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**FOR SALE:**

**CALL FOR OFFERS**

**DUE OCT 15, 2025**

*Retail-Office Value Add Opportunity*

2120-2150 Collier Ave, Fort Myers FL 33901

OFFERING MEMORANDUM







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# EXECUTIVE SUMMARY



# EXECUTIVE SUMMARY



This is a rare opportunity to acquire a unique three-building portfolio totaling 53,244 SF on 4.64 acres, with the option to purchase a third standalone building. Strategically located near Downtown Fort Myers, U.S. Highway 41, Winkler Avenue, and I-75, the property offers exceptional accessibility to key areas including North Fort Myers, Cape Coral, and the Edison Mall. Positioned in a rapidly expanding development corridor near Colonial Boulevard, this location is primed for long-term growth and investment upside.

With flexible zoning and prime positioning, this property is a blank canvas that can serve a wide range of uses. Whether you're a charter school, religious organization, tech company, government entity, medical facility, or investment group, the space provides both abundant utility and expansion potential.

What truly sets this opportunity apart is its dual appeal: it's a phenomenal acquisition for value-add investors seeking upside through lease-up and repositioning, as well as for end users looking to maximize their footprint and long-term investment in one of the fastest-growing regions in the U.S. Mixed-use properties of this scale and utility are extremely rare in today's market, making this a unique chance to bring your vision to life and secure a foothold in Fort Myers' evolving landscape.

## PROPERTY SUMMARY

**BLDG SIZE:** 53,244

**PARCEL:** 36-44-24-P1-00500.0030

**LOT ACRES:** 4.64 Acres

**COUNTY:** LEE

**MARKET:** SOUTHWEST FLORIDA

**MUNICIPALITY:** CITY OF FORT MYERS

**ZONING:** COMMERCIAL GENERAL

**PRICE:** CALL FOR DETAILS

**2023 TAXES:** \$966.69

# COMPLETE HIGHLIGHTS

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- Well Located, close proximity to I-75, Downtown Fort Myers, Cape Coral, North Fort Myers.
- Significant Value Add Upside Potential
- 3 Buildings, with One being mostly leased | 2 Buildings Owner Occupied, willing to vacate or lease back.
- Flexible Zoning - Commercial General (CG)
- Can support future growth
- Ideal for Value Add Investors Or End users
- Prominent Signage on Collier and Broadway
- Multiple entry points to the property for easy access





