



FOR SALE or LEASE
3131 E. Riverside Dr., Fort Myers, FL 33901



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CONTENTS

Property Information	3
Location Information	17
Demographics	23
Meet The Team	26

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PROPERTY INFORMATION



Kayak on the
Caloosahatchee River

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MIXED-USE WAREHOUSE SPACE FOR LEASE

Lease Price: \$9.50 - \$15.00 PSF (NNN)
Discounts Available For:
- 5-year terms with larger space commitments

Sale Price: \$3,495,000

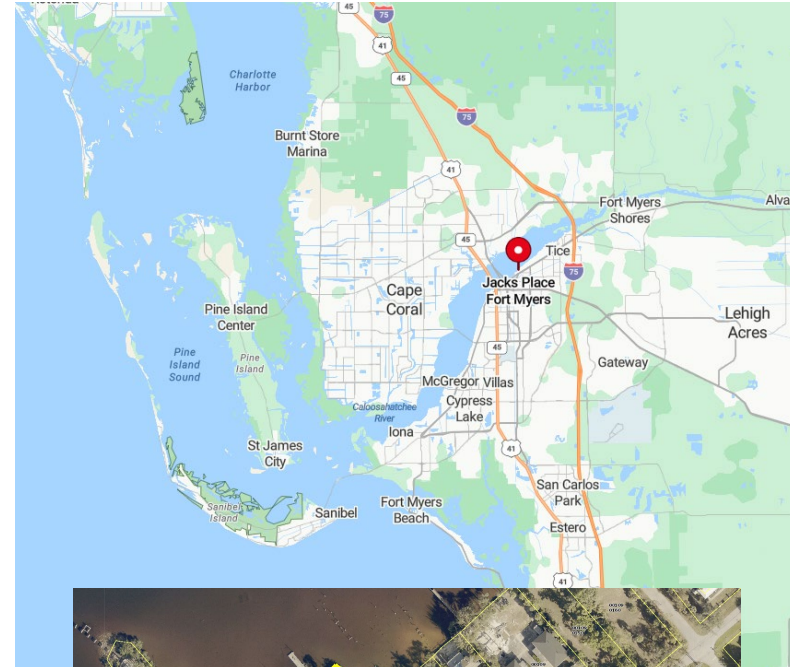
Total Building Size: 24,700± Sq. Ft.

Property Taxes: \$26,074.57 (2025)

Zoning: CG – Commercial General
Lot Zoned: RM 16

Strap #: 07-44-25-P4-00109.0080
07-44-25-P4-03616.0080

Year Built: 1935 (per LeePA)
(Extensive Renovations in 2023-2024)



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1,945 SF – 10,500 SF SPACE
3131 E. Riverside Dr., Fort Myers, FL 33901

Property Overview

Waterfront Class “A” office spaces from 1945 SF to 9,200 SF and industrial elevated warehouse space from 3,000 SF to 10,500 SF with loading docks and high-power electrical service, located along the Caloosahatchee River in Fort Myers. The space offer both beautiful riverside offices and functional distribution capability with unique river access and the potential for additional conditioned office build-out.

OFFERINGS AVAILABLE FOR LEASE:

\$9.50 PSF (NNN)

7,875 SF Total

Includes:

- 7,500 SF warehouse
- 375 SF office + bathroom/kitchen build-out or lease add
- Two loading docks
- Ample on-site parking

\$12.00 PSF (NNN)

Up to 10,500 SF Total

Includes:

- 7,500 SF warehouse
- 2,000 SF workspace under A/C
- 1,000 SF office suite (5 offices)
- Three Loading Docks
- Ample on-site parking as noted

\$15.00 PSF (NNN)

1,945 SF – 9,200 SF

Includes:

- Class “A” Office Space with magnificent views of the Caloosahatchee River
- 820 SF Common Area includes Covered Entry, Large Professional, Reception Area, Men’s Room, Ladies Room, and Electrical/Telecom Closet

To View a
Walk-Through
of this Space
Scan the QR Code



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3,000 SF FLEX SPACE
3131 E. Riverside Dr., Fort Myers, FL 33901

Property Overview

Waterfront industrial **elevated warehouse** space with loading docks and high-power electrical service, located along the Caloosahatchee River in Fort Myers. The space offers functional distribution capability with unique river access and the potential for additional conditioned office build-out.

