

The background of the advertisement is a photograph of a waterfront property. In the foreground, there is a body of water with several wooden pilings. A small white building with large windows and a balcony is situated on a small island or peninsula. In the background, there are tall palm trees and two high-rise apartment buildings under a clear blue sky.

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

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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 Results Commercial in compliance with all applicable fair housing and equal opportunity laws.

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PROPERTY INFORMATION



Sunset in Fort Myers on the
Caloosahatchee River

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9,200 Sq. Ft. FLEX SPACE FOR LEASE

LIVE/WORK OPPORTUNITY

Lease Price: \$15.00 PSF + CAM (\$5.00)
3 MONTHS FREE RENT with a 5 YEAR LEASE

Sale Price: \$3,795,000

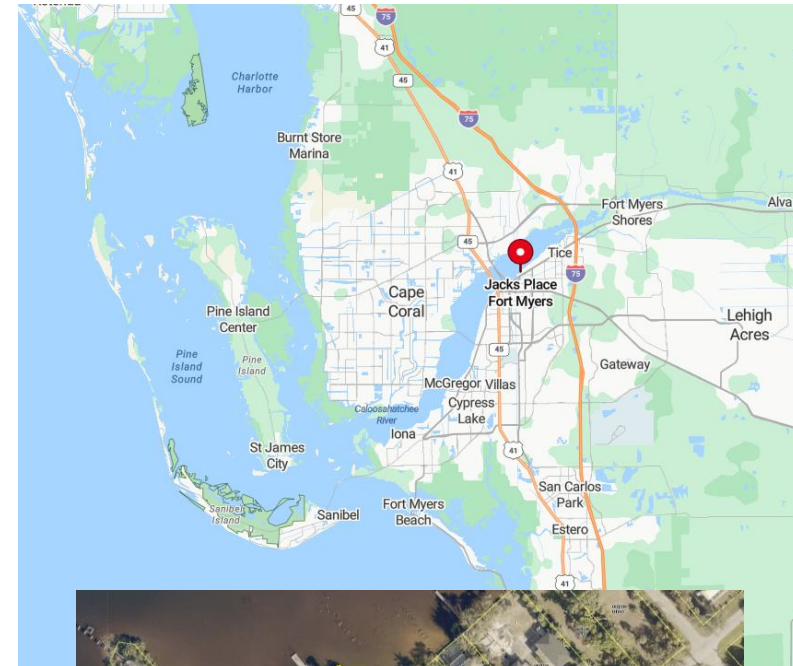
Total Building Size: 24,700± Sq. Ft.

Property Taxes: \$20,932.75

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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- Located on the Caloosahatchee River close to the historic Downtown River District of Fort Myers.
- The building has been completely renovated since Hurricane Ian (2022)
- Possible Uses for this property would be a corporate headquarters, a high-tech IT firm, engineer company, law firm.
- The back waterfront offices can be used as either an owner residential or a professional conference room with stunning views.



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- Property is completely fenced with security coded gate access and lighting
- New AC Units post Hurricane Ian
- 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**
 - Parking for 9,200 SqFt Office: 10 inside the gate and up to 24 outside of the gate, if the empty lot across the street is developed.
 - Parking Expansion Plan: 24 lot expansion plan available upon request
- **9,200 SqFt. Space:**
 - Class "A" Office Space all with magnificent views of the Caloosahatchee River
 - Newly upgraded white windowsills and frames
 - Includes 12 offices & approx. 1,000 SqFt executive suite facing the Caloosahatchee River
 - Homestead Exemption for space. Can be kept as-is, eliminated, or reduced to 1,000 Sq. Ft. which includes the waterside condo area.
 - Includes 60' floating dock, 3 outside decks, and rooftop terrace
 - Click here to view the Virtual Tour <https://youtu.be/2cEM7hHzY8w> or scan QR Code
- Vacant lot next door was purchased by the City of Fort Myers with the intent to build a new city boat ramp
- Property has previously approved PUD for a High-Rise Development
- Acres: 1.06 Acres & 0.41 Acres on lot across the street



