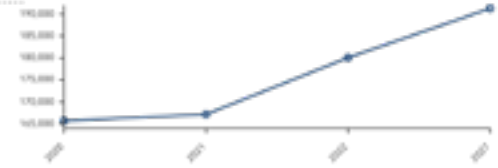
77
Diversity Index

EMPLOYMENT

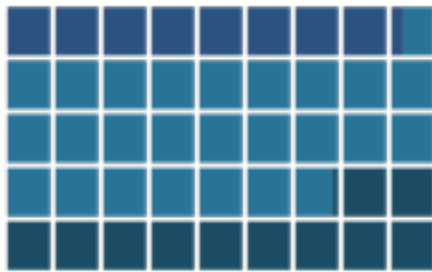


4.5%
Unemployment Rate

Historical Trends: Population



POPULATION BY AGE



POPULATION BY GENERATION

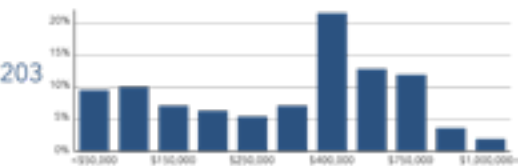


11,423
Total Businesses



108,969
Total Employees

Home Value



esri | Source: Esri, BirdData Aerial Imagery for 2024, 2020 © 2024 Esri

\$66,108
2024 Average Disposable Income

10,739
2024 Industry Retail Trade

\$885,808,203
2024 Misc Retail Sales (SIC)

DEMOGRAPHICS

180,062

Population

\$885 M+

Yearly Retail Spending
Within a 15 Minute Drive

42.6

Median Age



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