# BUILDING HIGHLIGHTS

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## BUILDING A

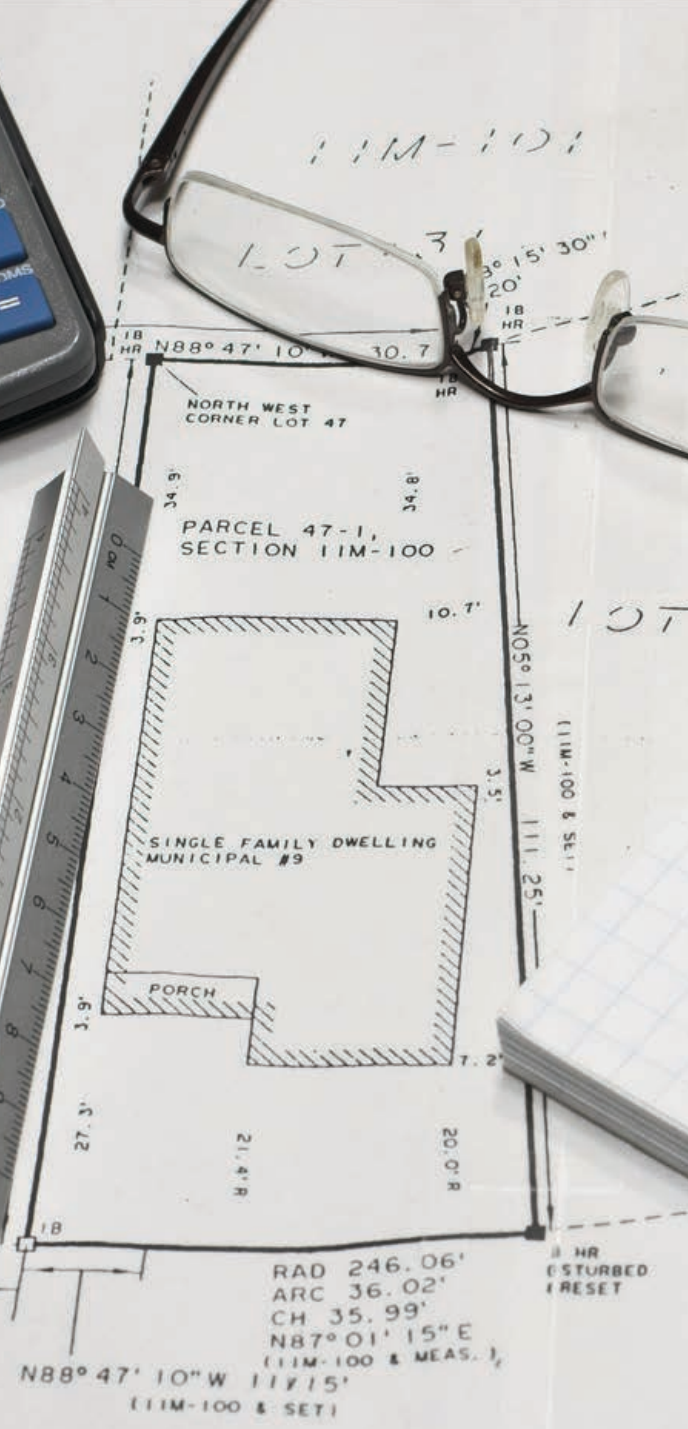
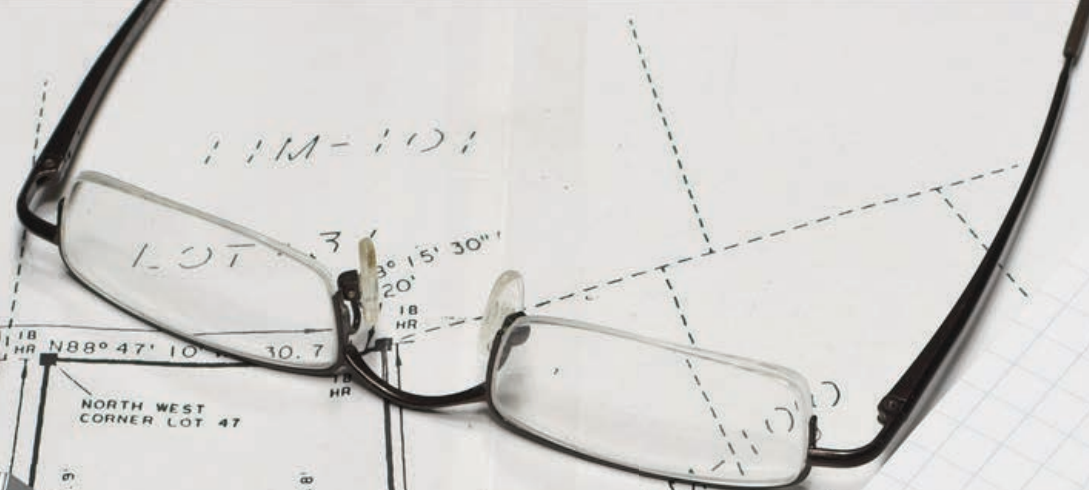
- Fire Suppression System
- Starlink Internet
- Six Bathrooms
- Private Courtyard
- Multiple Shower Facilities
- Roll-Up Doors
- Commercial Grade Kitchen with 2 Phase Walk-in Cooler & Full Hood System
- Located around cul-de-sac provides importing & exporting privacy

## BUILDING B

- Fire Suppression System
- Starlink Internet
- Common Area Courtyard
- Extensive Renovations top to bottom
- Over 115 Parking Spaces
- Separate Dining Hall
- Can be partitioned

