

FOR LEASE

2247-2287 First Street
Fort Myers, FL 33901

THE BRADFORD

Downtown Historic Fort Myers



COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA



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PROPERTY HIGHLIGHTS



2267 FIRST ST.
Downtown Fort Myers
33916



PRICE / SF
\$30.00 MG
+ TAX



PARKING

Multiple parking garages within walking distance for clients, visitors and shoppers



UNIT SIZES

UNIT 11 \pm 979 SF
UNIT 13 \pm 478 SF
UNIT 15 \pm 488 SF



DELIVERY

Units delivered AS-IS condition



SPRINKLER

Yes

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.

UNIT 11 - 939 SF \$2,504 MG +TAX

UNIT 13 - 478 SF \$1,195 MG +TAX

UNIT 15 - 488 SF \$1,220 MG +TAX

RETAIL/OFFICE LOCATED INSIDE THE ARCADE DIRECTLY ACROSS FROM THE FLORIDA REPERTORY THEATER ENTRANCE.

UNITS ARE OFFERED AS-IS. PARTIAL WALLS NEED TO BE RENOVATED. UNITS NEED NEW FLOORING AND PAINT.

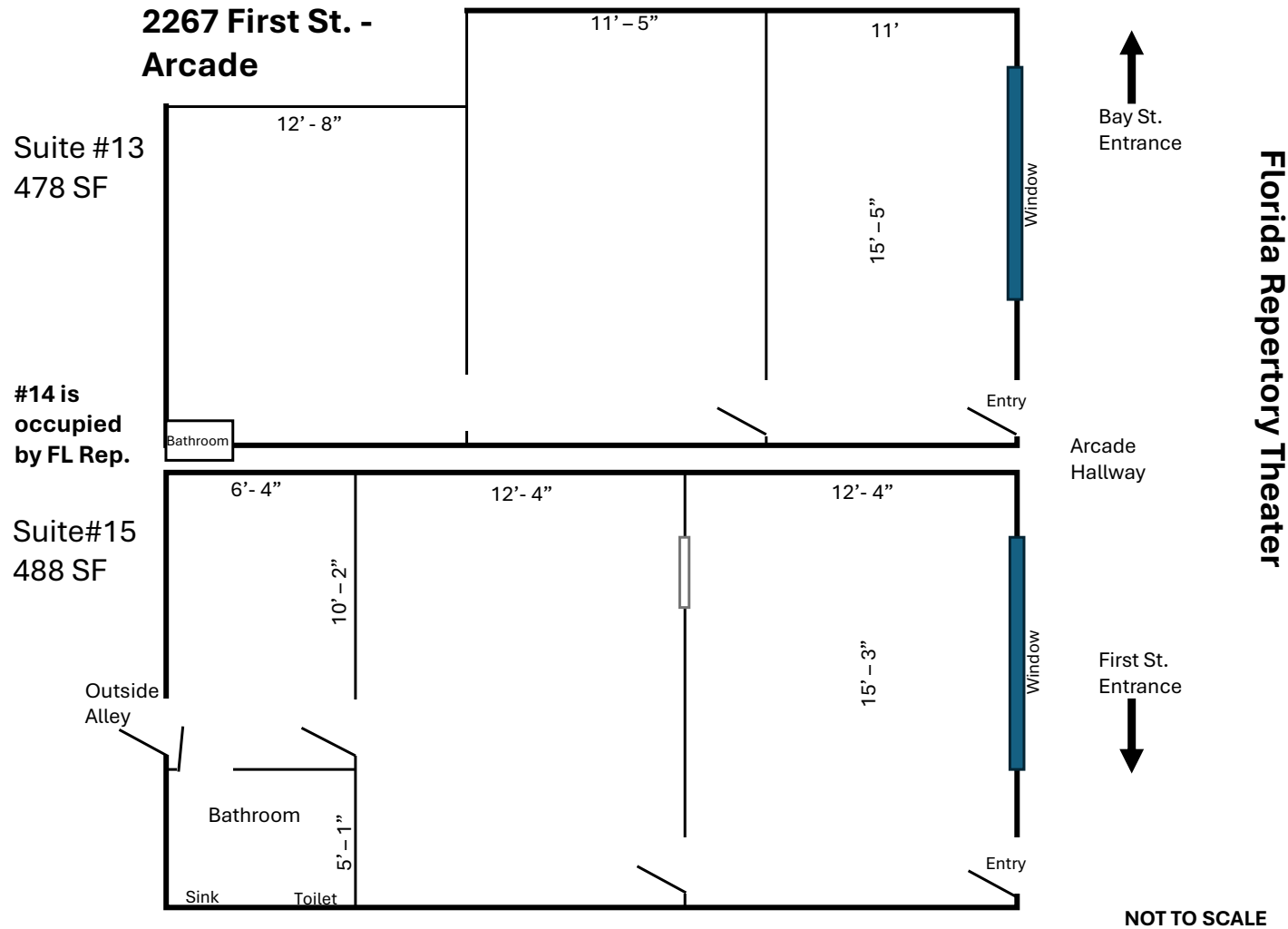
PERFECT FOR A GIFT SHOP, ARTISANAL, ART GALLERY, JEWELRY/CLOTHING STORE, OFFICE FOR SMALL BUSINESS: CPA, ENGINEERING FIRM, FINANCIAL SERVICES, PERSONAL CARE SERVICES

UNIT OFFERS PRIVATE RESTROOMS.