OFFERINGS AVAILABLE FOR LEASE:

\$15.00 PSF (\$3.00 CAM)

3,000 SF Total (Flex Space)

Includes:

- Full Build-Out
- 3-year minimum term
- Discounts available for 5-year term

PROPERTY DESCRIPTION

- 3,000 SF Office/Workspace
- Elevated Flooring
- Shared Loading Dock
- 1,000 SF Buildout w/ 5 private offices, kitchen and bathroom
- 2,000 SF Open Workspace (Fully Air-Conditioned)
- Ample Parking
- River Access

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Prime industrial / mixed-use warehouse space located **less than one mile from Downtown Fort Myers** with direct access to the **Caloosahatchee River**. The property offers flexible configurations combining warehouse, workshop, and office space to accommodate a wide range of commercial uses.

The warehouse features **16-foot ceilings**, multiple loading dock access, ample parking, and **elevated** construction that avoided flooding during recent storms.

- **river access at rear of building**
- **ample free on-site parking** for employees and visitors
- flexible office configurations
- less than **1 mile to Downtown Fort Myers**
- easy access to **US-41 and I-75**

The warehouse floor plan shows the **7,500 SF open warehouse area with loading docks along the side and office cluster adjacent to the warehouse**, enabling multiple operational layouts.

Ideal Uses

- marine service / boat equipment
- logistics and distribution
- light manufacturing
- technology / workshop operations
- contractor headquarters
- e-commerce storage and fulfillment



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In addition to strong in-place and pro-forma income, the site has **prior high-rise PUD history** (reapplication required) and is well suited for a **hold-and-carry redevelopment strategy**, allowing rental income to offset carrying costs while pursuing future condominium or mixed-use development.

Parking / Land Upside Additional Land Value – A nearly ½-acre portion of the property can be developed with no zoning changes to RM16 or up to 7 units as-is or utilized short- or long-term as a 24–32 space surface parking lot, supporting the new City boat ramp, tenants, or future development, with potential for meaningful supplemental income.

- Property is completely fenced with security coded gate access and lighting
 - New AC Units post Hurricane Ian (2022)
 - All new LED lighting with 92% full spectrum light and at 25% electric costs
 - High Speed Internet with installed Google Nest
 - New Firestone TPO Roof with remaining multi-year warranty on main waterfront office sections
 - Hurricane Resistant Windows up to 175 mph with lifetime warranty. The warranty guarantees the windows, for life, to withstand 175 mph winds. They were tested to 185 mph.
- **Total Existing Parking Spaces: 36**

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PHOTOS OF THE PROPERTY



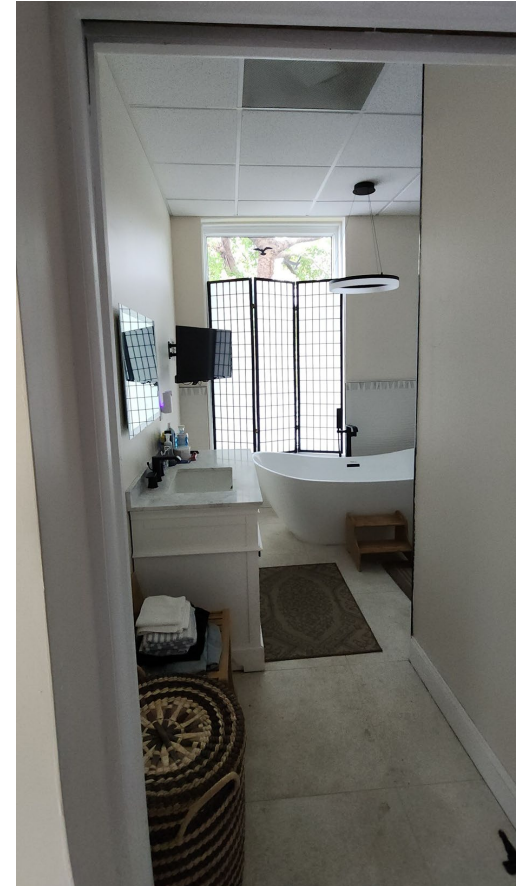
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LOCATION INFORMATION