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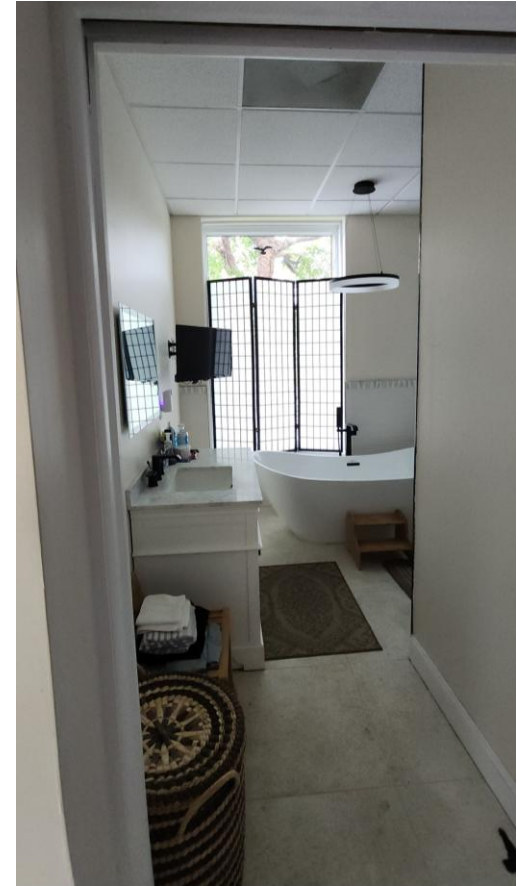
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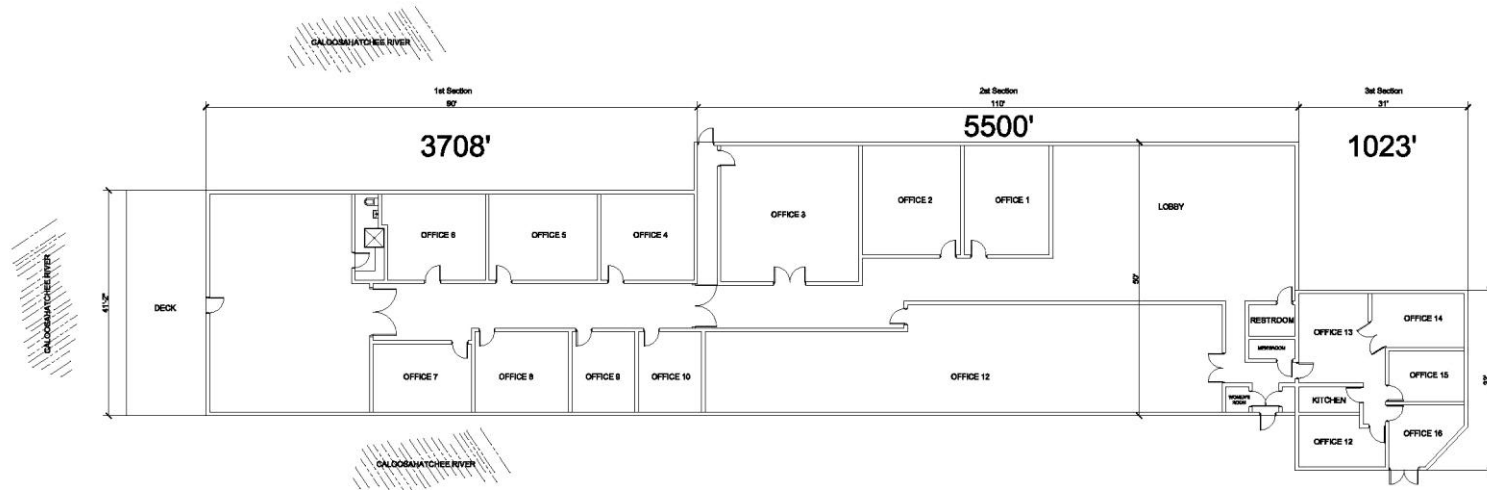


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**Class A Office Space
 Jacks Place**



**Class A
 Office Space**

CLIENT
 NAME:

PROJECT
 NAME:

DRAWING
 TITLE: **PLAN VIEW**

SCALE: NTS	DATE: 06/26/19
DRAWN BY: SL	CHECKED BY: ED
PROJECT NO: 01	DRAWING NO: D1.01
	REVISION: A
FOR: TENDER	06/26/19

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LOCATION INFORMATION



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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.

