

FOR SALE or LEASE

2401 First Str., #300, Fort Myers, FL 33901



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6,750 Total Sq. Ft. OFFICE CONDO UNIT | 3rd Floor (Unit #300)

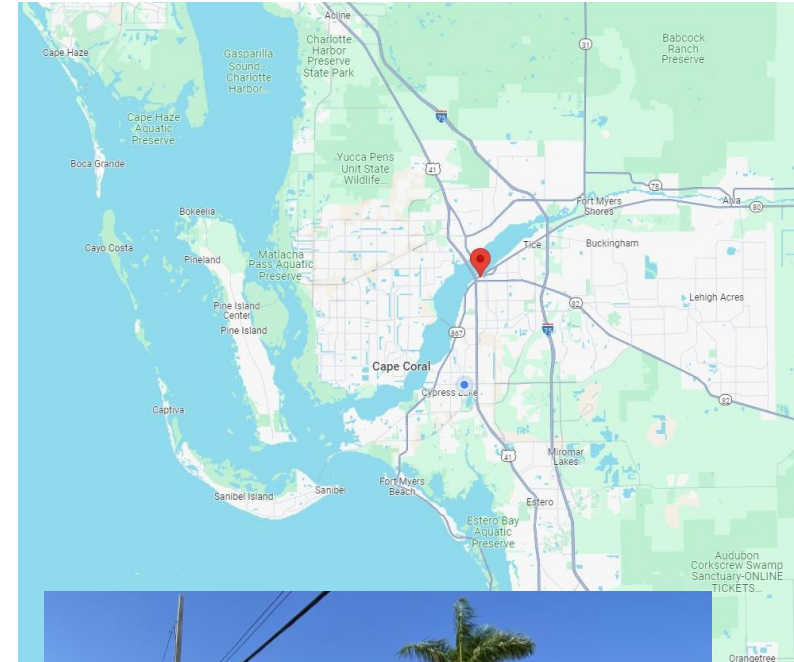
5,874 Usable Sq. Ft | OFFICE CONDO UNIT #300

Sale Price: \$895,000
Lease Price: \$12.50 PSF + CAM (\$7.00)

For the 1st year of the lease (6+) FREE Annual Parking Passes Included

GREAT LIVE/WORK OPPORTUNITY!

Total Building Size: 37,558± Sq. Ft.
2025 Property Taxes: \$8,507.33
2024 Total Quarterly Assessment: \$8,365.73
Zoning: U-CTR
Strap #: 13-44-24-P4.03200.0300
Year Built: 2005



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- Located in the Downtown River District of Fort Myers.
- Class “A” Office Condo Unit occupies the entire 3rd flr.
- Newly remodeled with \$200,000+ in improvements
- Walking distance to restaurants, hotels, government offices and the Court systems – Lee County 20th Judicial Circuit Court, State Court & Federal Court.
- This unit has 24-hour controlled access.
- Street parking available or in 3 parking garages nearby.
- Has the rights for a rooftop terrace pre-approved by condo association for entertaining business parties and VIP guests.



