

EDISON GRAND



17,938 SF FOR LEASE

2500 EDWARDS
DR

Fort Myers, FL 33901

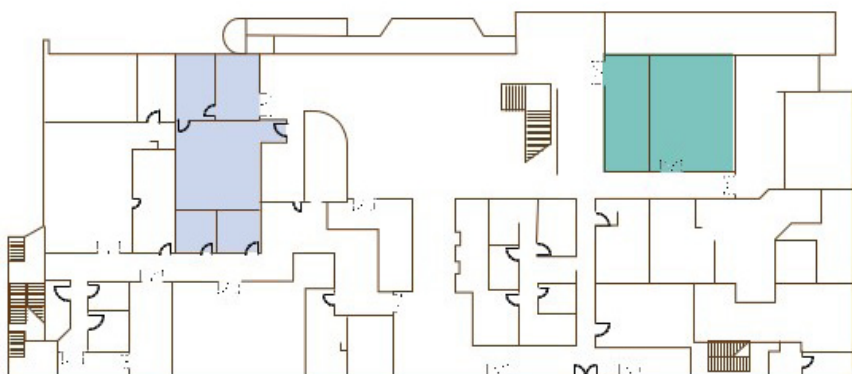


COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA

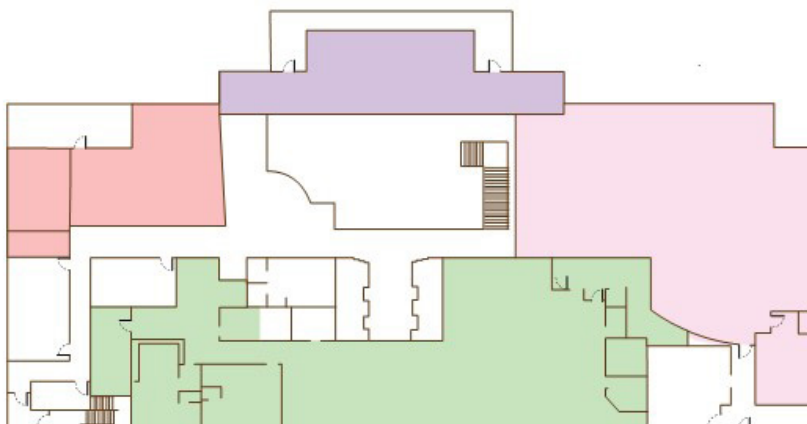
Edison Grand



1ST FLOOR



2ND FLOOR



PROPERTY FEATURES

LEASE RATE

\$15-\$30.00

AVAILABLE

Offices, Restaurant, Bar

HIGHLIGHTS

On-Site Parking Garage

Close Proximity to Amenities

