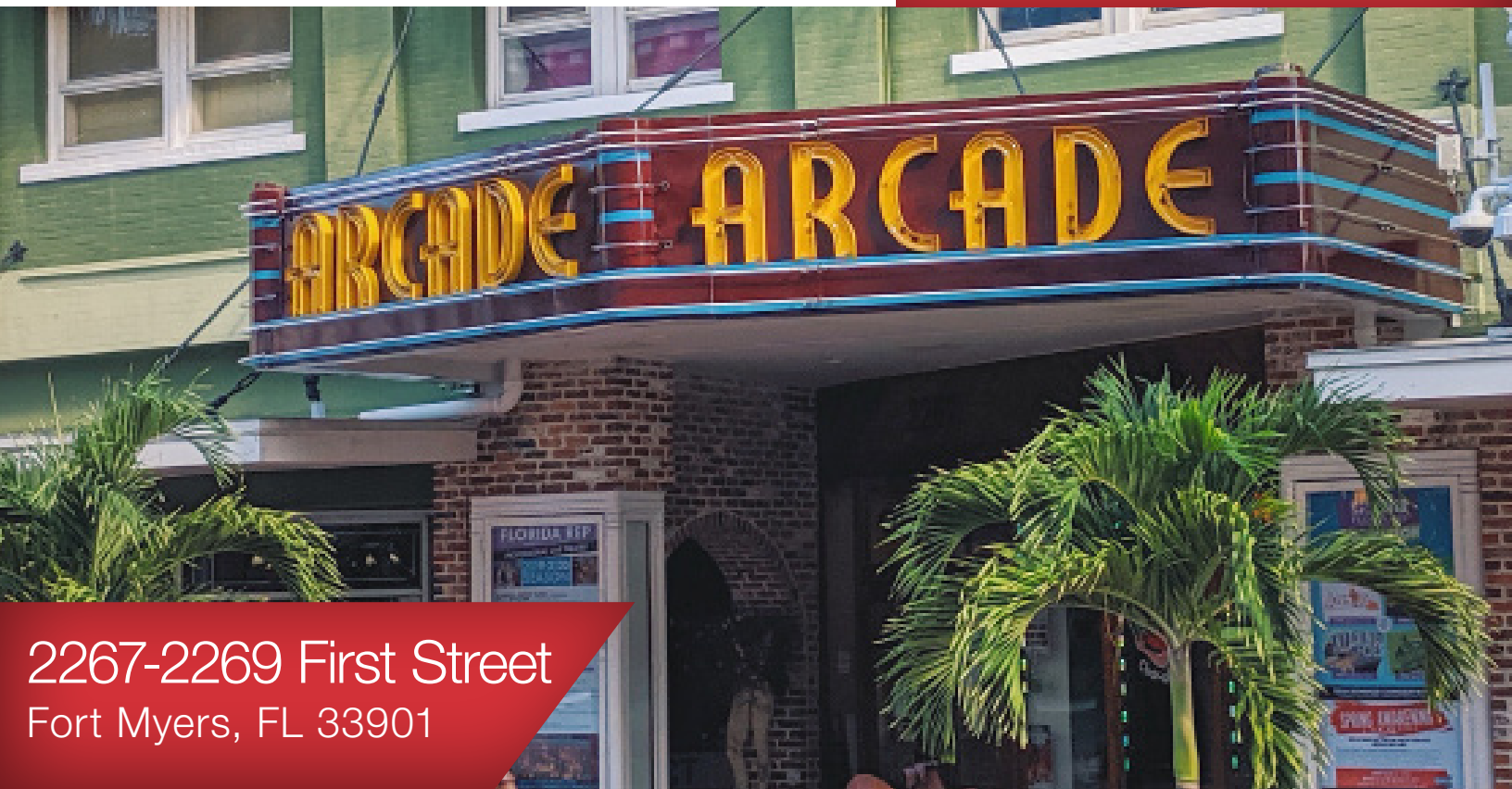




2267-2269 First Street
Fort Myers, FL 33901

Property Summary

Situated in the heart of Historic Downtown Fort Myers, this property enjoys close proximity to numerous amenities and benefits from vibrant foot traffic and a lively atmosphere.