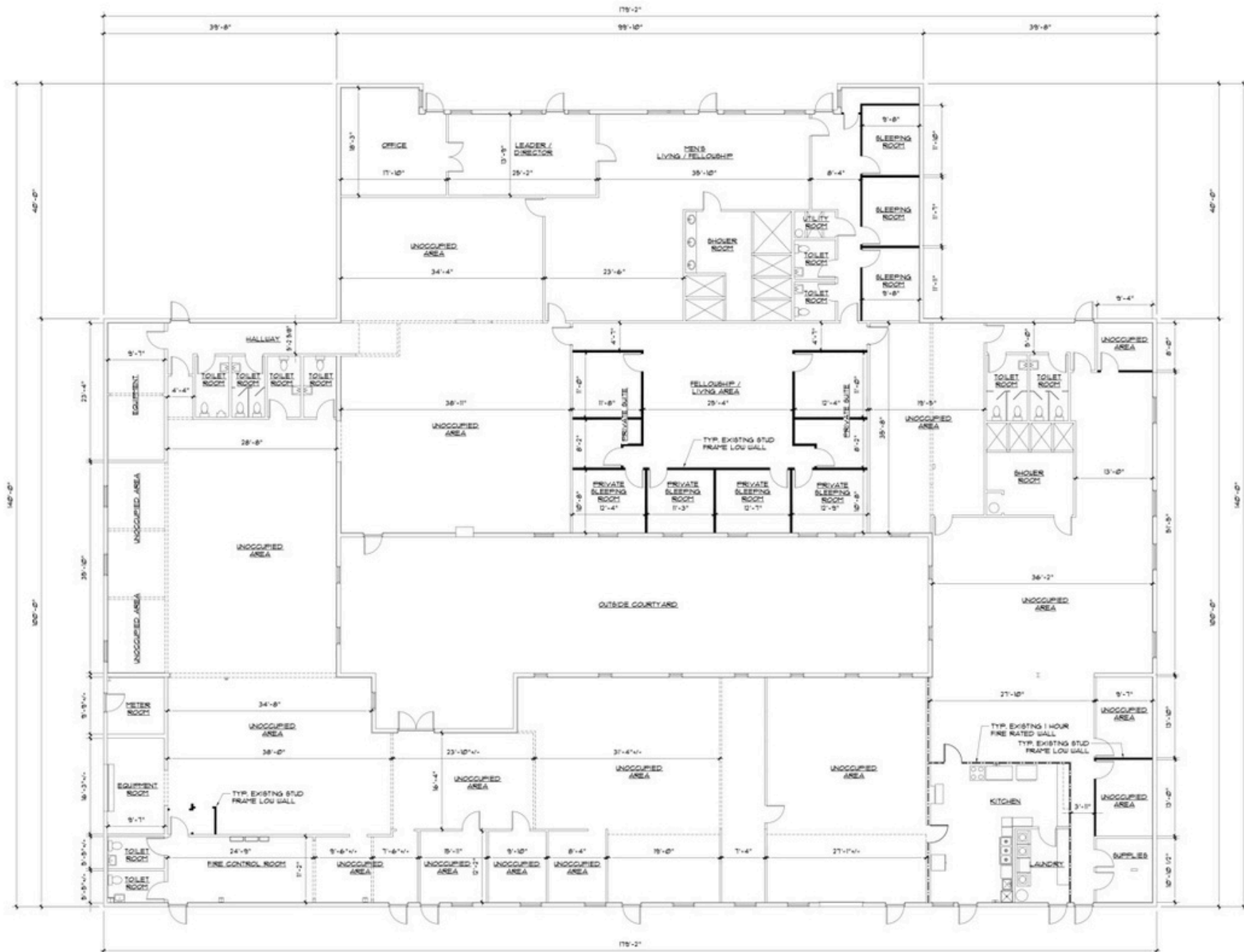
## BUILDING C

- Frontage on Broadway Ave
- Prominent Signage
- 9 out of 11 Suites Leased
- Flexible Zoning
- Income Producing
- Sufficient Parking
- 25% of tenants below market rent
- Two Points of Ingress/Egress
- Leases have built in 3% escalations