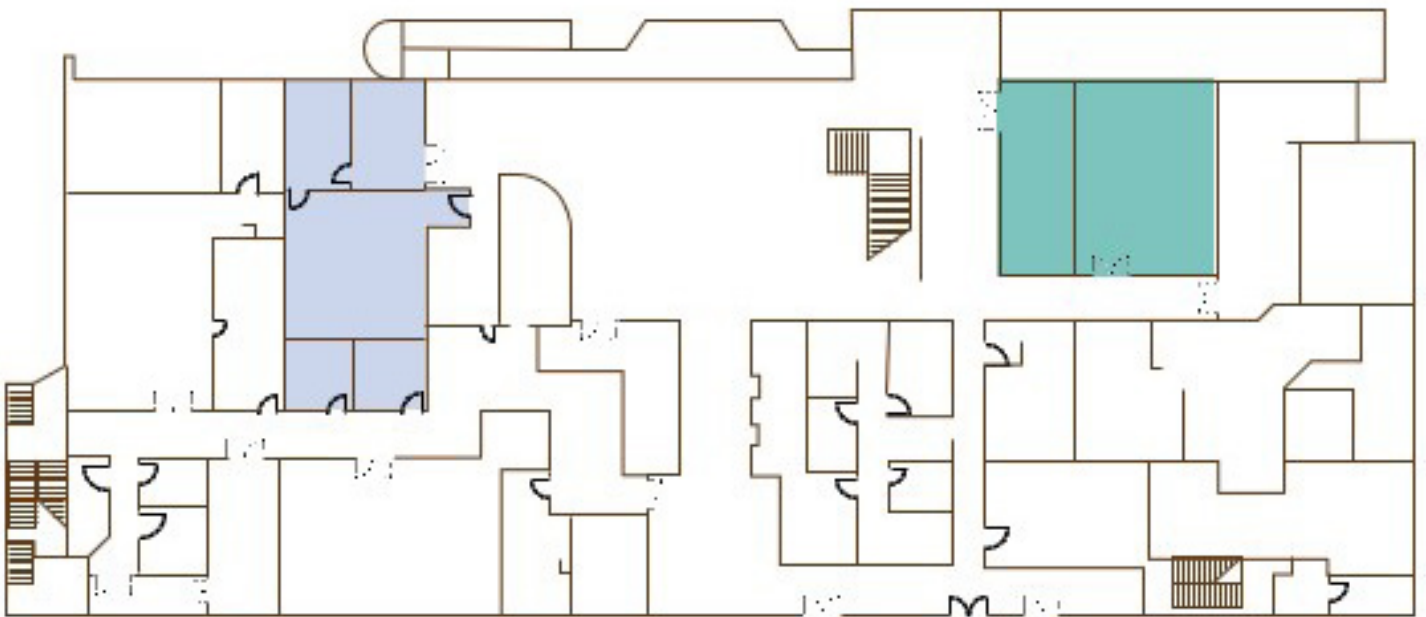
Stunning Views



Modern Amenities

High Downtown Foot Traffic

Flexible Spaces

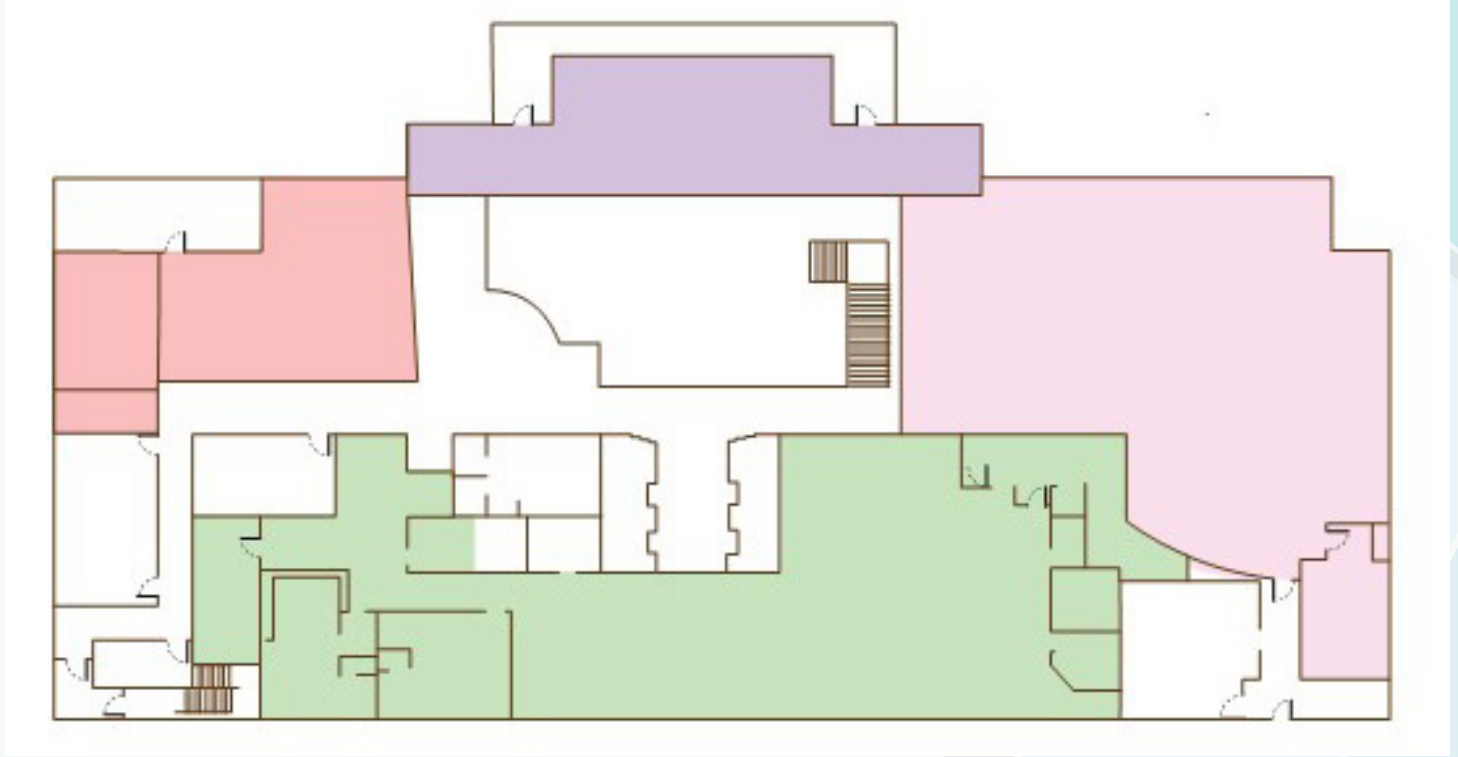
1ST FLOOR







	Space	Size	PSF
	Office A	1,257 SF	\$20.00
	Office B	1,061 SF	\$20.00



2ND FLOOR



	Space	Size	PSF
	Restaurant 1	2,975 SF	\$15.00
	Bar	2,345 SF	\$30.00
	Restaurant 2	4,820 SF	\$25.00
	Kitchen	2,235 SF	\$25.00