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ABOUT FORT MYERS AREA

Fort Myers is a city located in Lee County, Florida along the Caloosahatchee River. Fort Myers has a population of 99,918 (July 2024). It is also the county seat of Lee County. Fort Myers is currently growing at a rate of 3.45% annually and its population has increased by 15.42% since the most recent census, which recorded a population of 86,428 in 2020.

Luminary Hotel



Edison Ford Estates



Caloosahatchee River



Lakes Park



SWFL Eagle Cam



Golf Courses (180+ in SWFL)



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City approves 279-unit East Fort Myers apartment project

APR 21, 2026



Fort Myers approved a developer's plan to build a five-story, 279-unit apartment complex in East Fort Myers off Palm Beach Boulevard at 1105 Seaboard St., about a block from the Caloosahatchee River.

At a public hearing April 20, Fort Myers City Council voted 5-1 to approve property owner Palm Riverview Holdings LLC's request to build a Planned Unit Development.

The approval rezones the 8.05-acre site from a combination of Commercial Intensive and Residential Multifamily to the PUD, allowing 35 multifamily dwelling units per acre, about one-third more than the 172 units allowed under previous zoning.

It also allows several deviations from current rules, including reducing green space from 35% to 27.7% and cutting required parking spaces from 533 to 476.

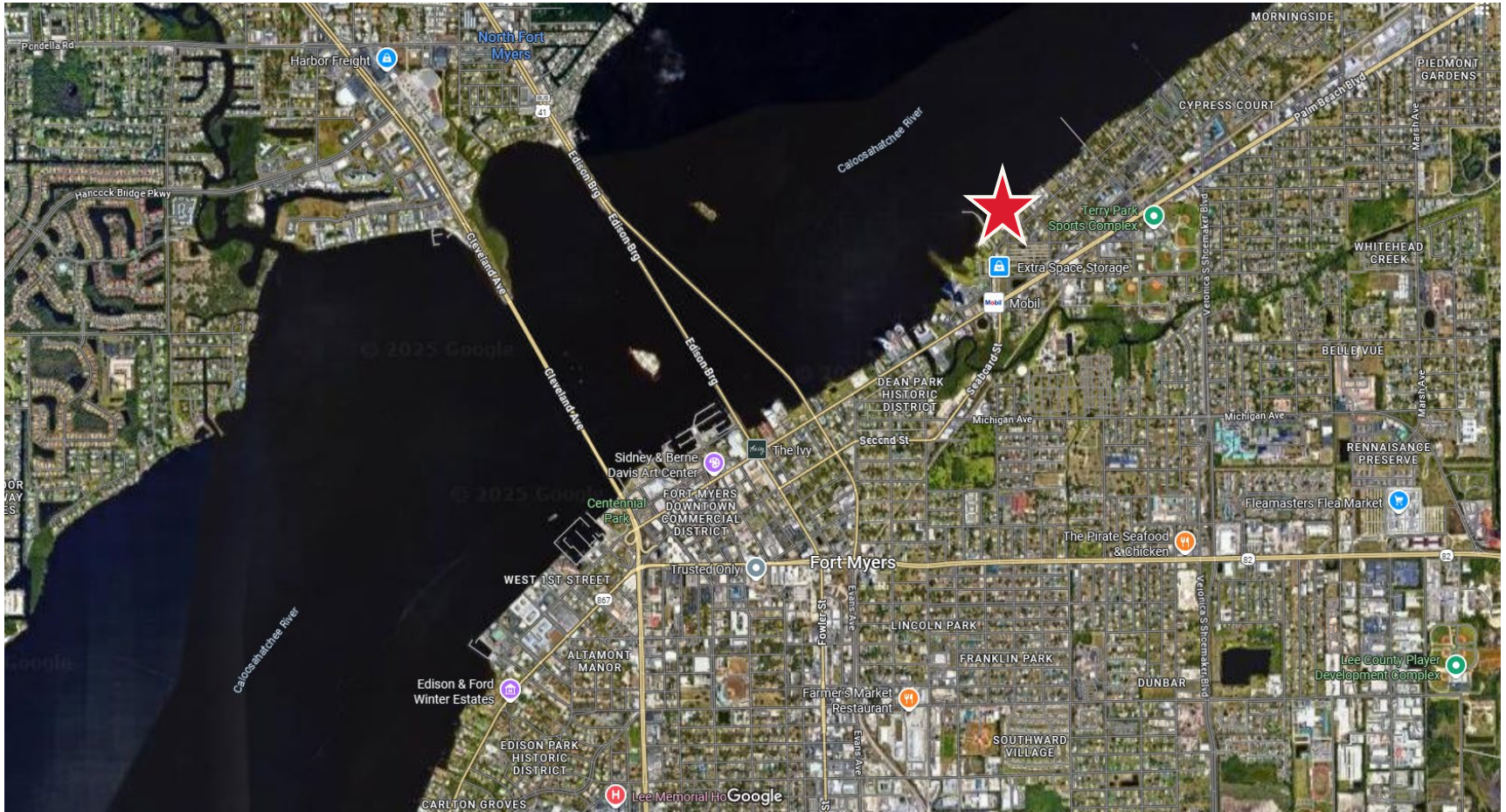


**To Read the Full Article
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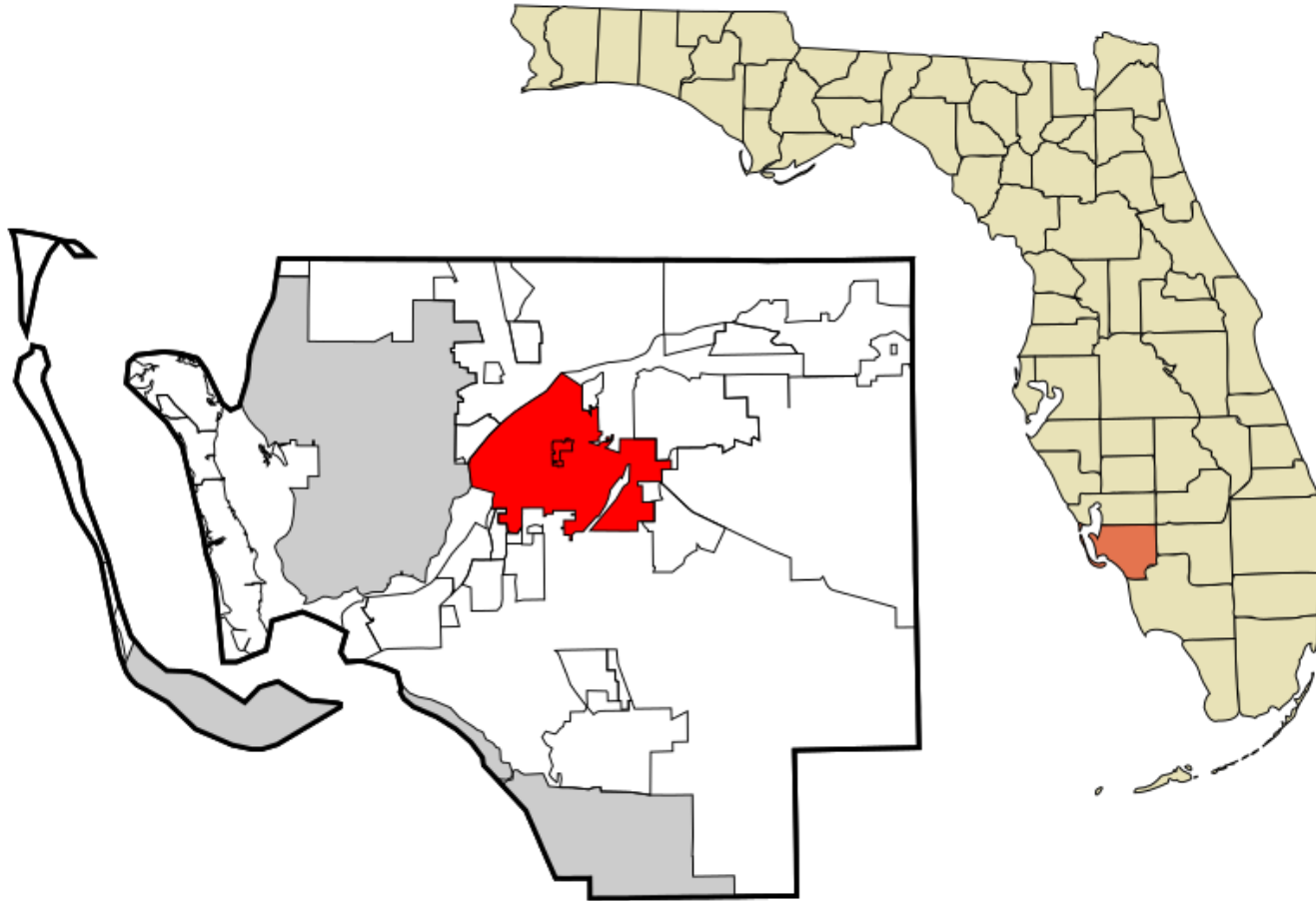
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AERIAL OF PROPERTY LOCATION