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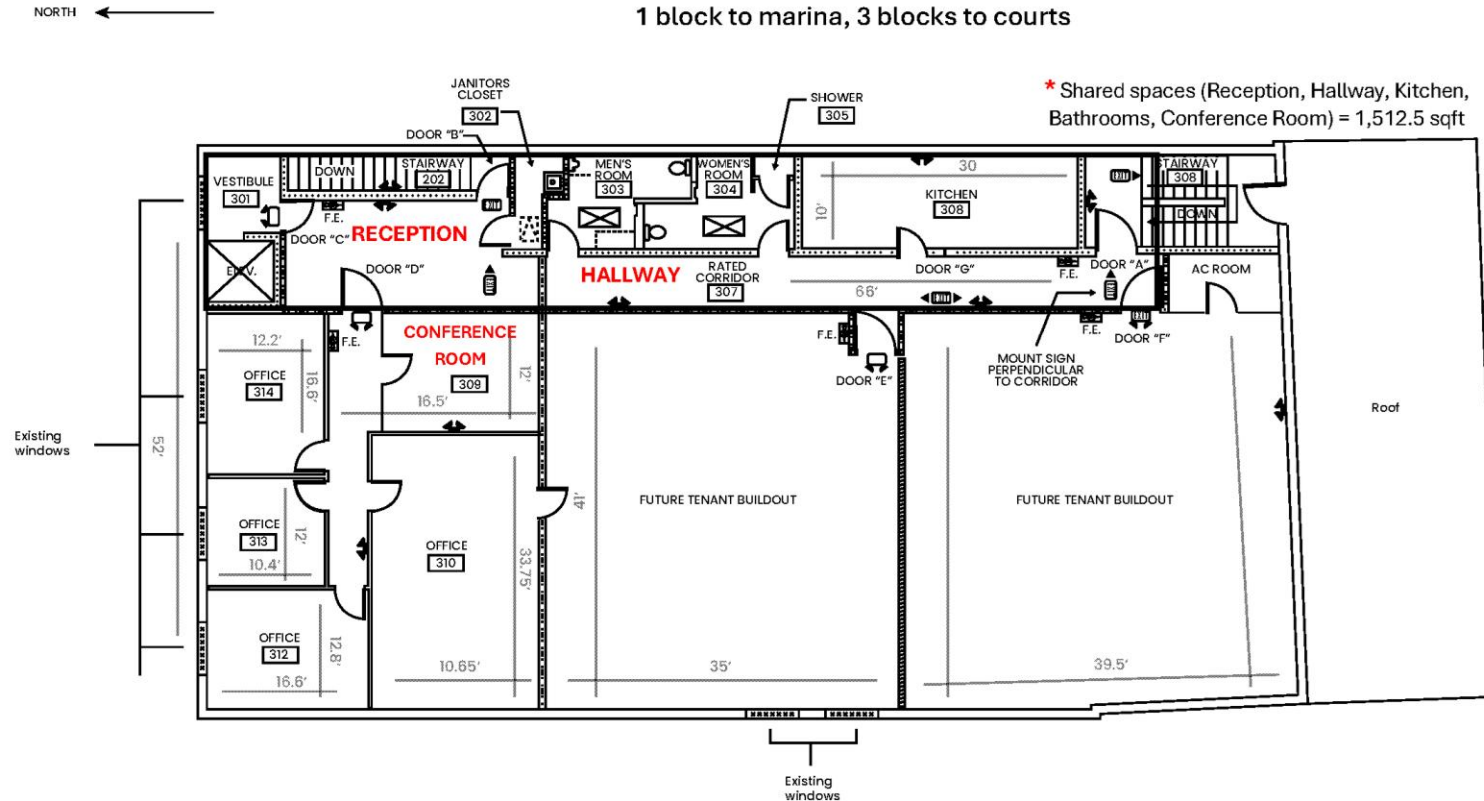
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2401 FIRST ST., Fort Myers
3rd Floor Condo
1 block to marina, 3 blocks to courts



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LOCATION INFORMATION



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ABOUT FORT MYERS

Fort Myers is a city located in Lee County, Florida along the Caloosahatchee River. Fort Myers has a population of 100,736. 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 87,279 in 2020.

ARTICLE: [Fort Myers Takes 2nd Place among Small Cities for New Business Growth](#)

