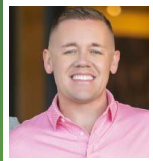


2730

2730 FOWLER STREET
FORT MYERS, FL 33901

Offering Memorandum



Brandon Reitz
SENIOR DIRECTOR
239.686.3033
Brandon.reitz@seaglass.com
FL #SL3340817



Table of Contents



CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Sea Glass Gulf Realty its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Sea Glass Gulf Realty its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Sea Glass Gulf Realty will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Sea Glass Gulf Realty makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Sea Glass Gulf Realty does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Sea Glass Gulf Realty in compliance with all applicable fair housing and equal opportunity laws.

PROPERTY INFORMATION	3
LOCATION INFORMATION	8
DEMOGRAPHICS	14
ADVISOR BIOS	16

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:	\$999,000
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



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.

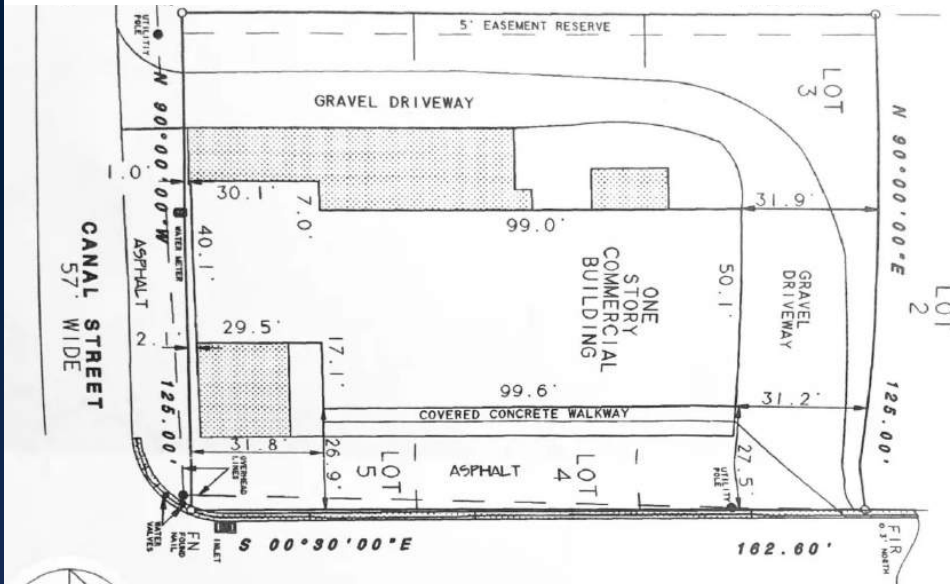
Additional features include ample on-site parking, multiple ingress/egress points, and a large fenced rear lot ideal for storage, fleet parking, or operational use. Conveniently located near Downtown Fort Myers, US-41, and Colonial Boulevard, this property presents a rare opportunity to acquire a move-in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