Property Highlights



2267-2269 First St
Downtown Fort Myers
33901



Rates
\$30.00-\$60.00/SF
MG



Parking
\$65 + Sales Tax
monthly parking pass for
parking lot on Bay St., or
nearby parking garages



Delivery
Units delivered AS-IS
condition



Unit Sizes
561-939 SF

For more information:

Gary Tasman

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Gretchen Smith

First Vice President
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5220 Summerlin Commons Blvd Suite 500
Fort Myers, FL 33907
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Unit Highlights

- Retail unit only (no restaurant or office uses)
- Large picture window for displays facing Bay Street
- Entrance inside the Arcade directly across the hall from the Florida Repertory Box Office
- Tenant pays electricity and internet
- Available as soon as 30 days
- Real tile floors installed in 2024, restroom and fitting rooms
- The space will be leased vacant and no inventory will remain
- 939 SF
- \$30/SF MG
- \$2,347.50/month



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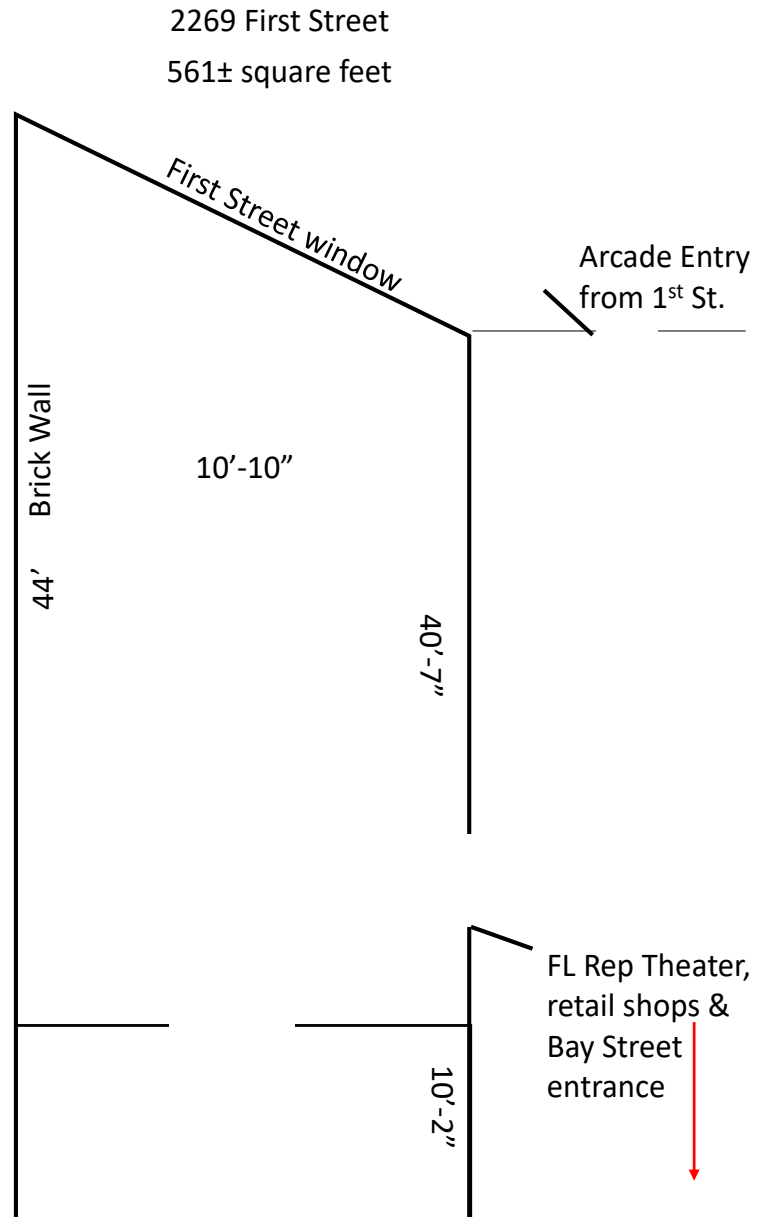
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Unit Highlights