Attractive views of the Caloosahatchee river with floor to ceiling windows



PARKING GARAGE WITH 521+ SPACES



Strategic location with high population and traffic counts

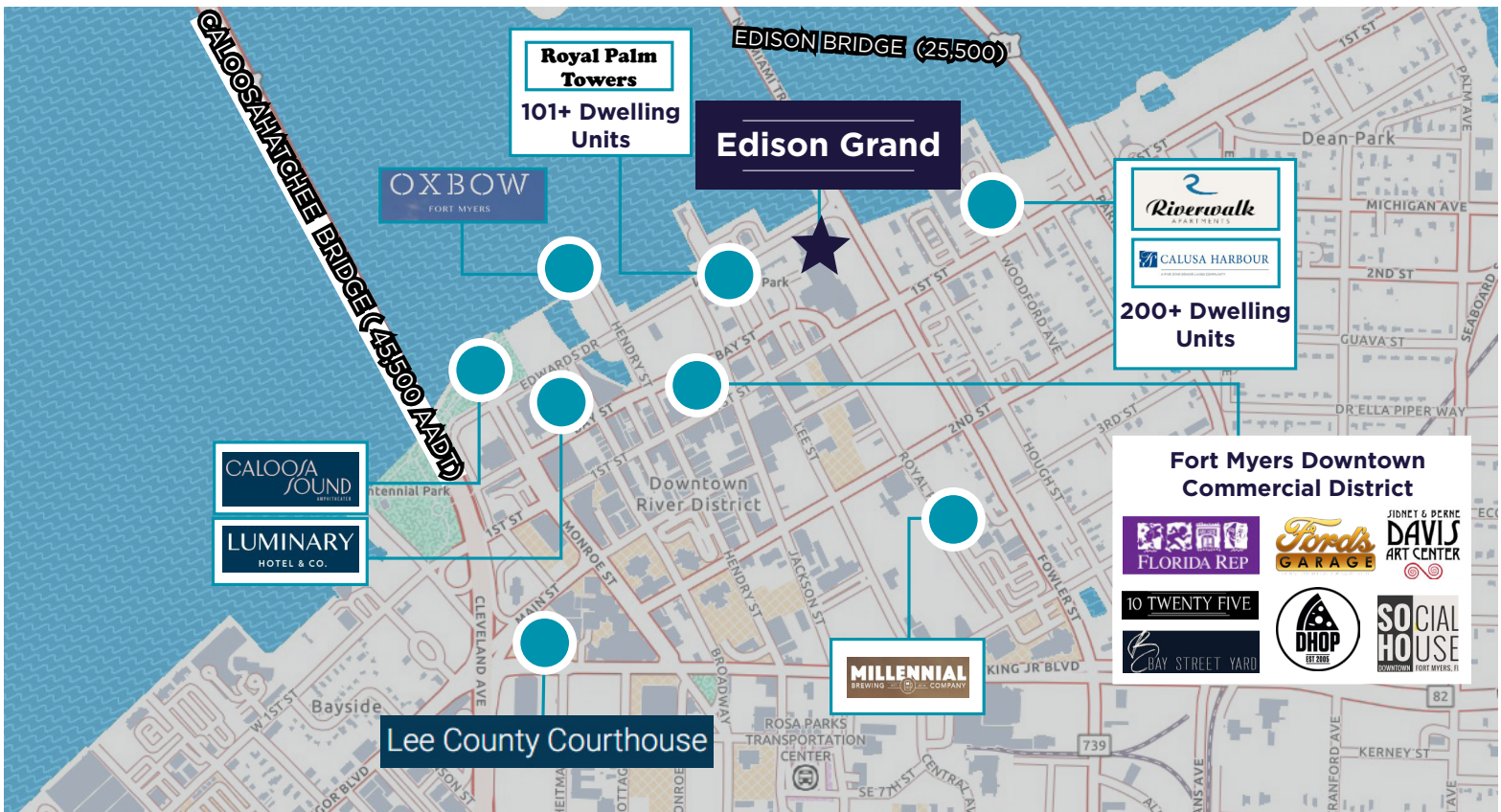


DOWNTOWN FORT MYERS

Downtown Fort Myers is a historic and vibrant area featuring preserved buildings, a lively arts scene, and recent business revitalization. The scenic Caloosahatchee River provides recreational opportunities and waterfront dining, making it a popular destination for residents and visitors. With its walkable streets and community events, it offers a charming atmosphere to explore.

*Your Business,
Riverfront Ready*

- #1 **Vibrant Downtown** Vibrant downtown area with trendy restaurants
- #2 **Close to Shops and Restaurants** Walking distance of many locations
- #3 **Outdoor Events** Many events hosted by the city brings heavy foot traffic to the property
- #4 **Population** Downtown Fort Myers has seen exponential growth since 2020
- #5 **Proximity** Multiple access points to downtown via US-41 and bridges making it accessible from any major city in the area

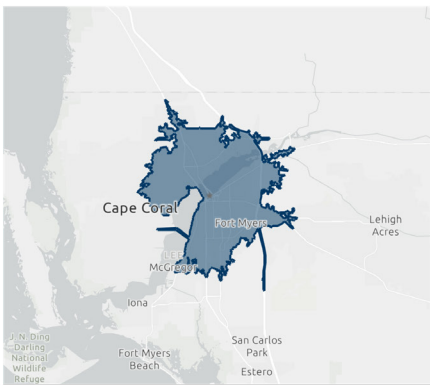


Gary Tasman
+1 239 489 3600