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Lee County Map | Fort Myers Map



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ZONING INFORMATION

ZONING – CG (Commercial General) Commercial General Zoning District Regulations 118.2.1.H

C. Commercial General (CG)

It is the express intent of the CG District to provide areas for commercial activities that meet the retail shopping and service needs of the community. See Tables 118.2.1.H for nonresidential use dimensional standards and refer to Table 118.2.1.E and F, RM-16 standards for townhomes and multifamily residential dimensional requirements.

Examples of Permitted Uses: Assisted Living Facility, Bed & Breakfast, Call Center, Health Club, Live-Work, Medical/Dental, Offices (Professional, Financial, Governmental or Operational), Police/Fire/EMS

MUNICODE CODIFICATION

Scan the QR Code for a full list of Permitted Uses



ZONING INFORMATION

ZONING – Residential Multifamily (RM-16)

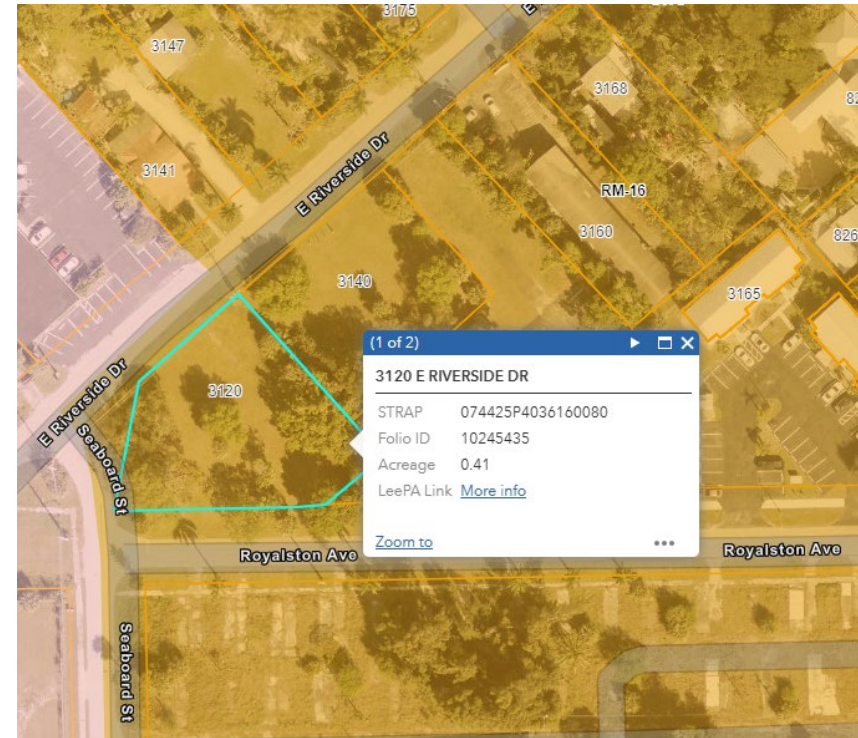
Residential multifamily RM-16 Zoning District Regulations
118.2.1.A--G

(2) b. Residential multifamily (RM-16)

This district is intended to accommodate medium density multifamily residential development. The maximum density permitted is 16 dwelling units per acre. See Tables 118.2.1.A—G for additional dimensional requirements.

