

DOWNTOWN FORT MYERS, FL



TRITON CAY DOWNTOWN OFFICE FOR LEASE

3,000 - 7,507 SF NET RENTABLE (7,507 SF MAX CONTIGUOUS)

2180 W 1ST ST, FORT MYERS, FL 33901



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Potential Buyer acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that neither the Potential Buyers, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties.

TRITON CAY DOWNTOWN

PROPERTY DETAILS

LEASE RATE & NNN:
\$15/sf NNN

AVAILABLE:
Floor 4: 7,507 SF

YEAR BUILT:
Built 1973, Renovated 2017

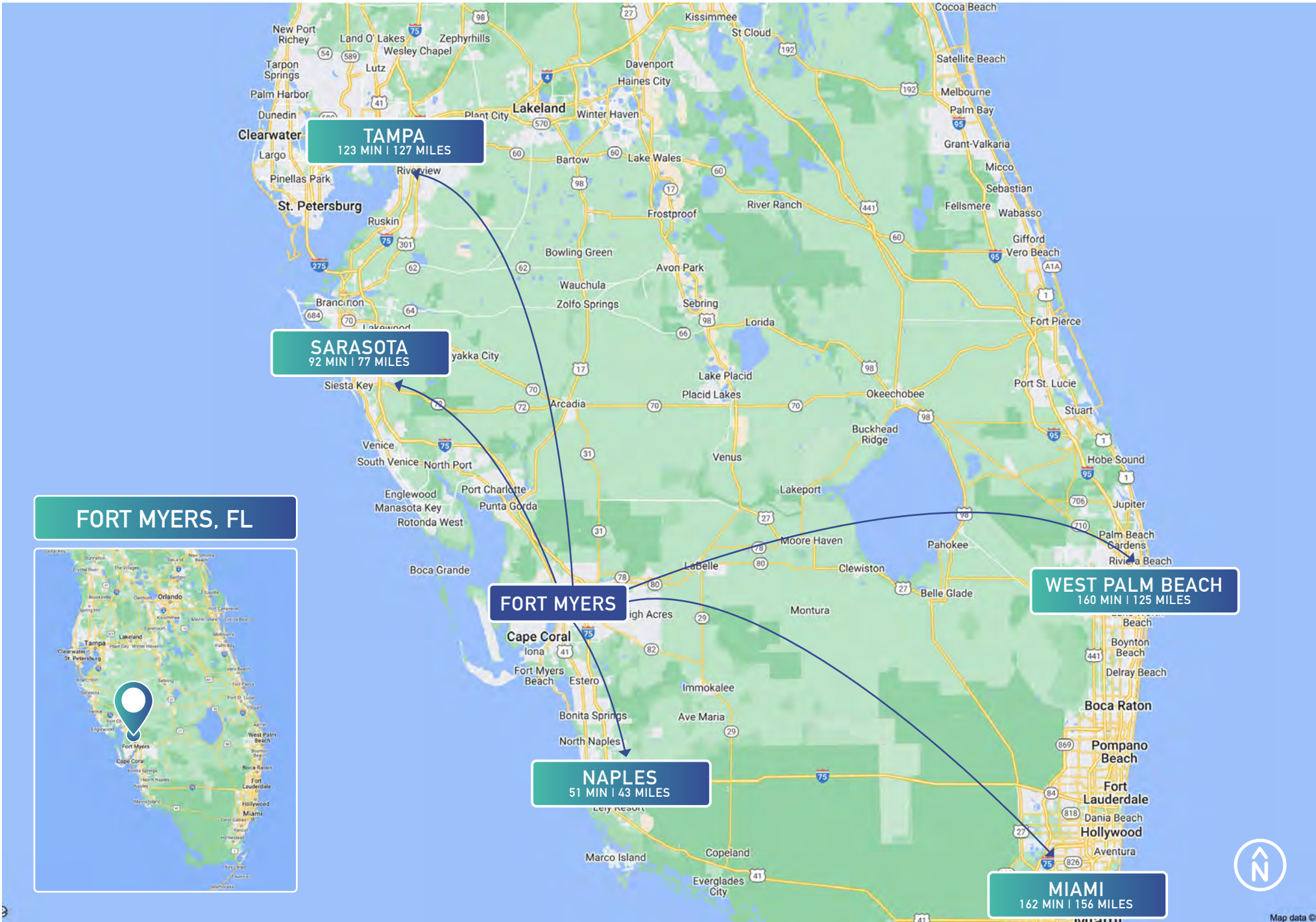
LOCATION:
Northern quadrant of W First St & Altamont Ave in
Downtown Fort Myers, FL.