Luminary Hotel



Edison Ford Estates



Caloosahatchee River



Lakes Park



SWFL Eagle Cam

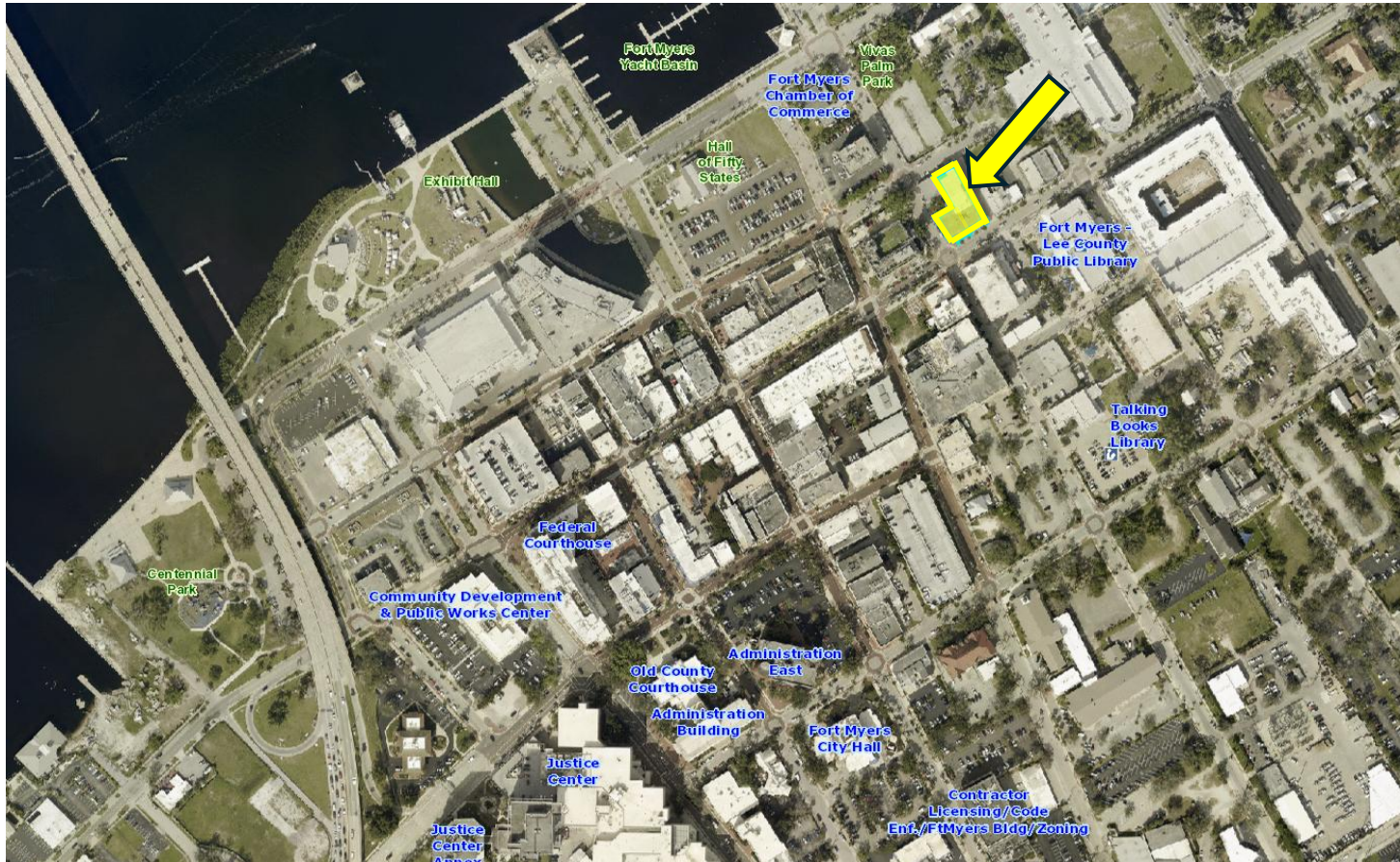


Golf Courses (180+ in SWFL)



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DOWNTOWN FORT MYERS



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Downtown Fort Myers Development Activity Map

Silver Hills Phase 2

- 236-unit MF Bldg & Associated Amenities

Legacy Harbour

- 2 Res Towes w/ 251 units each, marina docks access, & retail areas

Riverfront First Street Apartments

- 8 story MF development consisting of 221 Res Units featuring pool, riverwalk and amenities

One

- CRA Project: 21 Story tower with 34 condos, fitness center and pool.

Allure

- (2) 32 story towers with 256 Res units and amenities.

Prima Luce

- (2) 22 story high rise condo buildings, 220-units, w/ commercial use space, parking garage

