



FOR SALE OR LEASE

2824 PALM BEACH AVE | FORT MYERS, FL 33916

PREMIER COMMERCIAL OPPORTUNITY NEAR DOWNTOWN
FORT MYERS – HIGH EXPOSURE, ENDLESS POTENTIAL



CONTENTS

EXECUTIVE SUMMARY	3
PROPERTY OVERVIEW	5
SITE PLAN & FLOOR PLANS	8
LOCATION OVERVIEW	10

This marketing brochure serves as a reference for informational purposes only and does not constitute an offer for sale or lease, nor does it serve as a solicitation for an offer to purchase or lease. While the information contained herein is believed to be reliable, its accuracy, completeness, or reliability cannot be guaranteed. Prospective buyers or lessees are encouraged to conduct their own investigations and due diligence to verify the information provided. All descriptions, dimensions, conditions, permissions for use, and other details are offered in good faith but are subject to verification. No express or implied warranty or representation is made regarding the accuracy of the information herein. The content is subject to errors, omissions, price changes, withdrawal without notice, and any special listing conditions imposed by our principals.

CHASE MAYHUGH, SIOR, CCIM
239-278-4945
chase@mayhughcommercial.com

CHRIS FERRITTO
239-310-6257
chris@mayhughcommercial.com

MAYHUGHCOMMERCIAL.COM



MAYHUGH
COMMERCIAL ADVISORS

EXECUTIVE SUMMARY

High-Visibility Commercial Building Minutes from Downtown Fort Myers

Mayhugh Commercial Advisors is proud to present 2824 Palm Beach Ave, a freestanding commercial building strategically positioned along Palm Beach Boulevard (SR 80), one of Fort Myers' most traveled corridors. Just minutes from Downtown Fort Myers, this property offers exceptional visibility, accessibility, and adaptability for a wide range of professional, creative, media, and technology-based users.

Originally constructed as a broadcast studio and headquarters for regional media companies, the building is thoughtfully designed with a blend of open office areas, private suites, production rooms, conference spaces, and technical support infrastructure. Its flexible layout and prime location make it ideal for businesses seeking a professional image, strong branding presence, and convenient access to Fort Myers' growing business core. Whether used for office, creative, or mixed commercial purposes, this property delivers both functionality and long-term positioning in one of Southwest Florida's most dynamic corridors.

OFFERING HIGHLIGHTS

SALE

LISTING PRICE	\$5,950,000
---------------	-------------

PRICE PSF	\$183
-----------	-------

LEASE

LEASE RATE	\$14.50/NNN
------------	-------------



PROPERTY OVERVIEW

ADDRESS	2824 Palm Beach Ave, Fort Myers, FL 33916
---------	---

YEAR BUILT	1942
------------	------

BUILDING SIZE	32,551 SF
---------------	-----------

PARCEL NUMBER	18-44-25-P1-00032.0010
---------------	------------------------

ROAD FRONTAGE	460 LF
---------------	--------

OPPORTUNITY



PRIME REDEVELOPMENT OPPORTUNITY

Ideal for repositioning or new construction in a high-visibility corridor.



PERFECT FOR OWNER/USER

Occupy now with full control and long-term equity growth.



HIGH-IMPACT VALUE-ADD INVESTMENT

Unlock additional income and appreciation through strategic upgrades or leasing.



EXCEPTIONAL LONG-TERM HOLD

Strong fundamentals with significant future development potential.



REVENUE-GENERATING ELECTRONIC BILLBOARD

Provides immediate, passive income and premium exposure.



EXISTING BROADCAST TOWER

Additional income stream and valuable infrastructure in place.



PROPERTY OVERVIEW

PROPERTY OVERVIEW

ADDRESS	2824 Palm Beach Ave
YEAR BUILT	1942
BUILDING SIZE	32,551 SF
PARCEL SIZE	5.23± Acres
ZONING	CI (CFM)
PARCEL NUMBER	18-44-25-P1-00032.0010
PARKING SPACES	152; Fully Secured Parking Lot
PARKING RATIO	4.67 per 1,000 SF