Luminary Hotel



Edison Ford Estates



Caloosahatchee River



Lakes Park



SWFL Eagle Cam



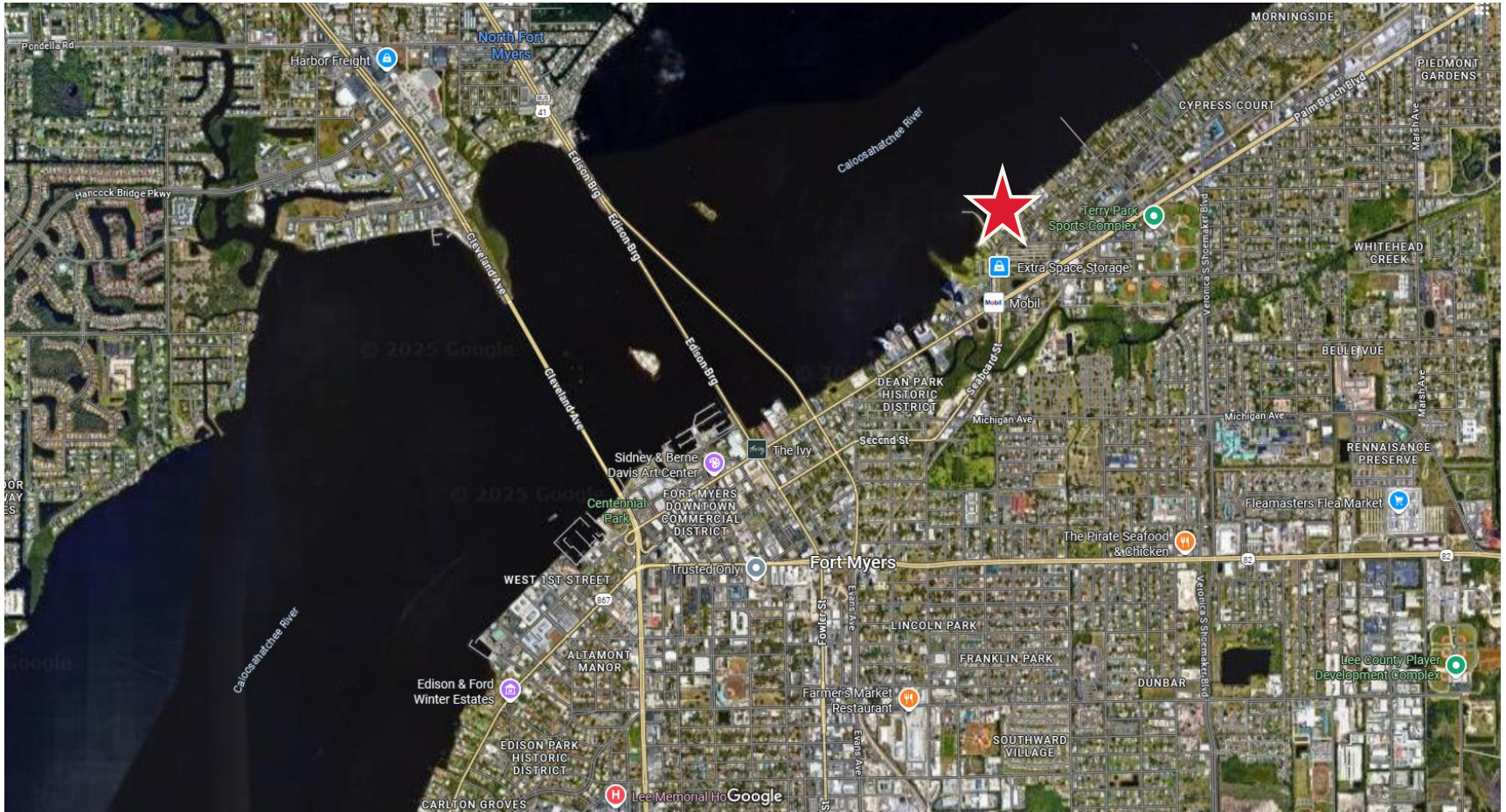
Golf Courses (180+ in SWFL)