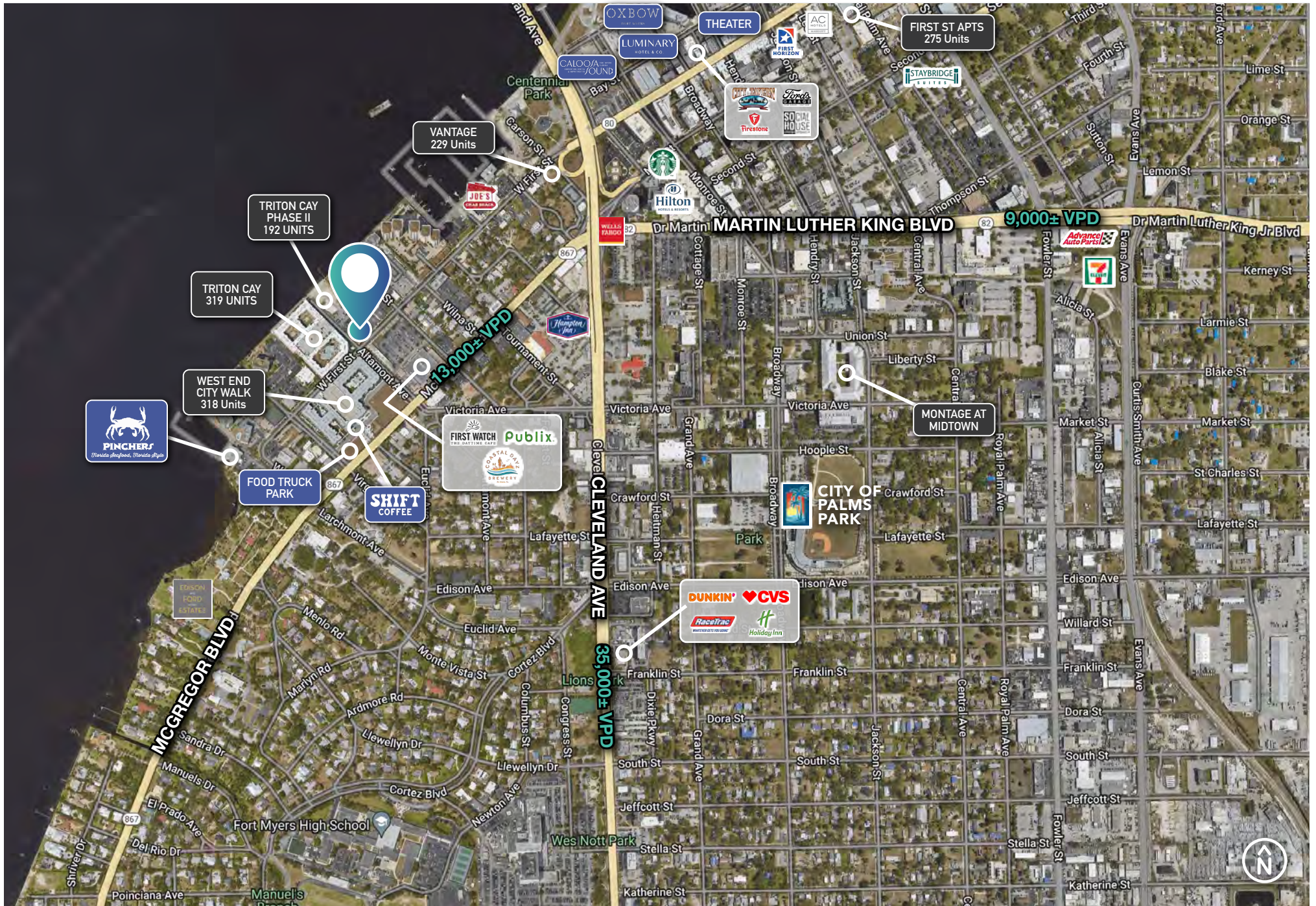


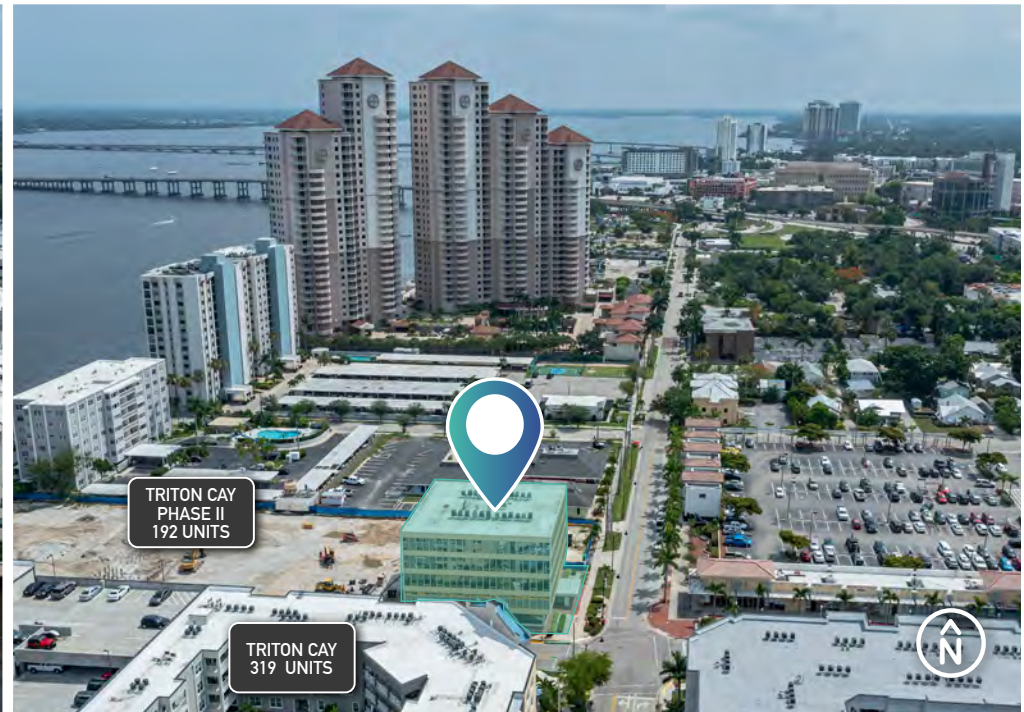
PROPERTY HIGHLIGHTS

- Undergoing Renovations
- 1st Floor Coffee Shop and Taproom establishments
- Walkable Downtown Location
- Less than a mile from the courthouse
- Future Structured Parking









DEMOGRAPHIC PROFILE



	1 MILE	3 MILE	5 MILE
POPULATION			
2023 Estimated Population	5,569	53,068	158,312
2028 Projected Population	7,141	58,644	178,691
2020 Census Population	5,134	54,343	155,500
2010 Census Population	4,691	48,184	133,458
Projected Annual Growth 2023 to 2028	1,572	5,576	20,379
Historical Annual Growth 2020 to 2023	435	-1,275	2,813
HOUSEHOLDS			
2023 Estimated Households	3,030	23,444	66,784
2028 Projected Households	4,145	26,959	78,190
2020 Census Households	2,588	23,518	65,152
2010 Census Households	2,016	20,285	54,941
Projected Annual Growth 2023 to 2028	1,116	3,515	11,406
Historical Annual Growth 2010 to 2023	1,014	3,159	11,843
INCOME			
2023 Estimated Average Household Income	\$70,780	\$86,617	\$84,715
2023 Estimated Median Household Income	\$46,667	\$60,149	\$62,707
2023 Estimated Per Capita Income	\$38,848	\$38,420	\$35,996
BUSINESS			
2023 Estimated Total Businesses	1,094	5,122	12,576
2023 Estimated Total Employees	8,270	39,824	87,857
2023 Estimated Employee Population per Business	7.6	7.8	7.0
2023 Estimated Residential Population per Business	5.1	10.4	12.6



KEY FACTS

53,068
POPULATION

45
MEDIAN AGE

\$60,149
AVG MEDIAN
HOUSEHOLD INCOME

BUSINESSES

5,122
TOTAL BUSINESSES

39,824
TOTAL EMPLOYEES

SITE PLAN - FOURTH FLOOR



Click each icon for floor views



3,000 - 7,507 SF NET RENTABLE

NATIONAL INFLUENCE • REGIONAL PRESENCE • LOCAL EXPERTISE



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