The Ivy Apartments

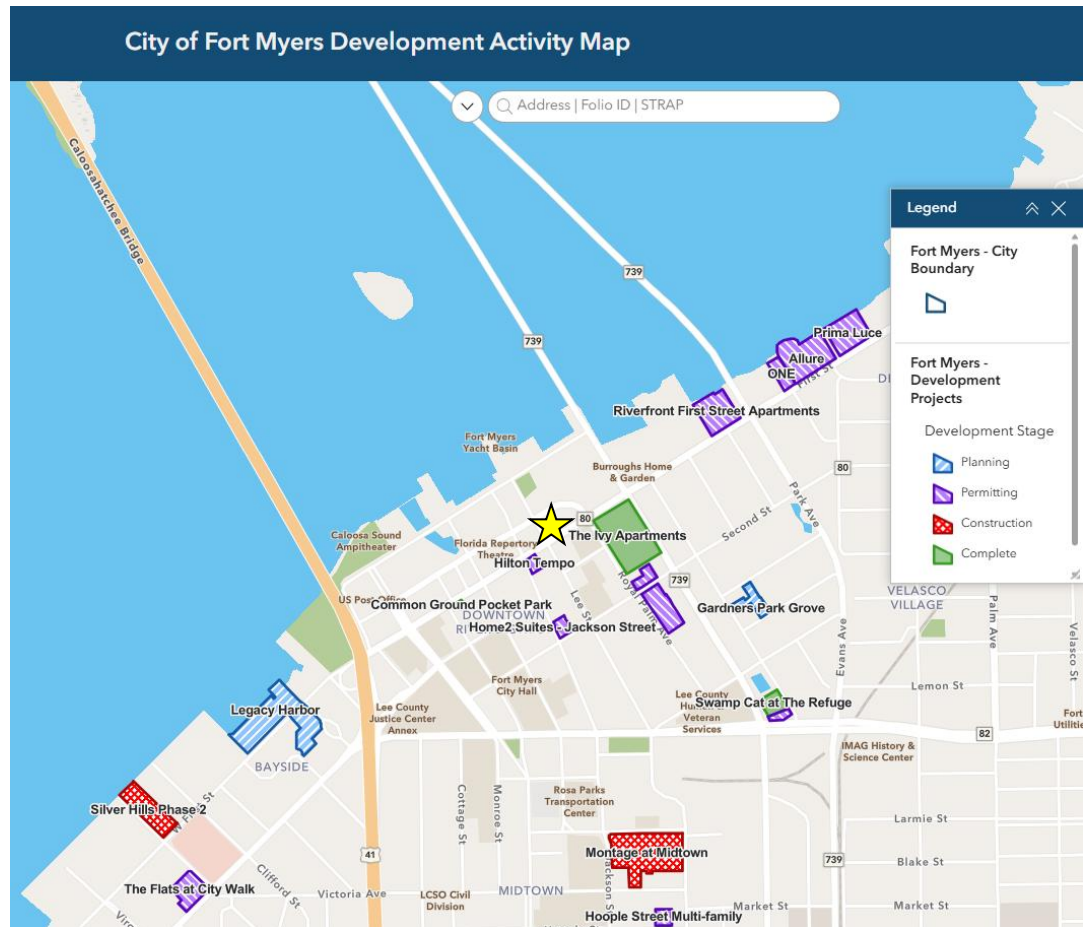
- MF development consisting of 275 units, parking garage, 9,189 SF clubhouse, pool

Hilton Tempo

- 11 story, 175 room hotel with rooftop pool

Staybridge Suites Hotel

- 5 story hotel with 100 guest rooms, pool, fitness area, and amenities. Parking area adjacent to hotel on South side of 2nd Str. (Next to The Ivy Apartment)



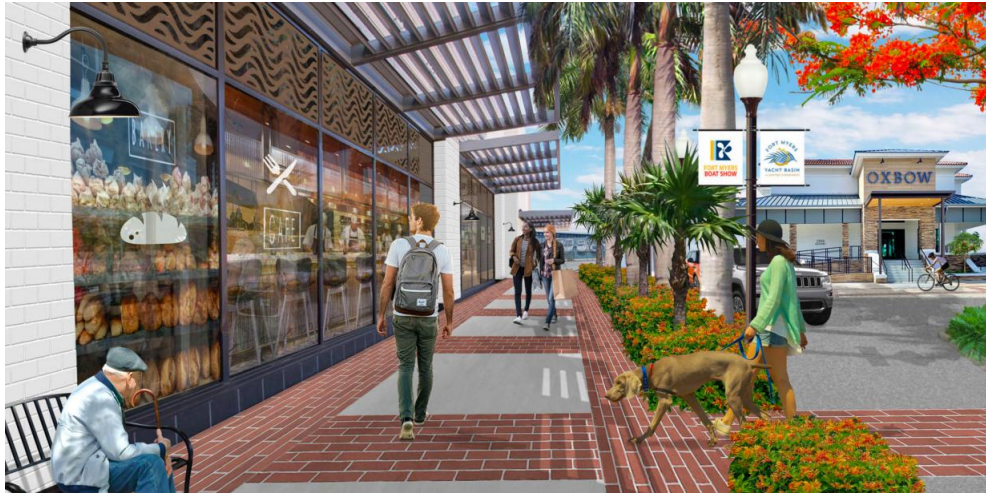
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CONCEPTUAL SITE PLAN for SUNTEX MARINA at the FORT MYERS YACHT BASIN