HIGHLIGHTS



HIGH-PROFILE LOCATION ON
PALM BEACH BLVD



MINUTES FROM
DOWNTOWN FORT MYERS,
I-75, AND U.S. 41



FLEXIBLE FLOOR PLAN
SUITABLE FOR OFFICE,
MEDICAL, CREATIVE STUDIO,
PRODUCTION, OR TECH
USES



UPGRADED
COMMUNICATIONS
AND ELECTRICAL
INFRASTRUCTURE



ZONED COMMERCIAL
GENERAL (CG) – ALLOWING
FOR A WIDE RANGE OF
COMMERCIAL USES

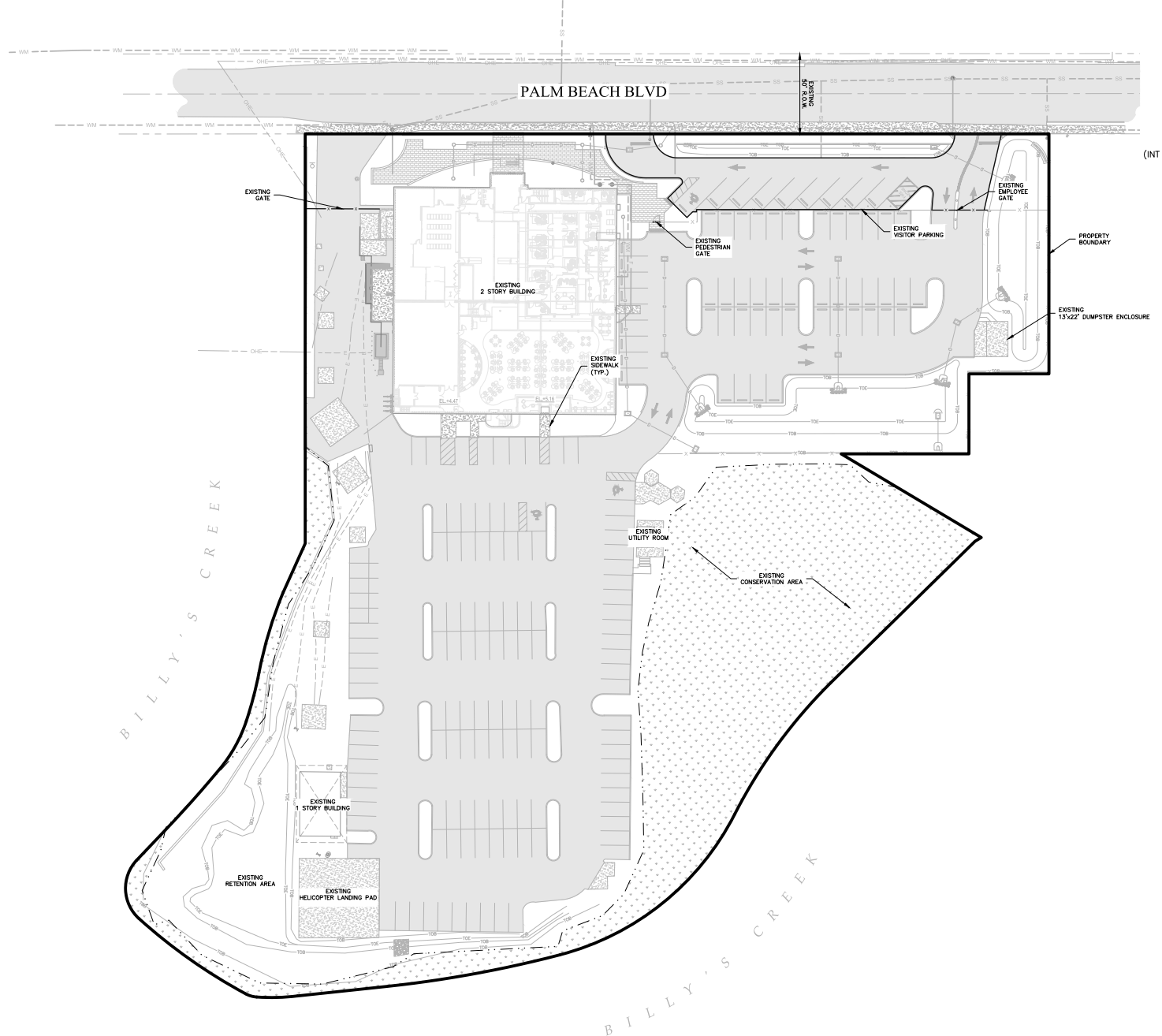
PROPERTY PHOTOS



PROPERTY PHOTOS

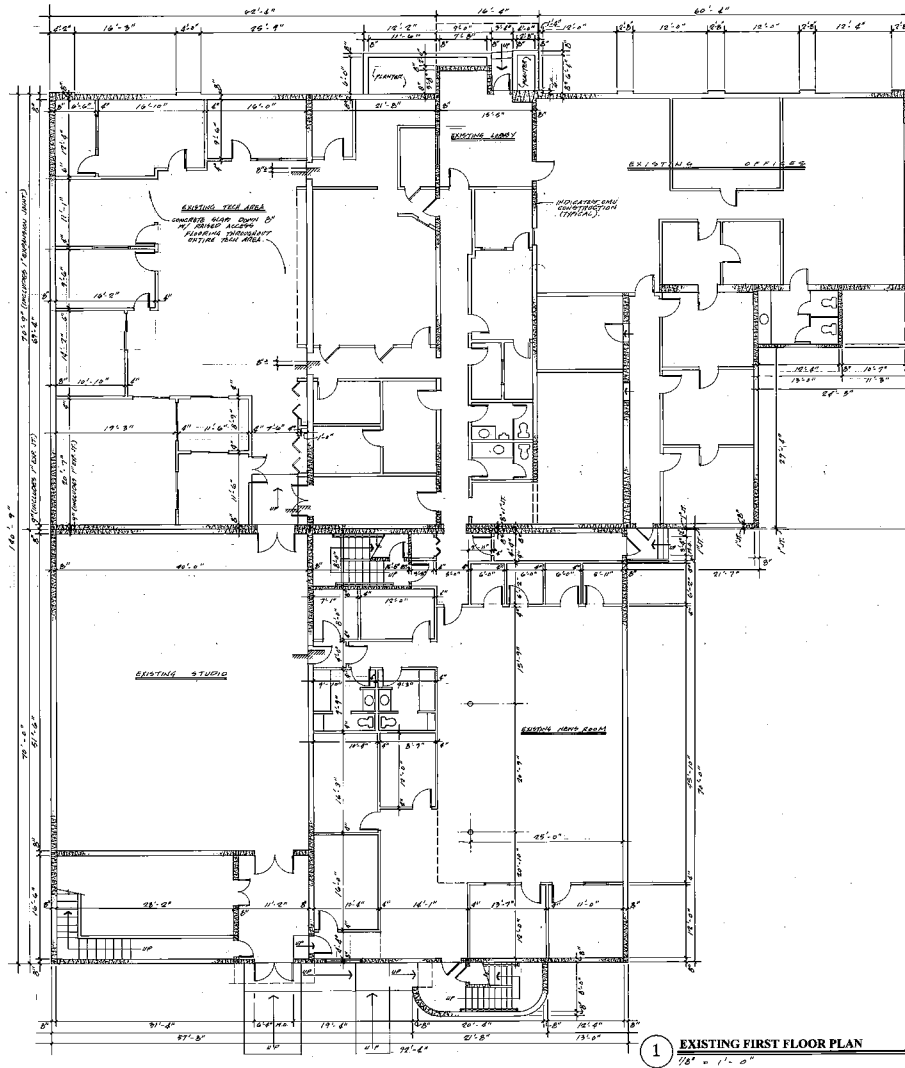


SITE PLAN

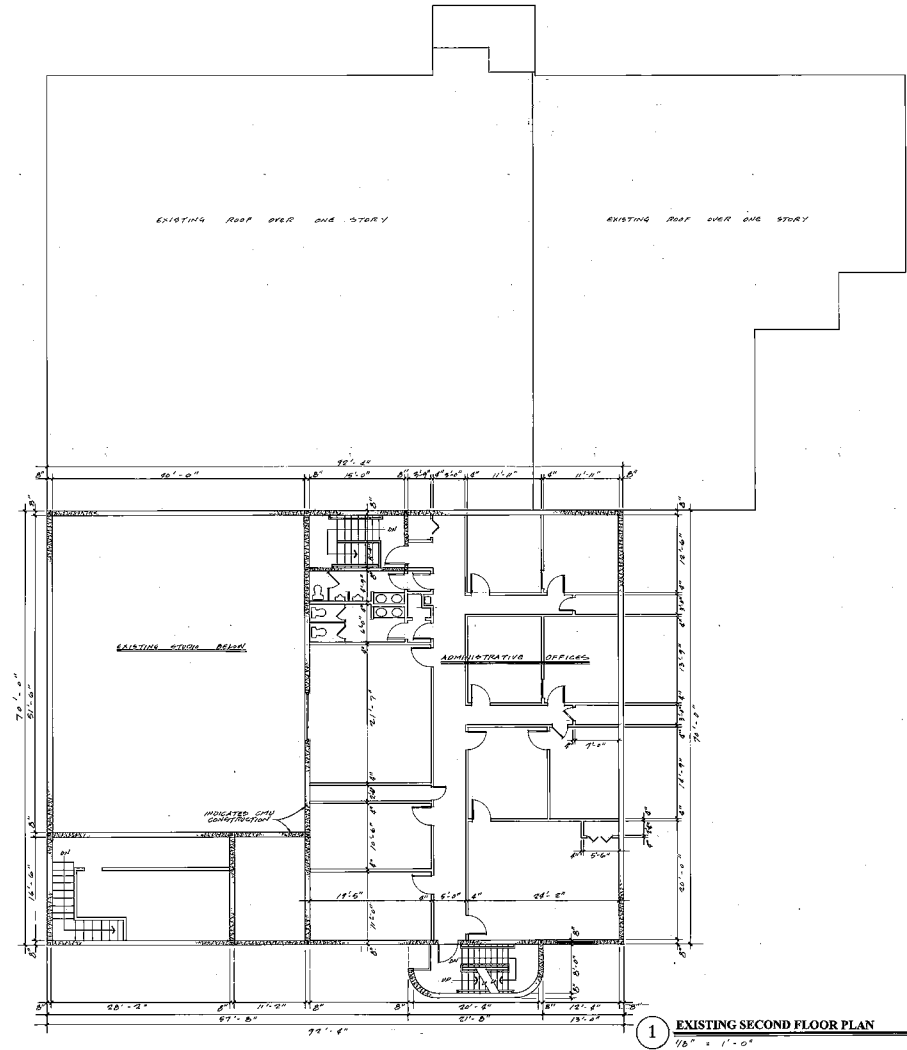


FLOOR PLANS

FIRST FLOOR



SECOND FLOOR



LOCATION OVERVIEW

Prime Location Along Fort Myers' Growing Palm Beach Boulevard Corridor

Strategically positioned within the East Fort Myers Community Redevelopment Area (CRA), 2824 Palm Beach Blvd benefits from excellent visibility and accessibility along one of Fort Myers' most active east-west corridors. The surrounding area is experiencing a surge of redevelopment, with new residential communities, retail spaces, and infrastructure improvements reshaping the landscape and driving long-term growth.