FOR SALE |



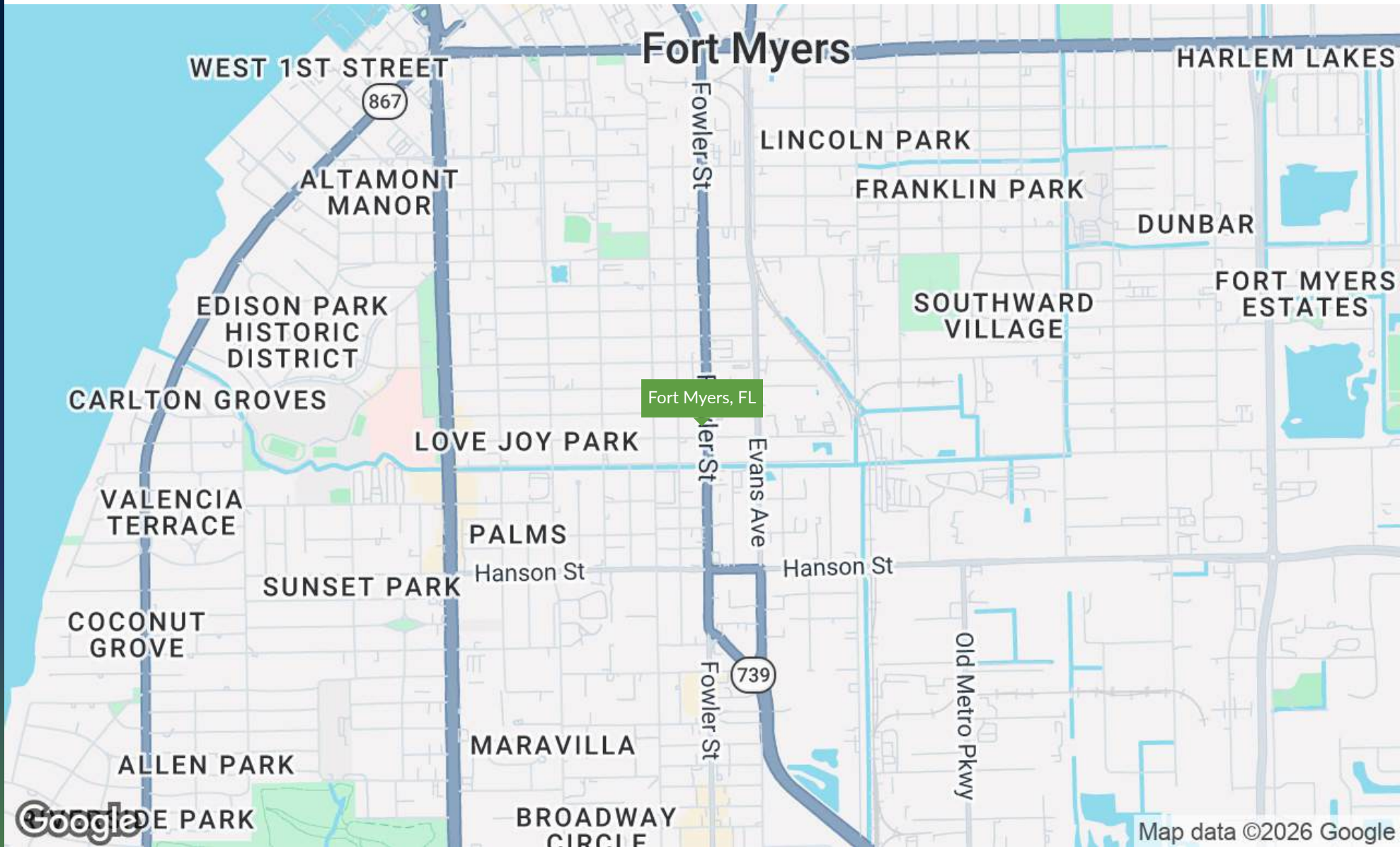
FOR SALE |

SECTION 2

LOCATION INFORMATION

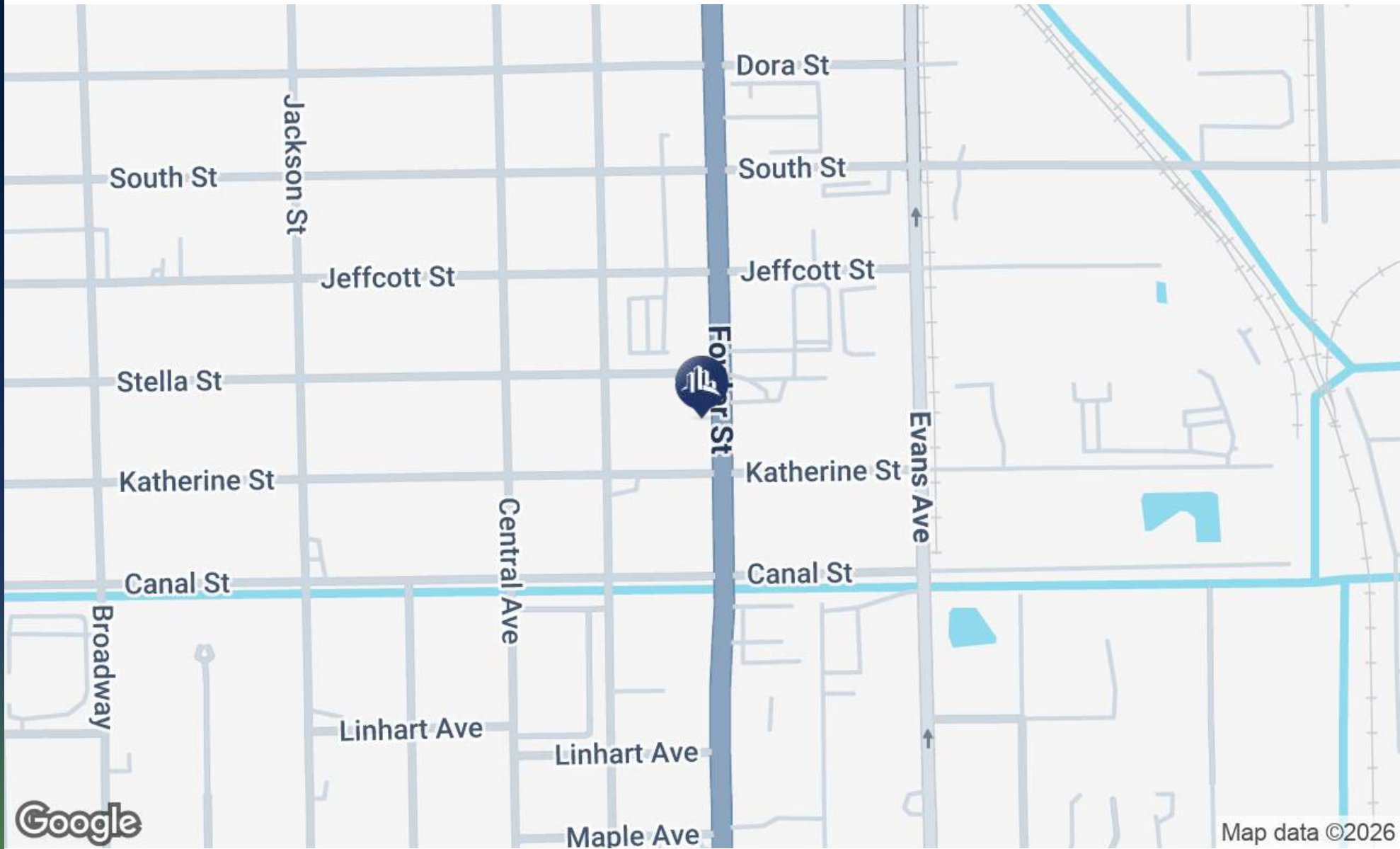
Regional Map

FOR SALE |