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CONCEPTUAL SITE PLAN for SUNTEX MARINA at the FORT MYERS YACHT BASIN



OPEN & AIRY



OUTDOOR WATERFRONT DINING

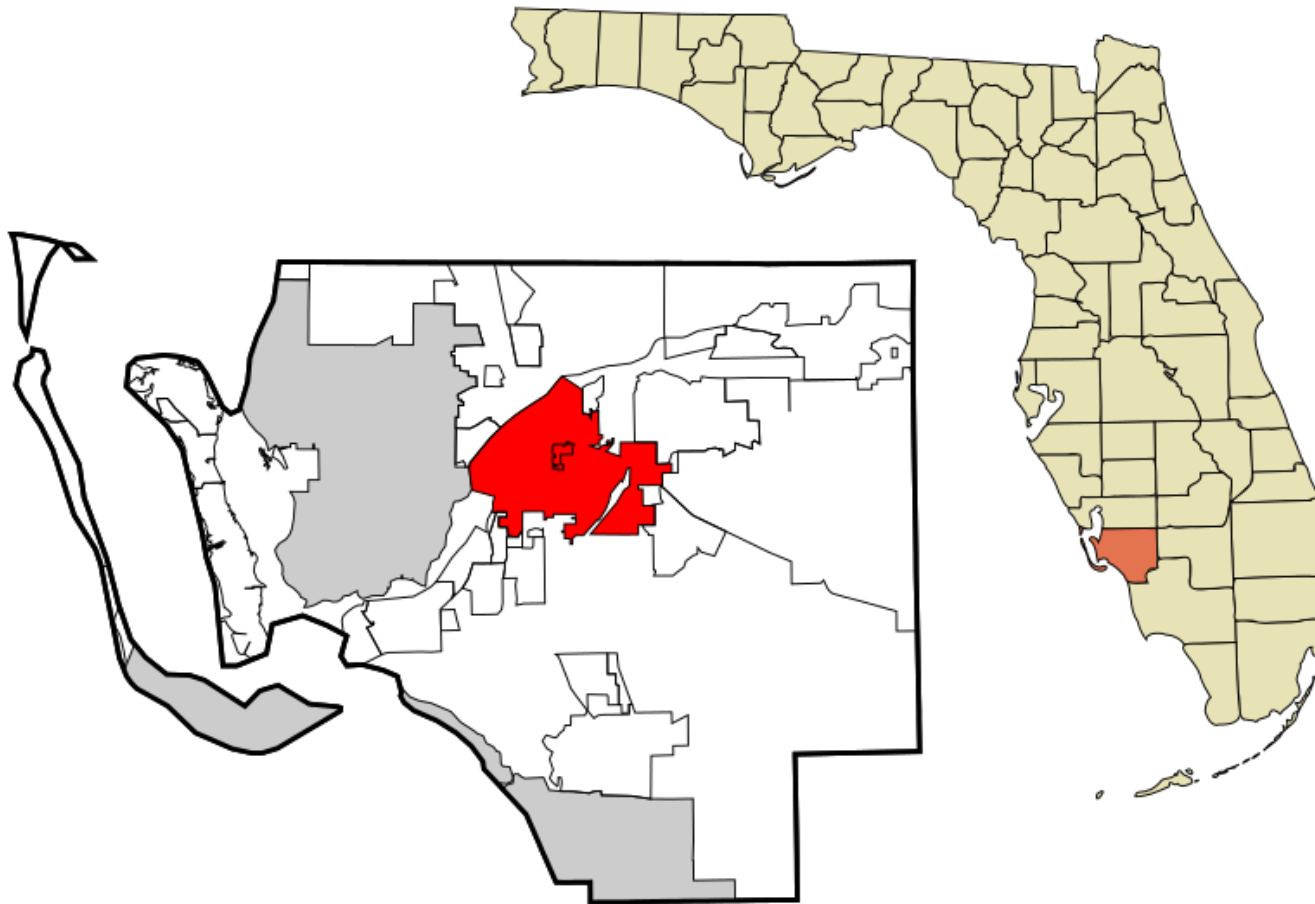
The yacht basin includes 382 slips with floating docks, hospitality, retail and restaurant uses. Amenities include a boat club, day boat and watersport rentals, captain's lounge, marine store, an in-slip pump-out service, fuel facilities, 24-hour security and approximately 40,000 square feet of upland buildings.