MUNICODE CODIFICATION

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DEMOGRAPHICS



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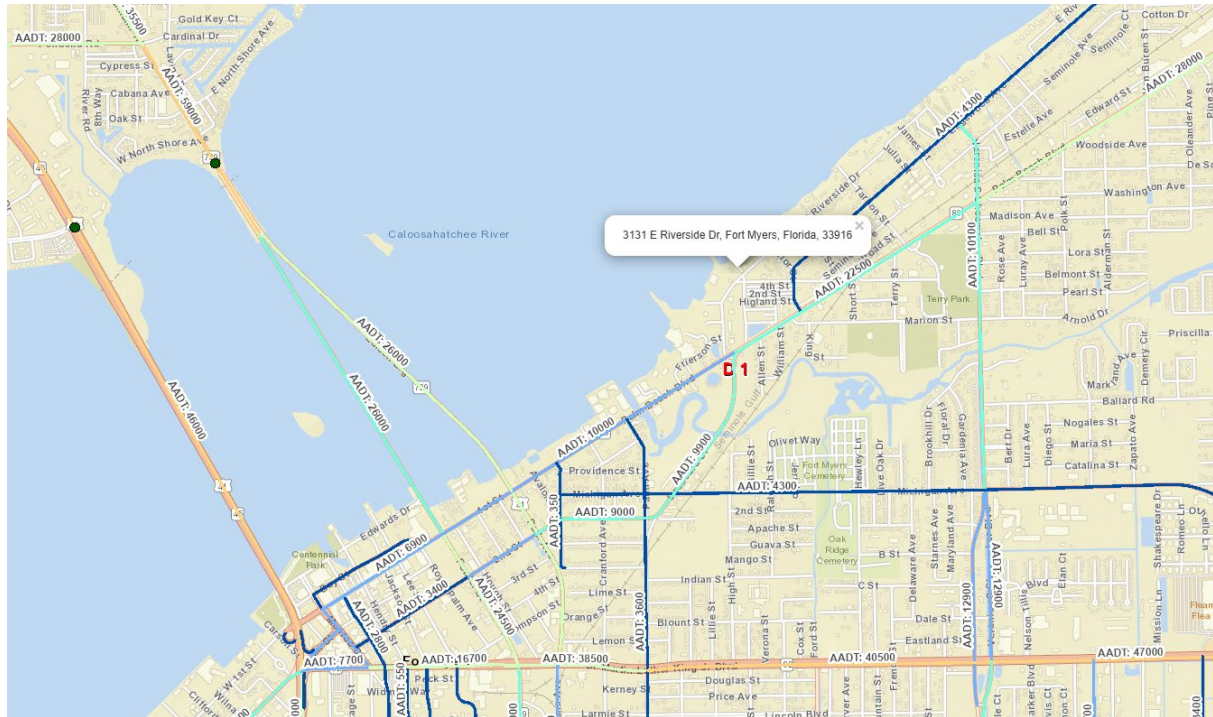
DEMOGRAPHICS MAP & REPORT

Population	2 Miles	5 Miles	10 Miles	Households & Income	2 Miles	5 Miles	10 Miles
Total Population	26,903	138,792	454,725	Total Households	10,790	57,887	188,397
Average Age	38	42	46	# of Persons per HH	2.3	2.2	2.3
				Average HH Income	\$53,720	\$66,236	\$79,189



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TRAFFIC COUNT



Traffic Count 2024

Edison Bridge 52,000 (NB/SB) AADT

Palm Beach Blvd. 28,000 AADT

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MEET THE TEAM



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