# PROPERTY OVERVIEW

Building A

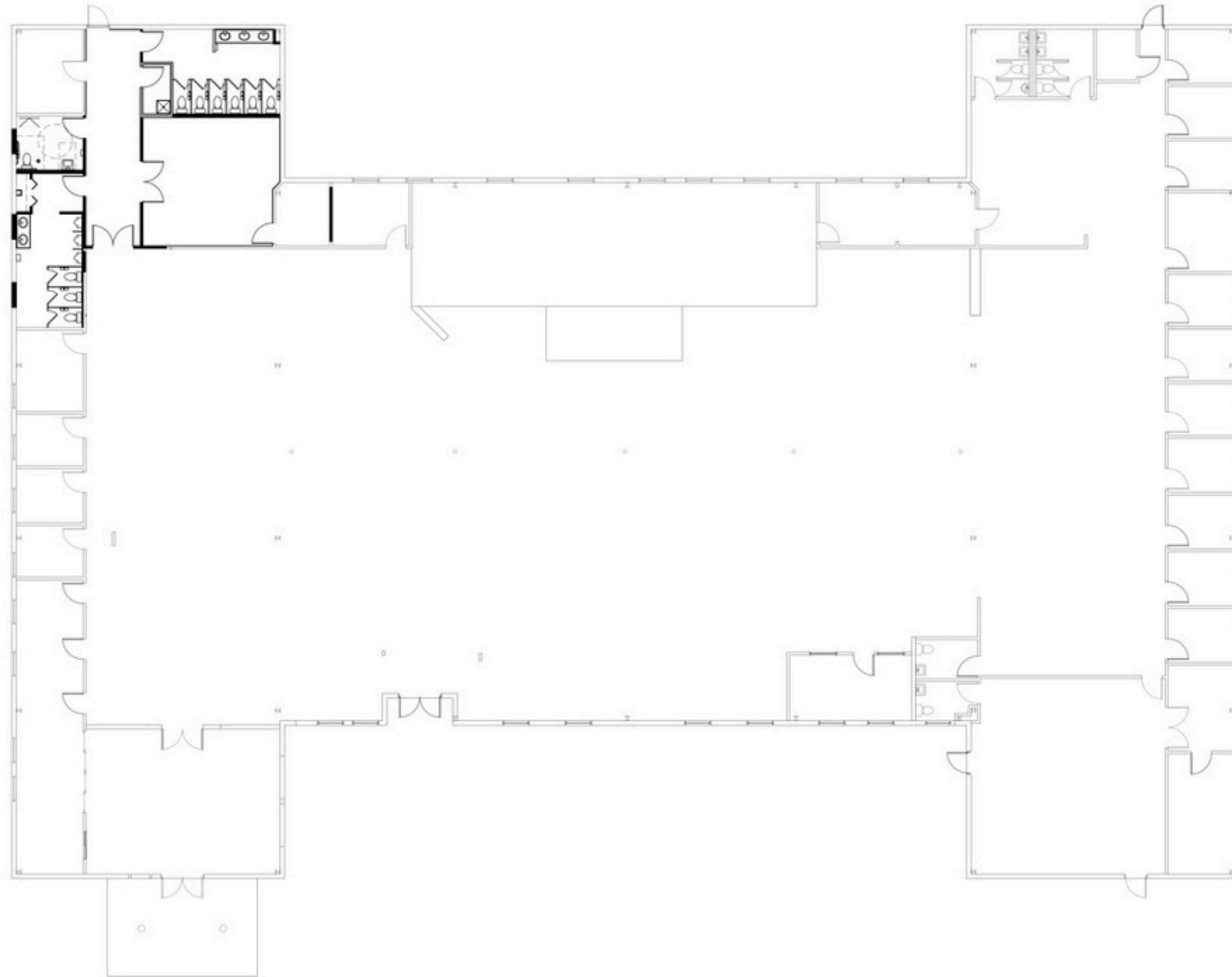


SQUARE FOOTAGE  
BUILDING TOTAL: 21,593 SQ. FT.





# Building B



PLAN LEGEND

	EXISTING WALL
	1/2" GYPSUM BOARD OVER 2 x FRAMING @ 16" O.C.
	INTERIOR / EXTERIOR DOOR (SEE DOOR SCHEDULE)
	INTERIOR / EXTERIOR WINDOW (SEE WINDOW SCHEDULE)
	NEW ONE HOUR RATED WALL

## GENERAL SYMBOLS

	VERTICAL ELEVATION		WALL SECTION / DETAIL
	ROOM NUMBER		CONSTRUCTION DETAIL
	DOOR NUMBER		BUILDING SECTION
	WINDOW NUMBER		INTERIOR / CABINET ELEVATION
	TOILET ACCESSORY NUMBER		
	REVISION NUMBER		
	PLAN KEY NOTE REFERENCE NUMBER		