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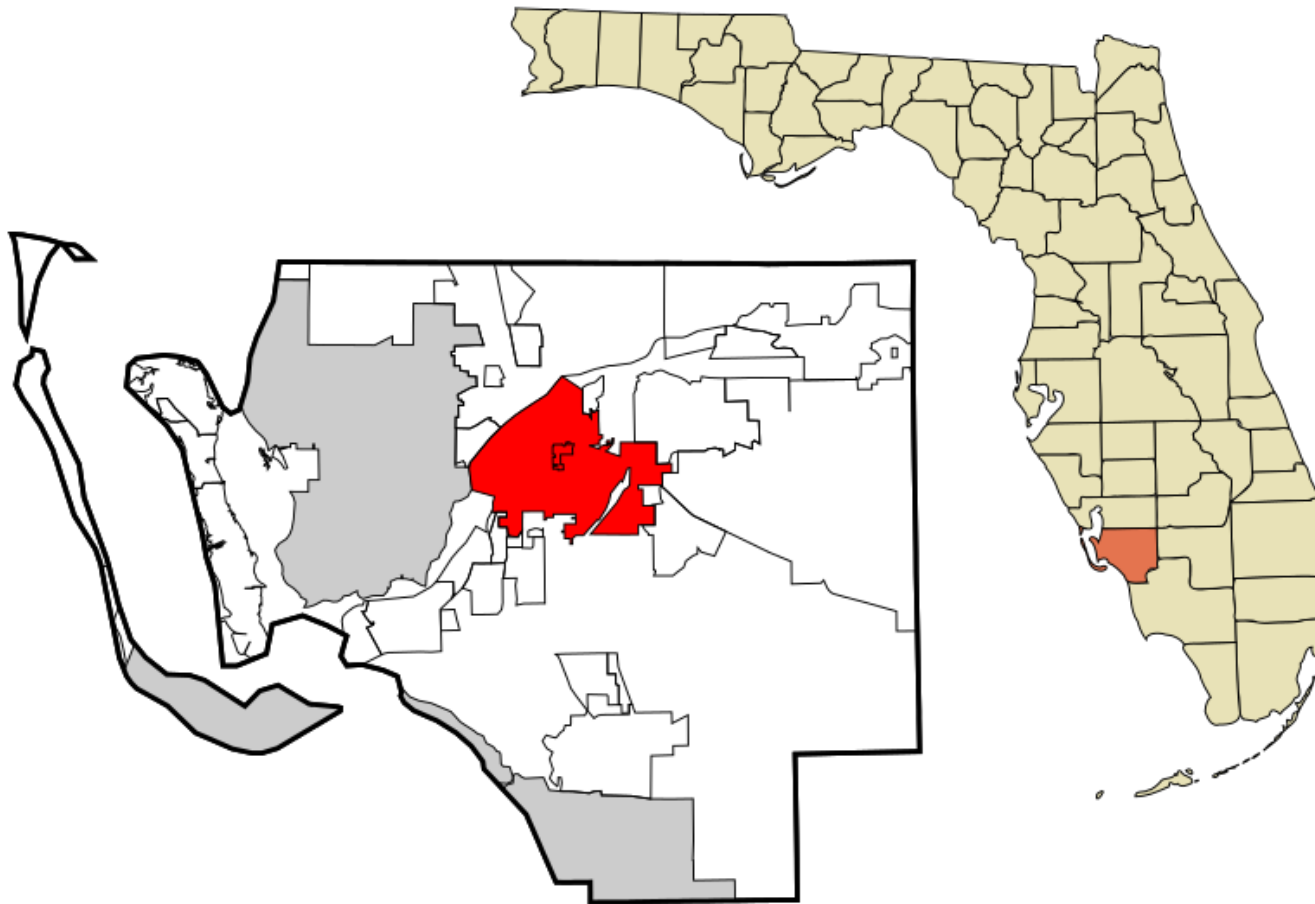
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ZONING – CG (Commercial General)