Taking over 8 acres and building a whole new marina. This world class marina will bring more progress to the area and more business to downtown as a whole. It will bring more people to the waterfront, and it will also enhance that end of First Street as well

A project estimated to cost \$45,000,000.

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LEE COUNTY MAP



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ZONING INFORMATION

ZONING – U-CTR (Urban Center) 118.8.5 - Zoning District Regulations.

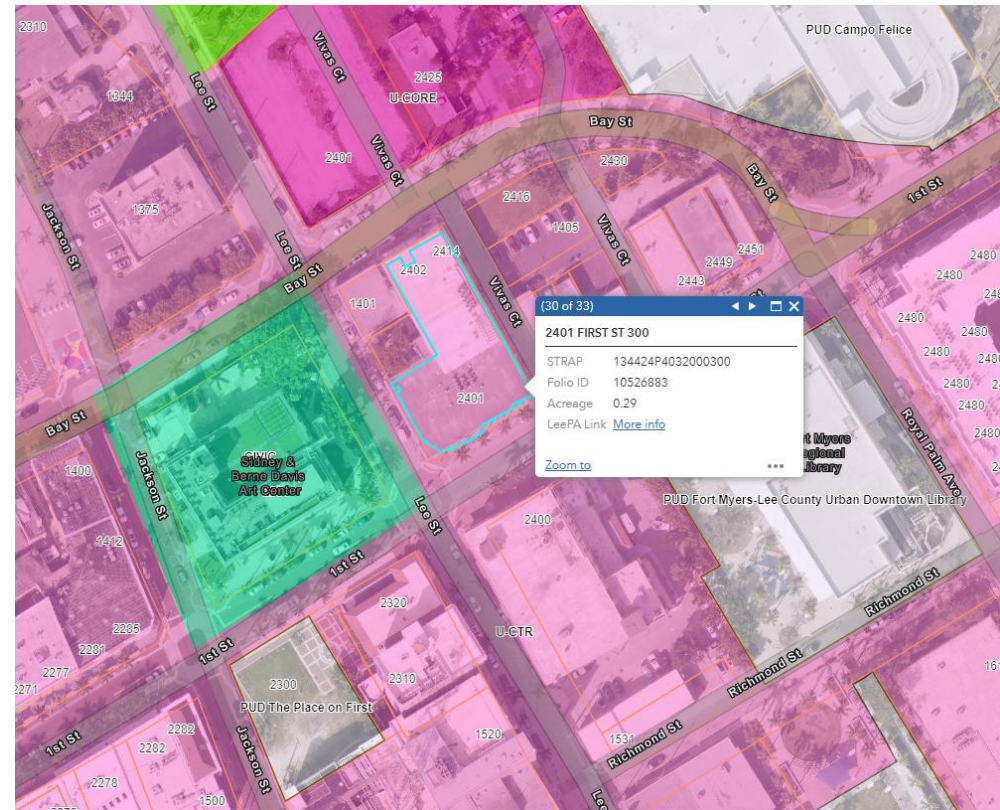
C. Urban Center Zoning District Regulations.

The urban center zoning areas are established to protect the pedestrian-friendly fabric of the historic downtown core and the center of each surrounding neighborhood. Ground floor retail is encouraged.