PROPOSED OVERALL FLOOR PLAN

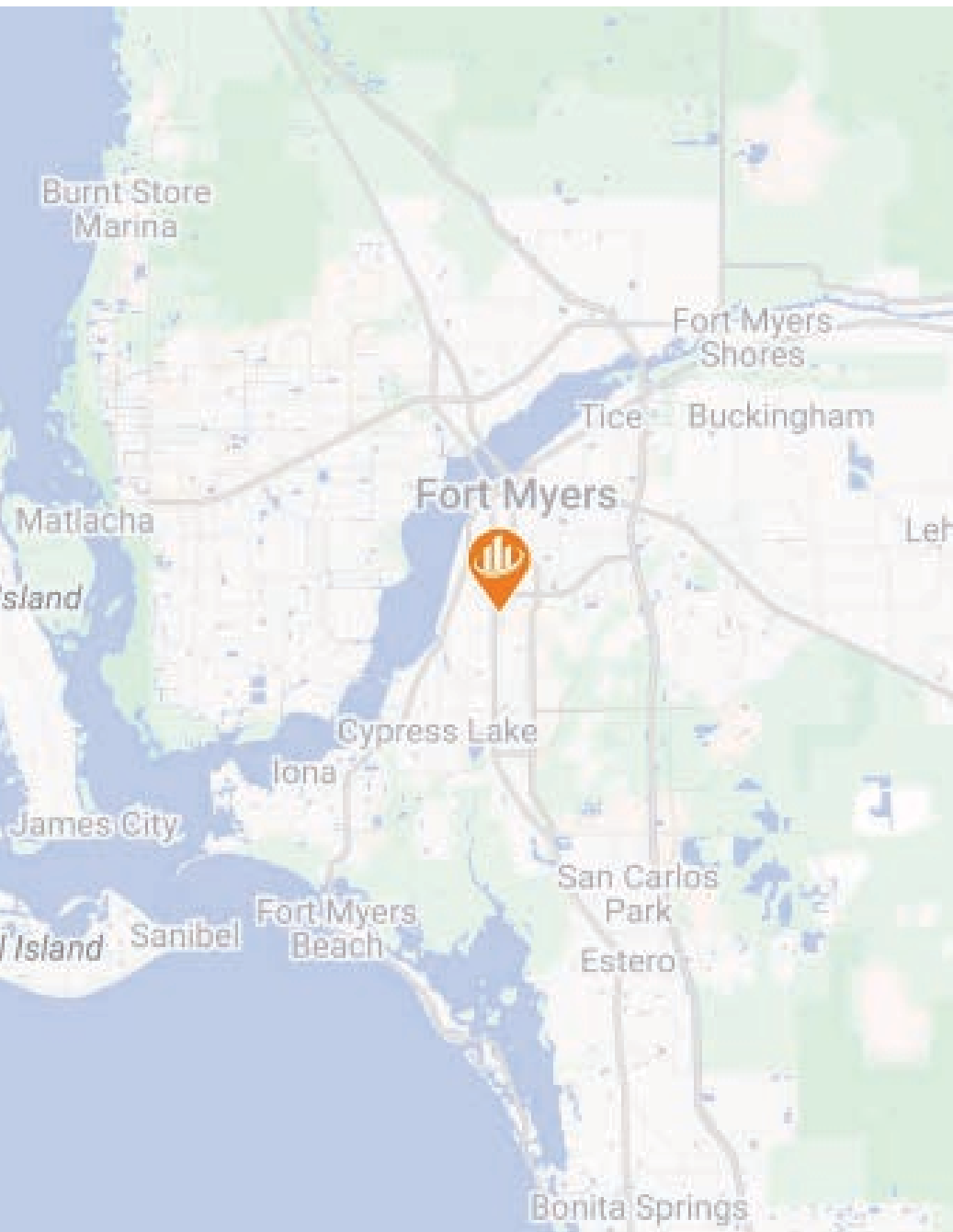


# AREA OVERVIEW

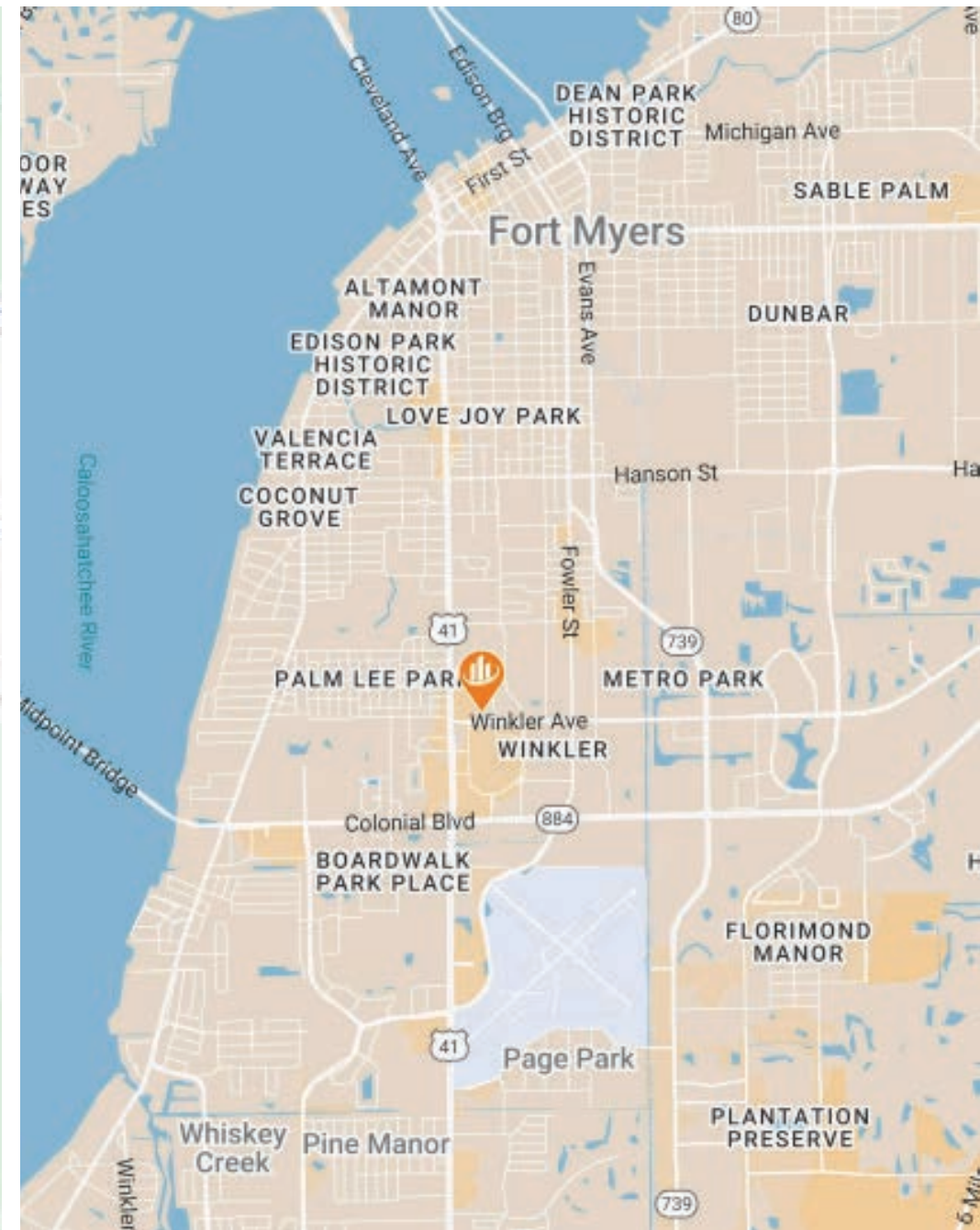
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## REGIONAL MAP