Commercial General Zoning District Regulations
118.2.1.H

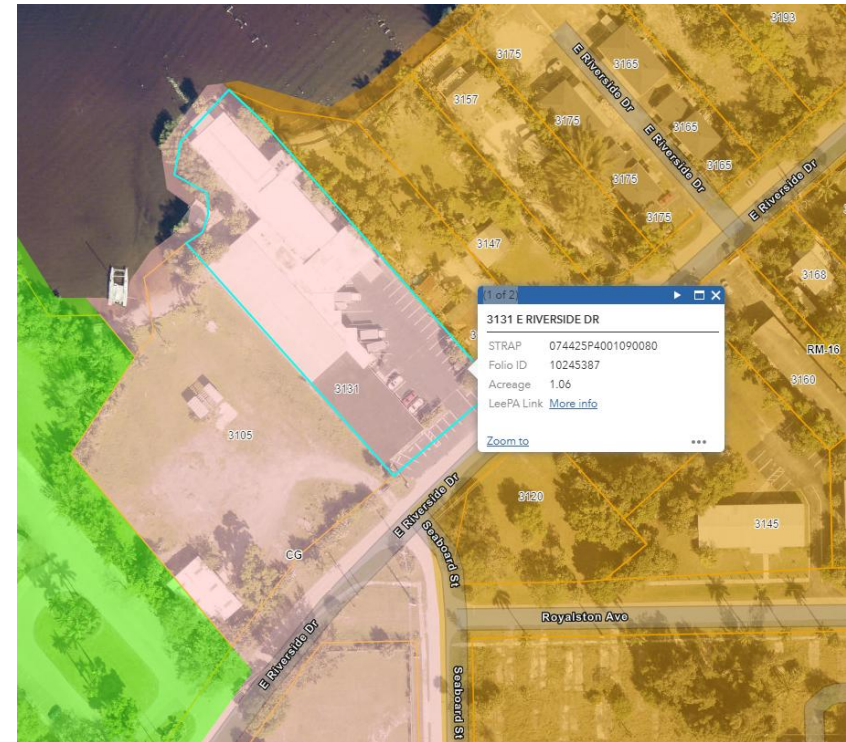
C. Commercial General (CG)

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.

MUNICODE CODIFICATION

Click this link for a list of Permitted Uses

https://library.municode.com/fl/fort_myers/codes/code_of_ordinance?s?nodeId=SPBLADECO_CH118LAUSRE_ART2BADI_118.2.2CODI



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ZONING – Residential Multifamily (RM-16)

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

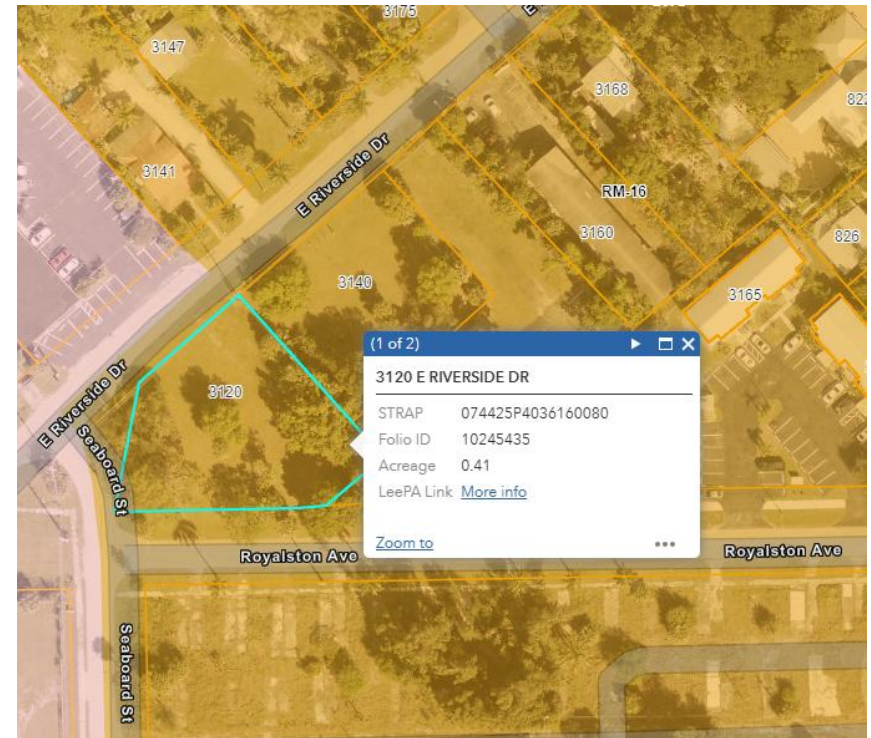
(2) b. Residential multifamily (RM-16)