- Prime retail or cafe space facing First Street
- Entrance located inside the Arcade part of the Florida Repertory Theater
- Tenant pays electricity and internet
- Available February 1, 2027
- Unit will be leased completely free of current furnishings
- No grease trap, hood/exhaust, or cooking equipment allowed by the city
- Includes sinks
- 561 SF
- \$60/SF MG
- \$2,805.00/month

DO NOT DISTURB TENANT

Naples
Soap
Company



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1

UNIT

that benefits from high foot traffic
on First St and Bay St

71.2M

DOLLARS

spent on food and alcohol within
the surrounding 2 Miles in 2023

246M

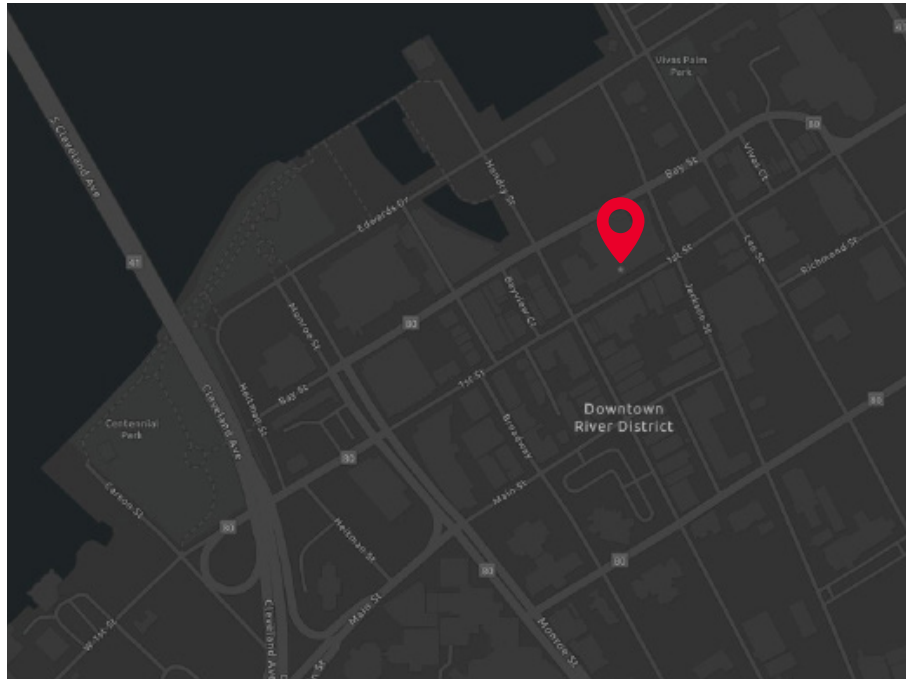
DOLLARS

in yearly consumer spending within
a 2 mile radius of the property

240

HOTEL ROOMS

240 guest rooms and 1,000 +
residential units within a mile radius
under construction or in permitting