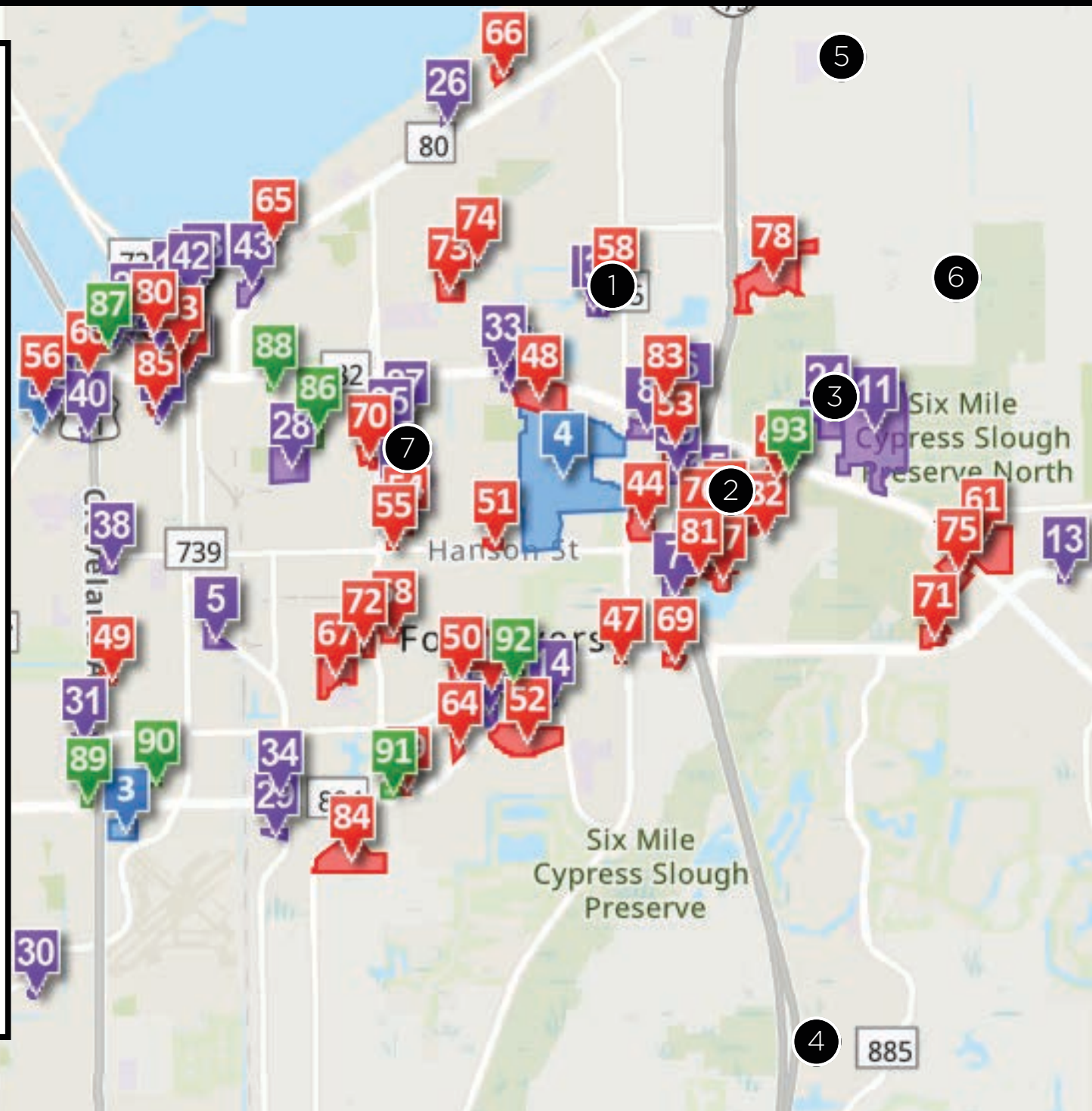


## AREA MAP



## DEVELOPMENT MAP

- 1 Metro Medical-Planning  
New 56,000 SF  
3 Story Medical Building
- 2 Bonavie Cove-Under Construction  
238 Gates Villa Community
- 3 Home Depot-Planning  
136,000 SF
- 4 Woodspring Suites- Completed  
120 Room Hotel
- 5 Metro Self Storage-Under Construction  
40,000 SF
- 6 Eastwood Village- Planning  
150,000 SF consisting of Retail,  