Just minutes from Downtown Fort Myers, I-75, and major regional employers, this location offers a rare opportunity to establish a presence in a rapidly revitalizing commercial corridor. With its proximity to key transportation routes and expanding amenities, Palm Beach Boulevard continues to attract investment from businesses seeking both convenience and future upside in one of Southwest Florida's most dynamic growth areas.



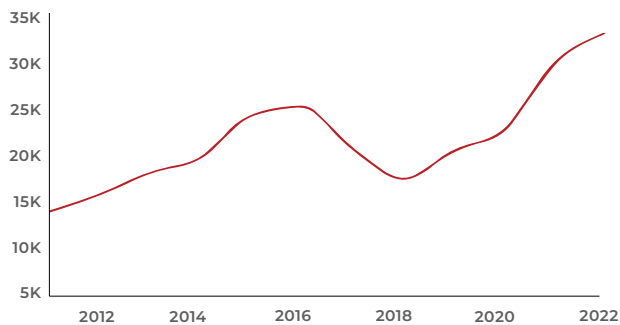
MARKET OVERVIEW

A Thriving Hub of Growth and Opportunity in SWFL

Nestled along the scenic Caloosahatchee River, Fort Myers is a dynamic and rapidly expanding city that serves as a vital economic and cultural center in Southwest Florida. With easy access to major transportation arteries such as Interstate 75 and US-41, Fort Myers offers unmatched connectivity for both residents and visitors, making it an ideal location for businesses and investors alike.

The population growth and rising demand for residential and commercial services have created a fertile ground for investment boasting a diverse demographic, with a blend of families, young professionals, and retirees, many of whom contribute to the city's robust economy. The city's strategic location, coupled with its flourishing development, makes it a prime area for those looking to tap into a market with high growth potential and a vibrant, affluent consumer base.

LEE COUNTY, FLORIDA NET MIGRATION



Source: beautifydata.com



“Lee County has experienced remarkable growth, with more than 800,000 people now calling it home. Experts predict that this number could skyrocket to over 1 million residents by 2030, driven by migration from across the nation and other parts of Florida.”

 - NBC2

CHASE MAYHUGH, SIOR, CCIM
239-278-4945
chase@mayhughcommercial.com

CHRIS FERRITTO
239-310-6257
chris@mayhughcommercial.com

MAYHUGHCOMMERCIAL.COM



MAYHUGH
COMMERCIAL ADVISORS