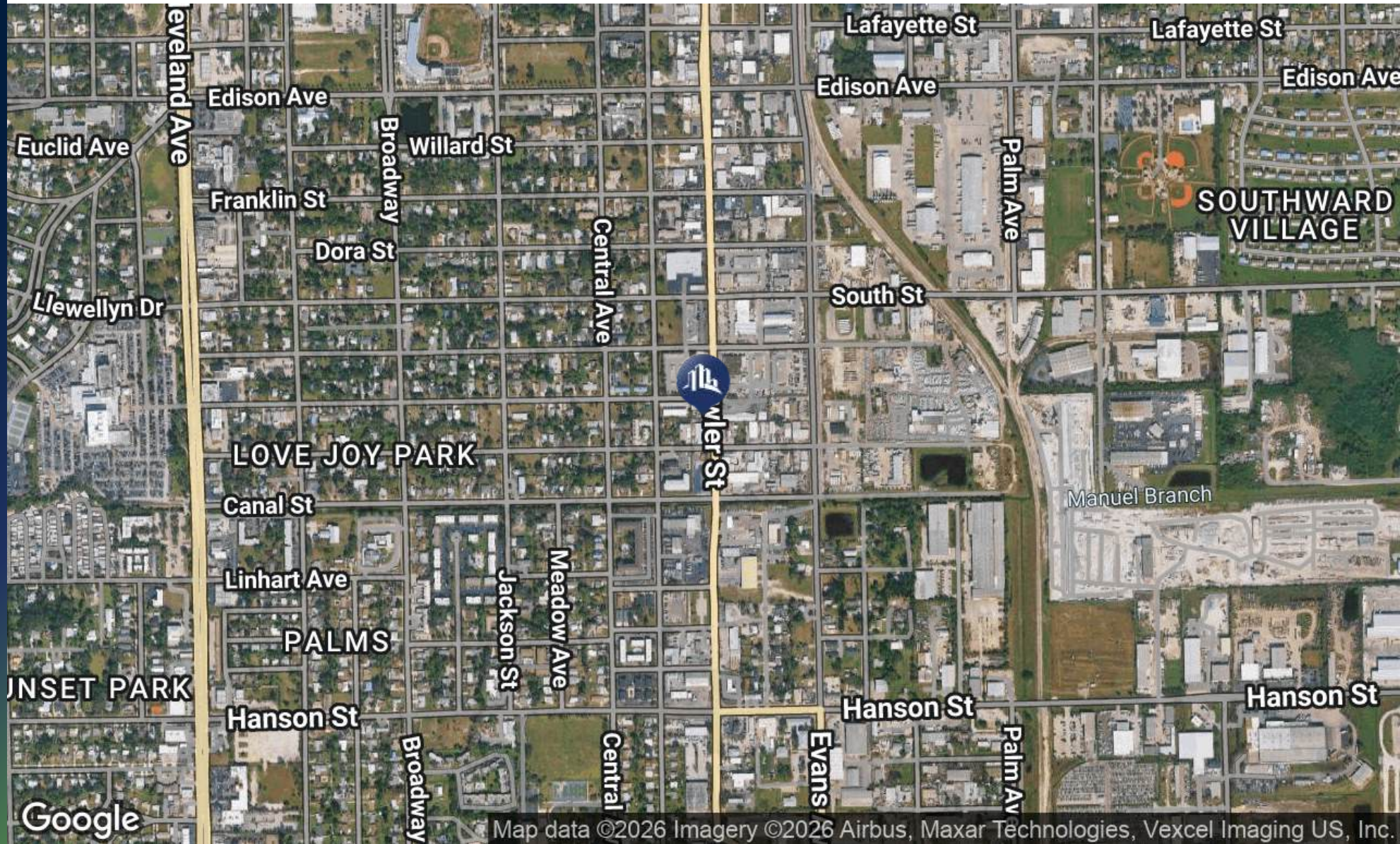
Location Map

FOR SALE |



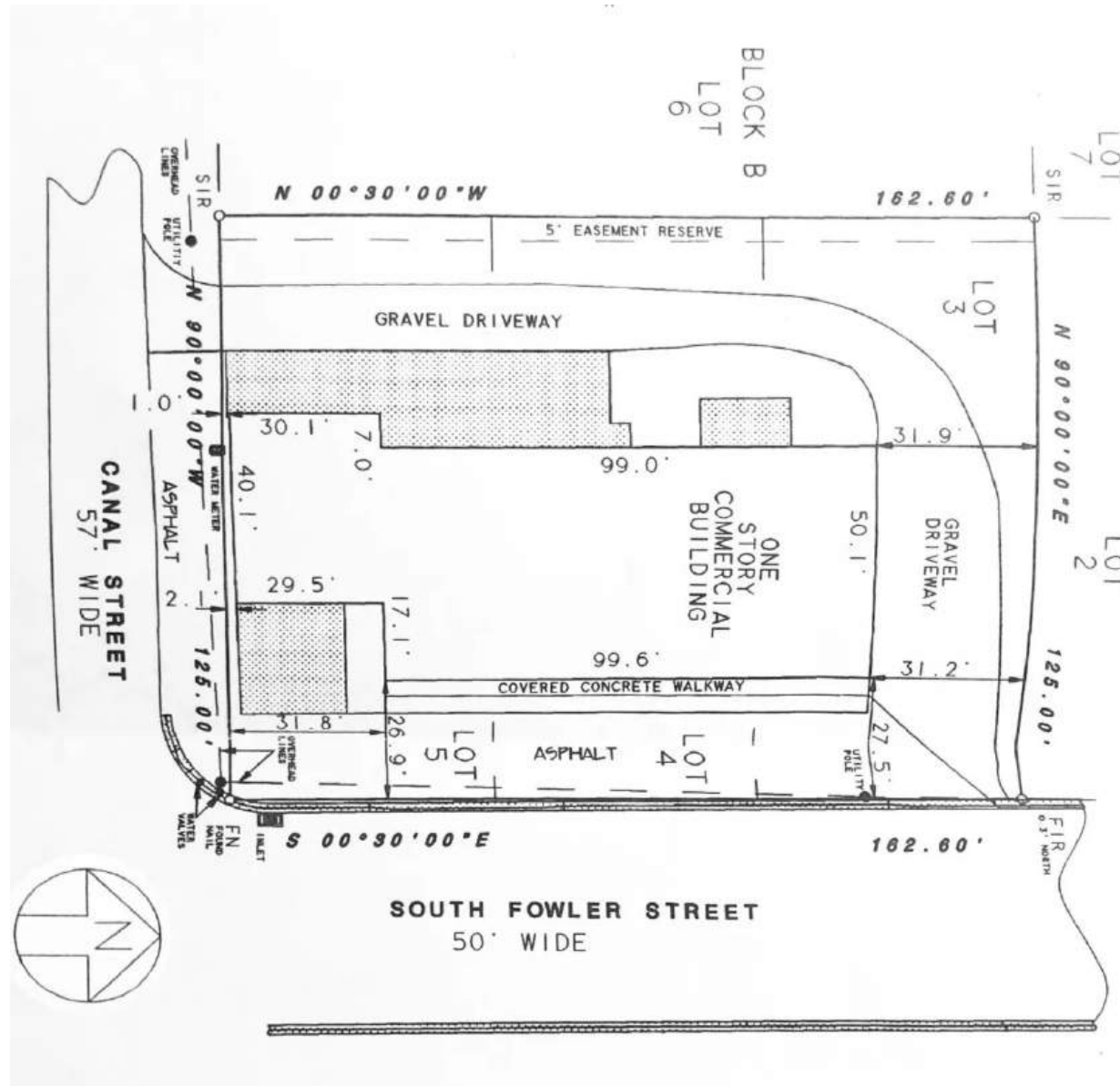
Aerial Map

FOR SALE |

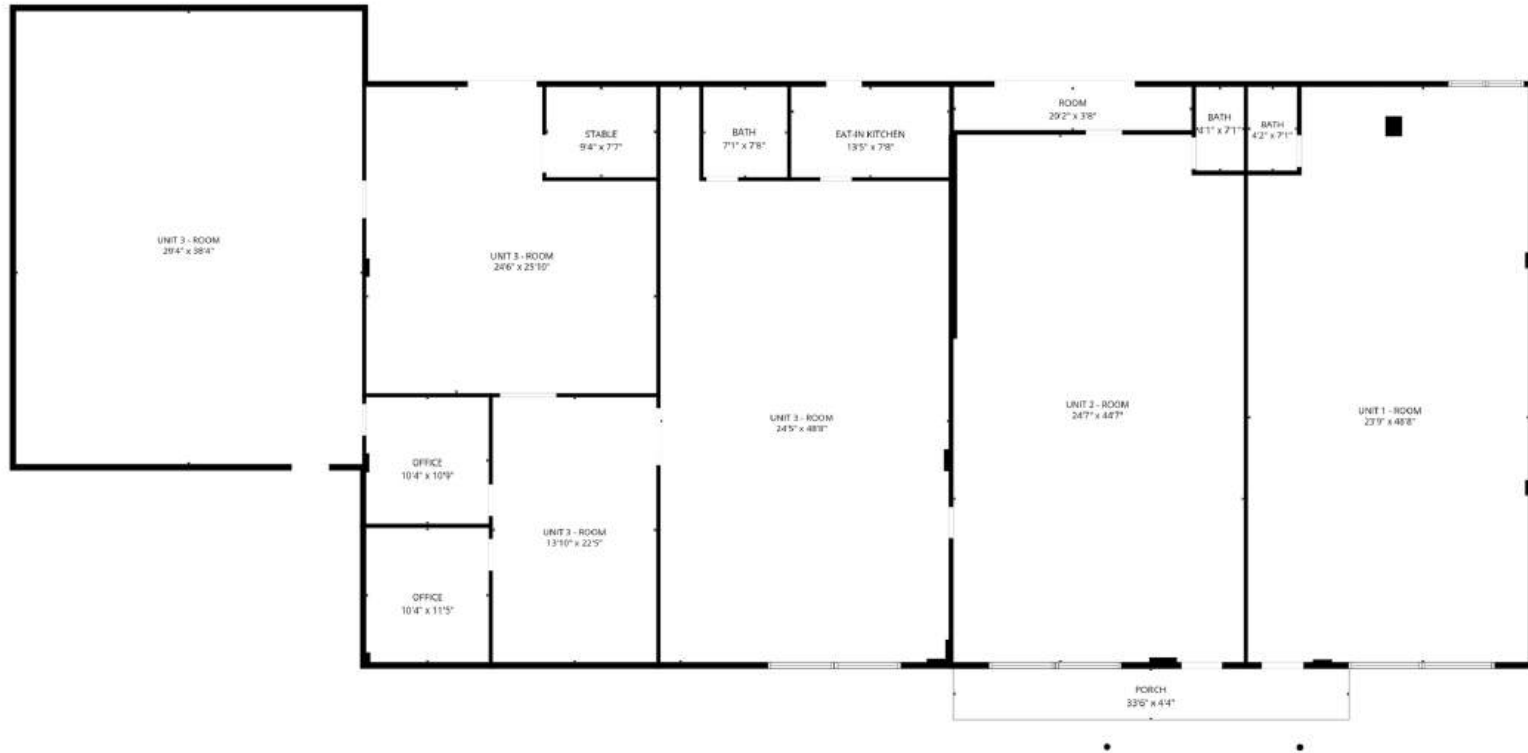