Light Industrial & Medical
- 7 The Monarch-Under Construction  
5 Buildings, 320 Residential Units





## POINTS OF INTEREST

- 1 Six Mile Cypress Slough Preserve
- 2 Sydney Berne Arts Center
- 3 John Yarbrough Linear Park Trail
- 4 City of Palms Park
- 5 Page Field
- 6 Fort Myers Regional Library



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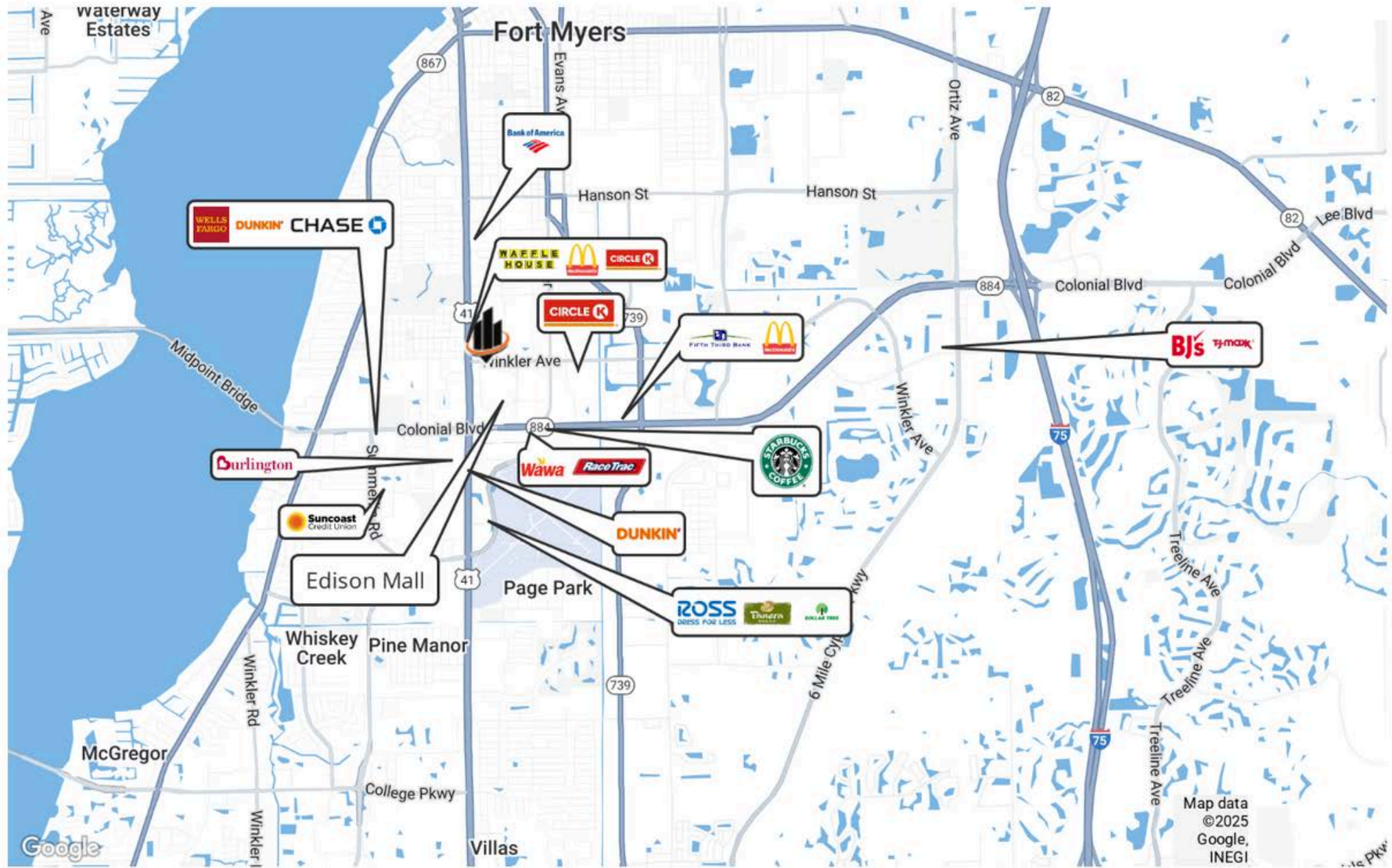