MUNICODE CODIFICATION

Click this link for a list of Permitted Uses

https://library.municode.com/fl/fort_myers/codes/code_of_ordinances?nodeId=SPBLADECO_CH118LAUSRE_ART8_SMC0_118.8.5ZODIRE

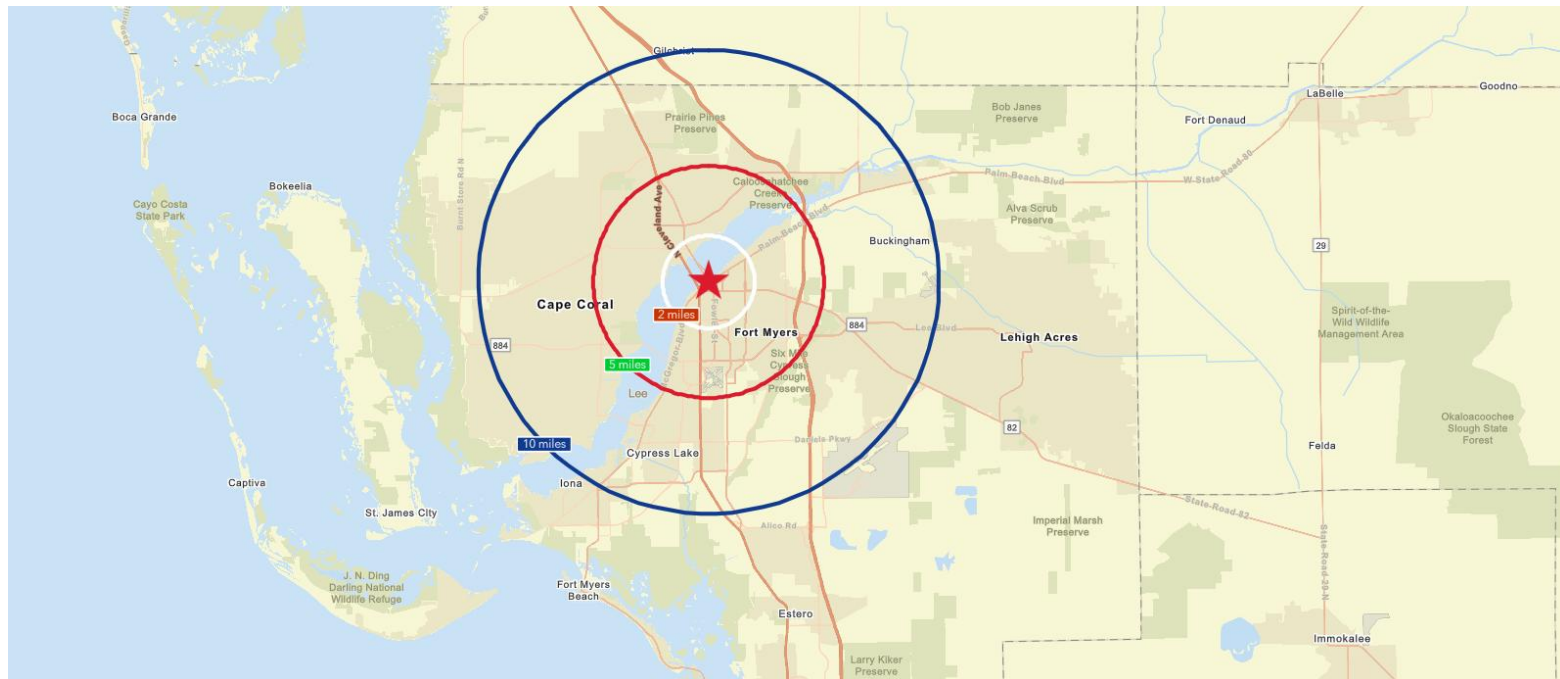


DEMOGRAPHICS

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DEMOGRAPHICS MAP & REPORT

Population	2 Miles	5 Miles	10 Miles	Households & Income	2 Miles	5 Miles	10 Miles
Total Population	25,081	157,472	489,019	Total Households	11,089	65,152	203,207
Average Age	44	42	46	# of Persons per HH	2.1	2.3	2.3
				Average HH Income	\$61,517	\$68,789	\$80,512



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Caloosahatchee Bridge	46,000 AADT
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MEET THE TEAM



MICHAEL J. FRYE, CCIM|CEO
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