gtasman@cpswfl.com

Shawn Stoneburner
+1 239 489 3600
sstoneburner@cpswfl.com

POPULATION TRENDS AND KEY INDICATORS

2500 Edwards Dr, Fort Myers, Florida, 33901 5
Drive time of 15 minutes



180,062
Population

76,821
Households

2.29
Avg Size Household

71
Wealth Index

72
Housing Affordability

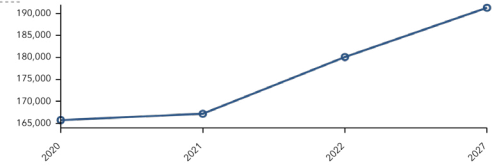
77
Diversity Index

EMPLOYMENT

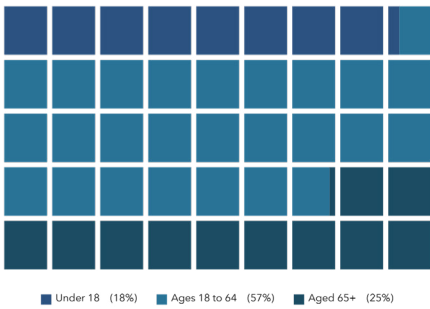


4.5%
Unemployment Rate

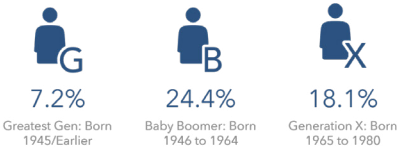
Historical Trends: Population



POPULATION BY AGE



POPULATION BY GENERATION



11,423
Total Businesses

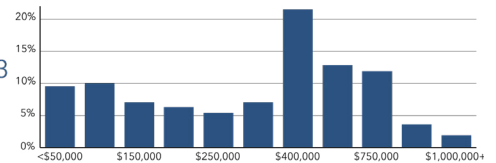


108,969
Total Employees

BUSINESS



Home Value



esri THE SCIENCE OF WHERE
Source: Esri, Esri-Data Axle
Esri forecasts for 2024, 2029
© 2024 Esri

DEMOGRAPHICS

180,062

Population

\$885 M+

Yearly Retail Spending
Within a 15 Minute Drive

42.6

Median Age



Gary Tasman
+1 239 489 3600
gtasman@cpswfl.com

Shawn Stoneburner
+1 239 489 3600
sstoneburner@cpswfl.com

CUSHMAN & WAKEFIELD
COMMERCIAL PROPERTY
SOUTHWEST FLORIDA
5220 Summerlin Commons Blvd., Suite 500 Fort Myers, Florida 33907

©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.