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# RETAIL MAP







# PROPERTY

## PHOTOS

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# DEMOGRAPHICS

## SUMMARY

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# DEMOGRAPHIC SUMMARY

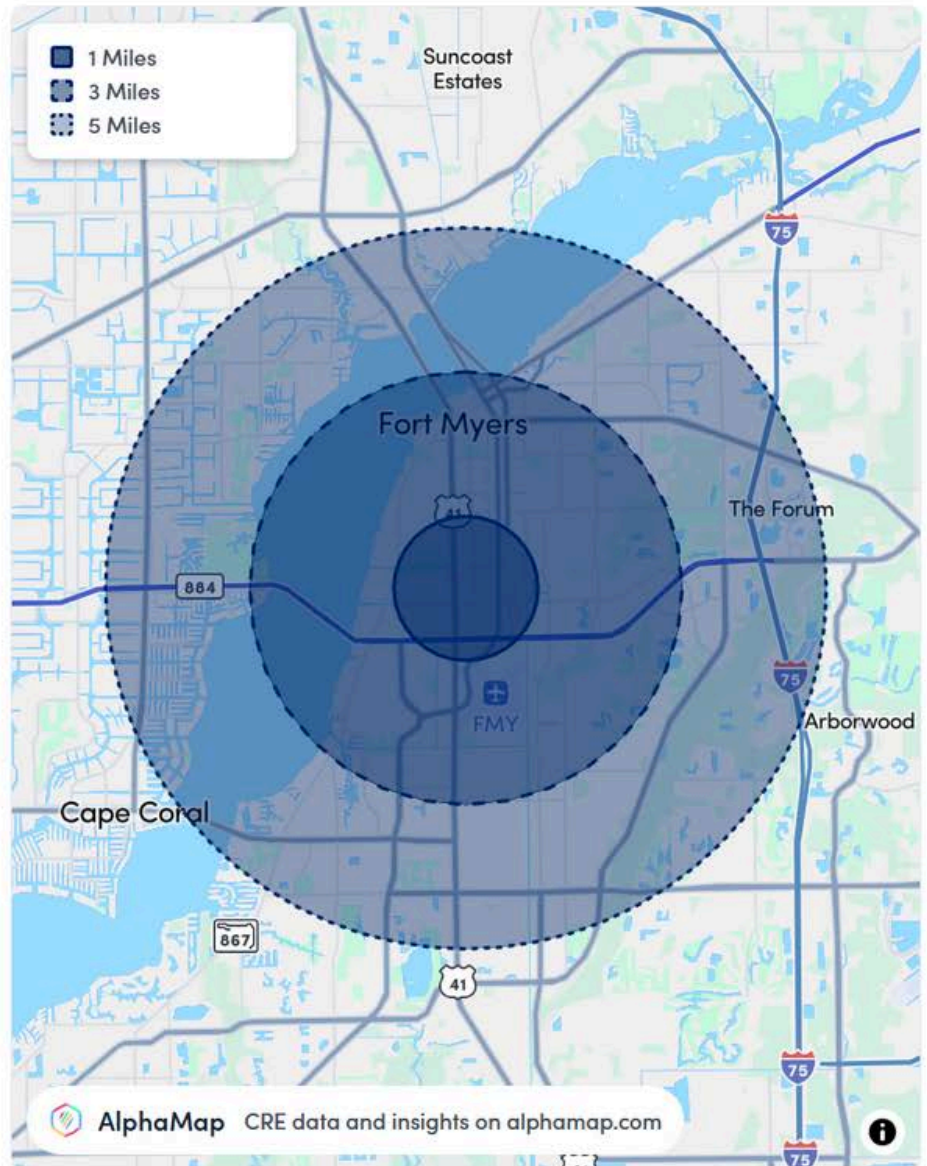
## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	12,719	67,612	161,497
<b>AVERAGE AGE</b>	41	42	46
<b>AVERAGE AGE (MALE)</b>	40	41	45
<b>AVERAGE AGE (FEMALE)</b>	42	43	47

## HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	5,424	28,794	70,424
<b>PERSONS PER HH</b>	2.3	2.3	2.3
<b>AVERAGE HH INCOME</b>	\$67,005	\$75,890	\$85,349
<b>AVERAGE HOUSE VALUE</b>	\$285,858	\$337,748	\$351,326
<b>PER CAPITA INCOME</b>	\$29,132	\$32,995	\$37,108

Map and demographics data derived from AlphaMap





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EXCLUSIVELY LISTED BY:

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