



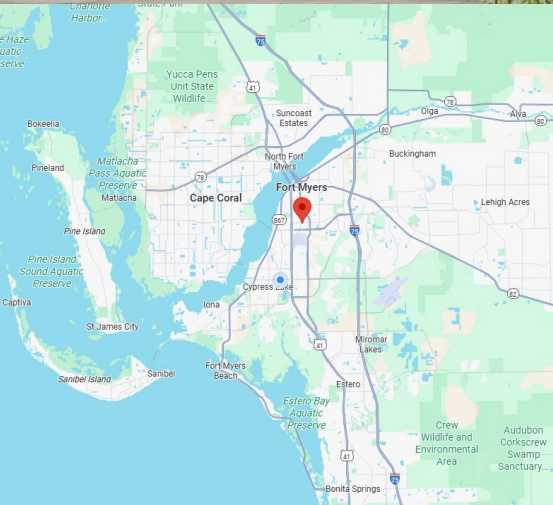
## FOR LEASE or FOR SALE - OFFICE

### 3949 Evans Ave., Fort Myers, FL 33901

**Office Space For Lease:** Unit 101 (Available October 1, 2025)  
**\$16.00 PSF (NNN) | 3% escalation 2<sup>nd</sup> yr.**  
 Corner office, Conf Rm, & small office w/ storage room & lots of windows for lighting.

**Office Space For Sale:** Units 101-103  
**\$259,000 | Investment Property**

**Size of Units:** 3 Units: 1,685± SF  
 Unit 101: 571± SF, Unit 102: 557± SF  
 Unit 103: 557± SF



|                       |                                          |
|-----------------------|------------------------------------------|
| <b>ZONING:</b>        | CI – Commercial Intensive                |
| <b>FIRE DISTRICT:</b> | Fort Myers                               |
| <b>UTILITIES:</b>     | City of Fort Myers Utilities             |
| <b>TRAFFIC COUNT:</b> | 25,500 Winkler Ave.   27,000 Fowler Str. |
| <b>YEAR BUILT:</b>    | 1975                                     |
| <b>PARKING:</b>       | Open                                     |
| <b>STRAP #:</b>       | 36-44-24-P2-00300.1010   .1020   .1030   |
| <b>LOCATION:</b>      | Corner of Winkler Rd. & Evans Ave.       |



**Pam Bratton, CCIM**  
 2025 CCIM SWFL District President  
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**RE/MAX REALTY GROUP**  
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 Fort Myers, FL 33907  
 O: (239) 489-0444  
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# REMAX

COMMERCIAL  
RE/MAX REALTY GROUP

For Lease/Sale – Office  
3949 Evans Ave., #101-103

Pam Bratton  
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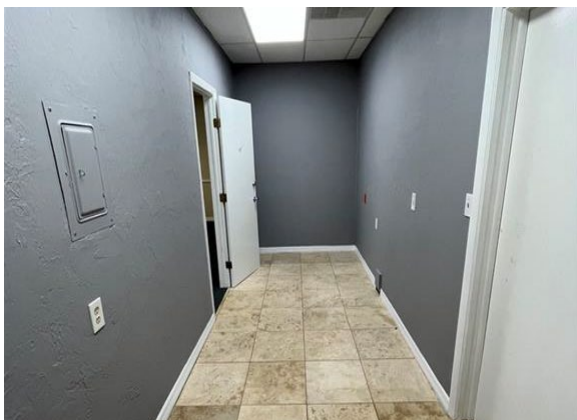


## Demographics & Photos

### DEMOGRAPHICS

3949 Evans Ave., Fort Myers, FL

|                  | 2 Miles | 5 Miles | 10 Miles |
|------------------|---------|---------|----------|
| Total Population | 40,638  | 163,777 | 528,942  |
| Median Age       | 38      | 44      | 48       |
| Total Households | 17,431  | 72,588  | 227,512  |



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