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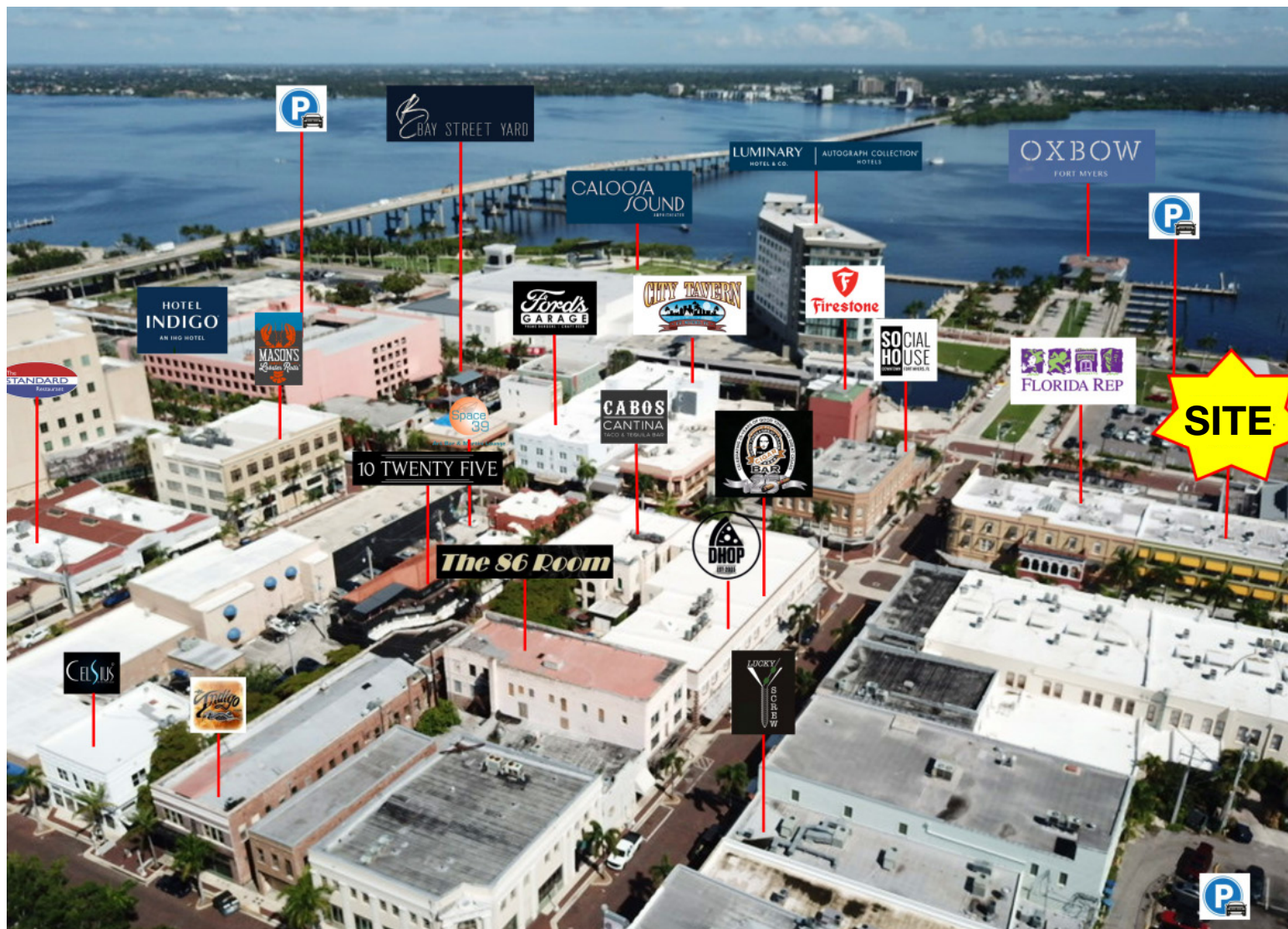
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Building Amenities

- **Prime Location:** Situated in the heart of downtown Fort Myers, this property enjoys a prime location, ideal for businesses seeking exposure, accessibility, and the charm of the historical district.
- **Multi-Use Potential:** With U-CTR Urban Center zoning the space can be utilized for many uses.
- **Parking Convenience:** Benefit from a nearby parking garage that offers ample parking space for visitors.
- **Hospitality:** Convenient accommodation options for business clients and visitors, enhancing the units appeal and accessibility.
- **Investment Opportunity:** Strong potential for revenue growth in a thriving commercial market.
- **Promising Growth:** Fort Myers is home to a growing population and boasts great demographics, making it an excellent location for businesses seeking expansion opportunities.

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