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.

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DEMOGRAPHICS



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DEMOGRAPHICS MAP & REPORT

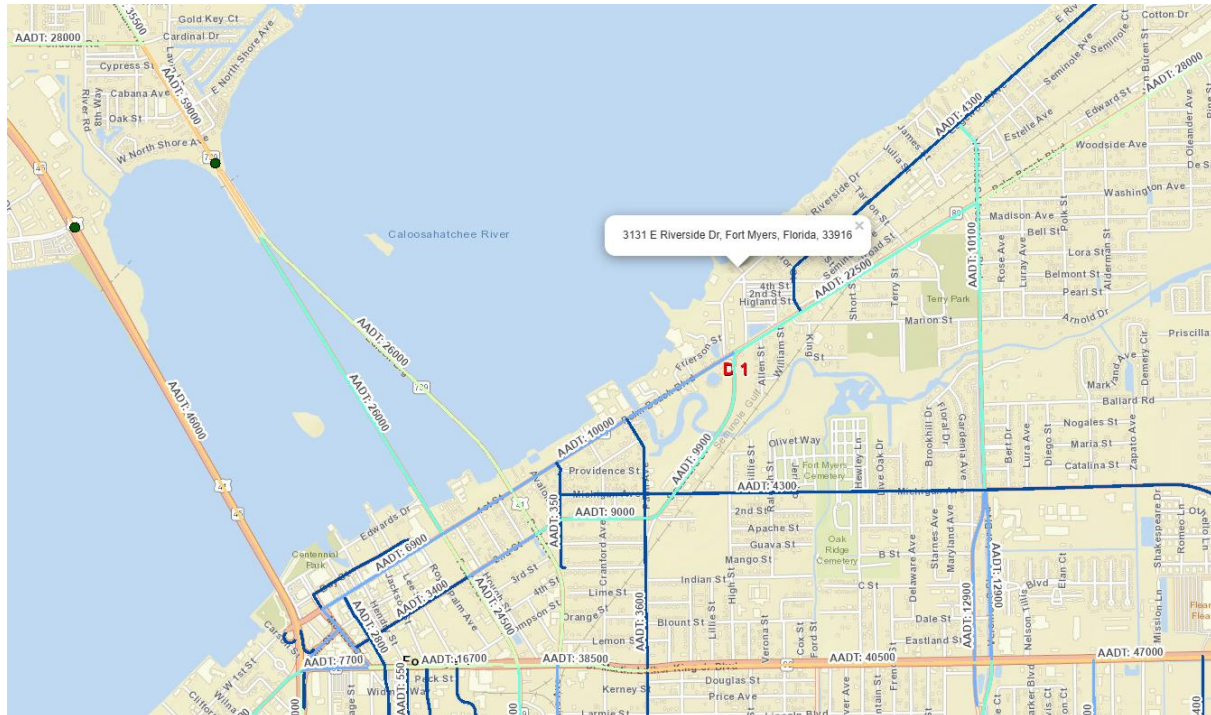
Population	2 Miles	5 Miles	10 Miles	Households & Income	2 Miles	5 Miles	10 Miles
Total Population	26,903	138,792	454,725	Total Households	10,790	57,887	188,397
Average Age	38	42	46	# of Persons per HH	2.3	2.2	2.3
				Average HH Income	\$53,720	\$66,236	\$79,189



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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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