Site Plans

FOR SALE |



Floor Plan



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

FOR SALE |

SECTION 3

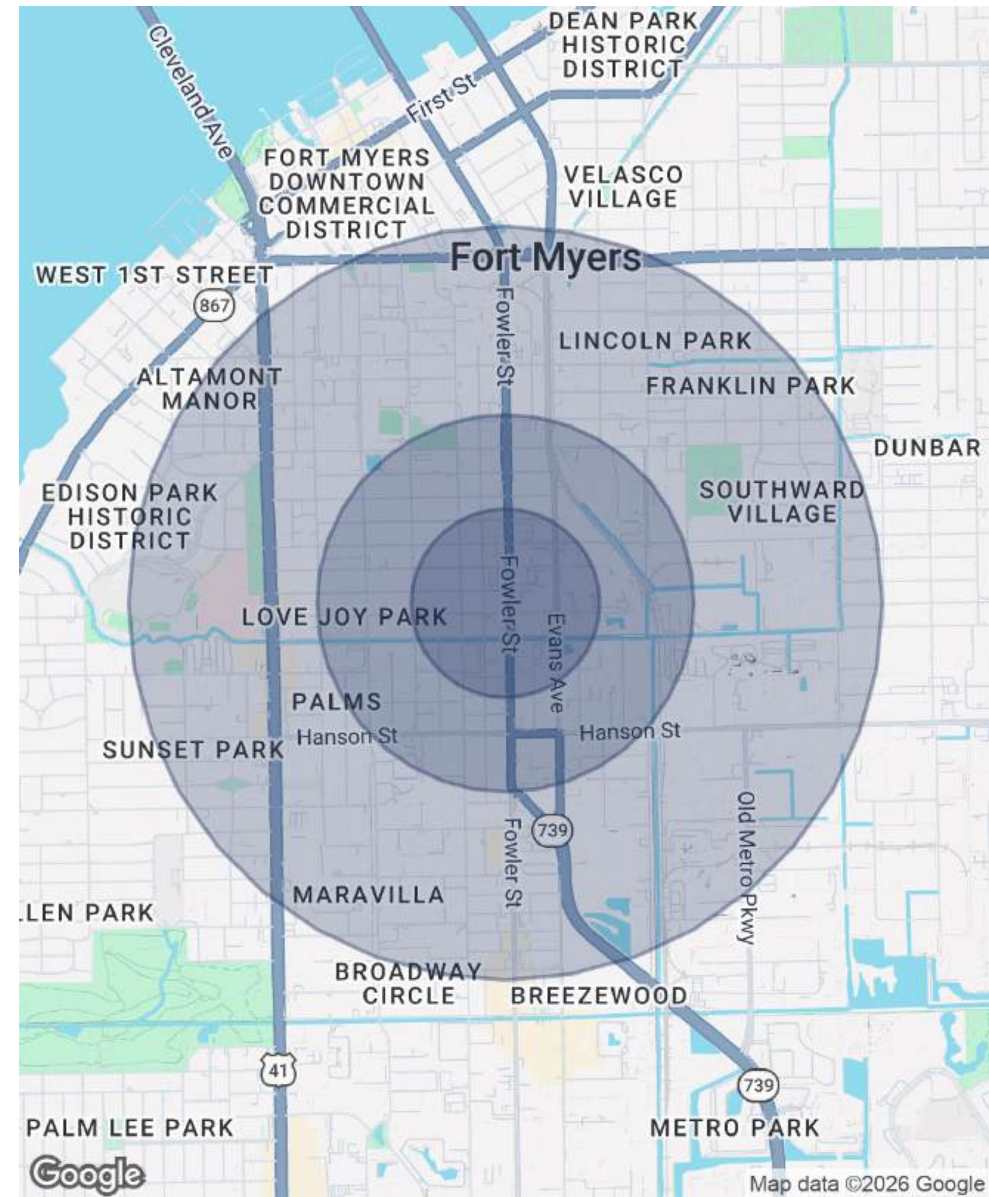
DEMOGRAPHICS

Demographics Map & Report

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)





SECTION 4

ADVISOR BIOS

Advisor Bio



BRANDON REITZ

Senior Director

Brandon.reitz@seaglass.com

Direct: 239.686.3033

FL #SL3340817

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.

Sea Glass Gulf Realty
13921 Waterfront Dr., #C,
Bokeelia, FL 33922