PARKING IS AVAILABLE AT THE BAY STREET PARKING LOT @ \$65 MONTH.



FLOORPLANS



3

UNITS

that benefit 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

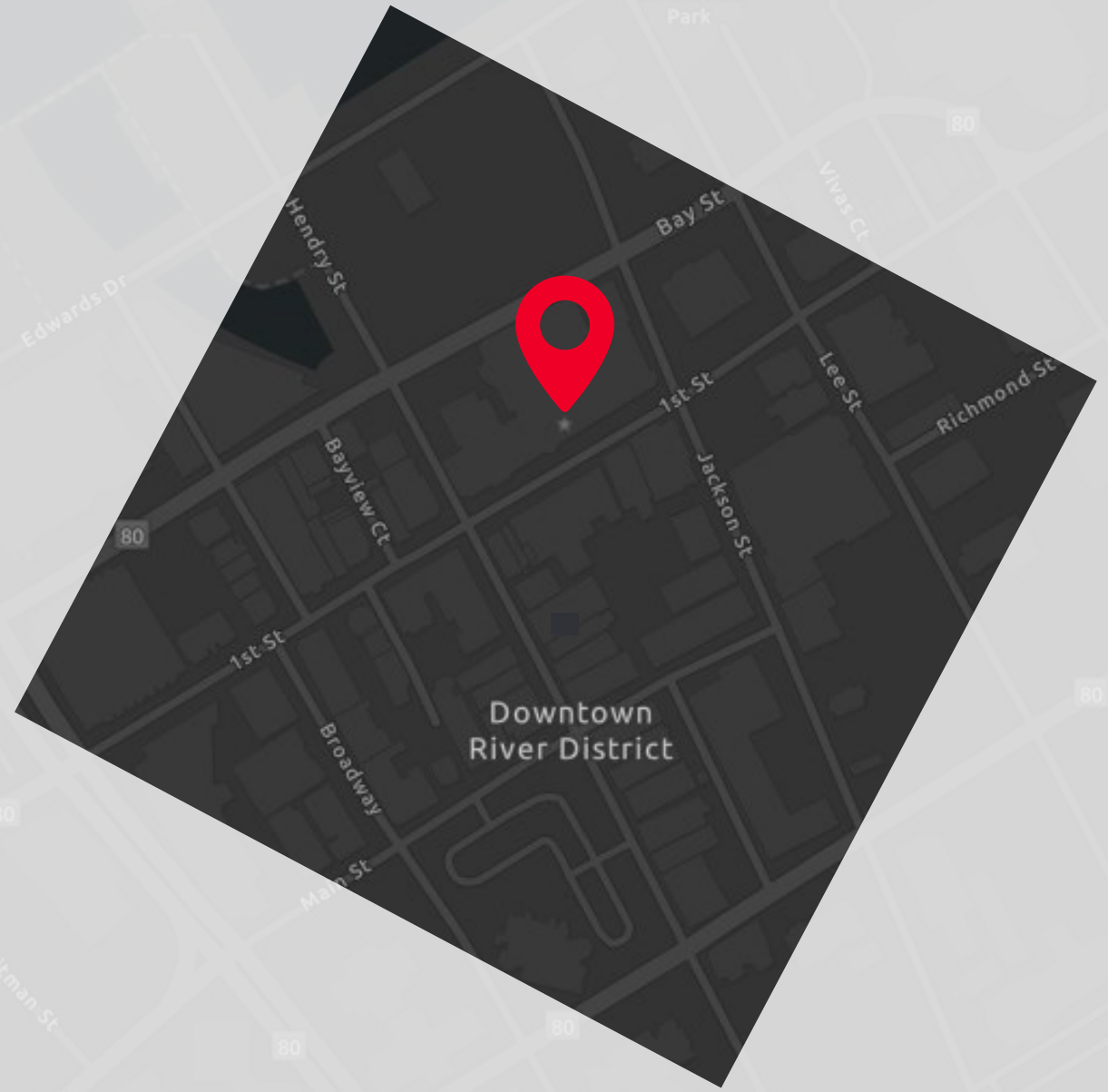
DOLLARS

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





BAY STREET YARD

LUMINARY HOTEL & CO. AUTOGRAPH COLLECTION HOTELS

OXBOW FORT MYERS



CALOOSA SOUND

HOTEL INDIGO AN IHG HOTEL



Ford's GARAGE



SOCIAL HOUSE



CABOS CANTINA



10 TWENTY FIVE

2267 First St. Fort Myers, FL 33916

The S6 Room



CUISIS



LUCKY SCREW



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 from rental to office.

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's appeal and accessibility.

WORK, SHOP, LIVE

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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