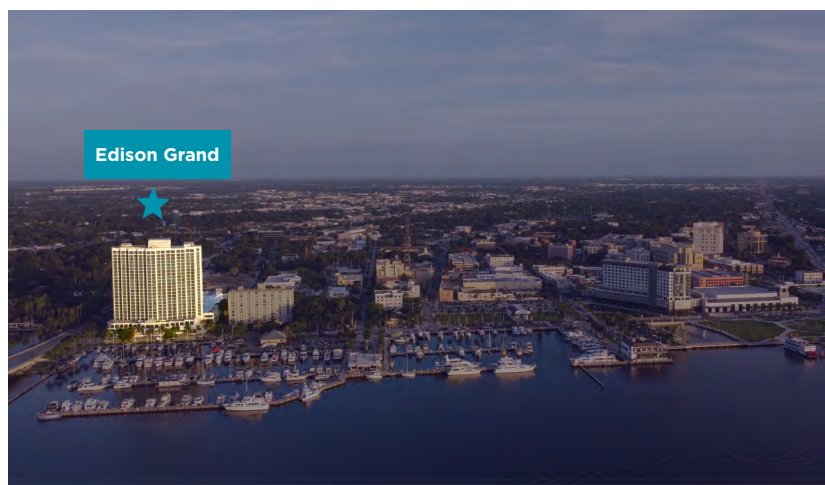




2500 Edwards Dr.
Fort Myers, FL 33901

Property Features

- On-Site Parking Garage
- Close Proximity to Amenities
- Stunning Views
- Modern Amenities
- High Downtown Foot Traffic
- Flexible Spaces



Lease Rate **\$30.00**

Available **1,032 - 3,600 SF**

For more information:

Gary Tasman

Executive Vice President
+1 239 489 3600
gtasman@naiburnsscalo.com

Shawn Stoneburner

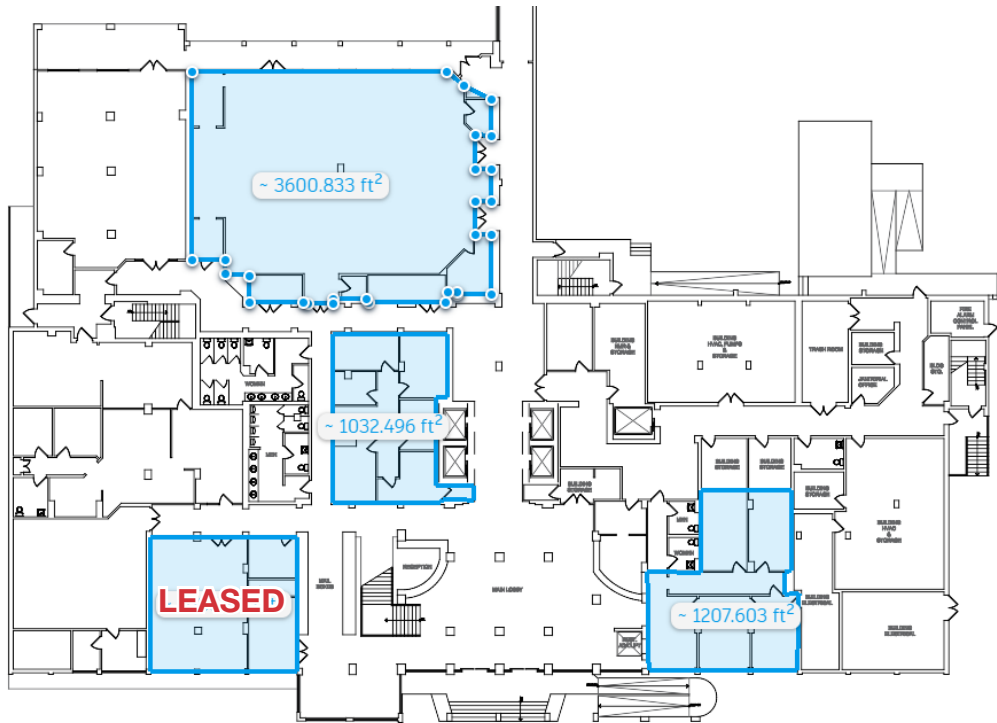
Senior Vice President
+1 239 489 3600
sstoneburner@naiburnsscalo.com



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

5220 Summerlin Commons Blvd Suite 500
Fort Myers, FL 33907
+1 239 489 3600
naiburnsscalo.com

Floor Plan



Space	Size	PSF
Office B	1,032 SF	\$30.00
Office C	1,207 SF	\$30.00
Ballroom	3,600 SF	\$30.00



Attractive views of the Caloosahatchee river with floor to ceiling windows



Strategic location with high population and traffic counts



Parking Garage with 521+ Spaces

For more information:

Gary Tasman

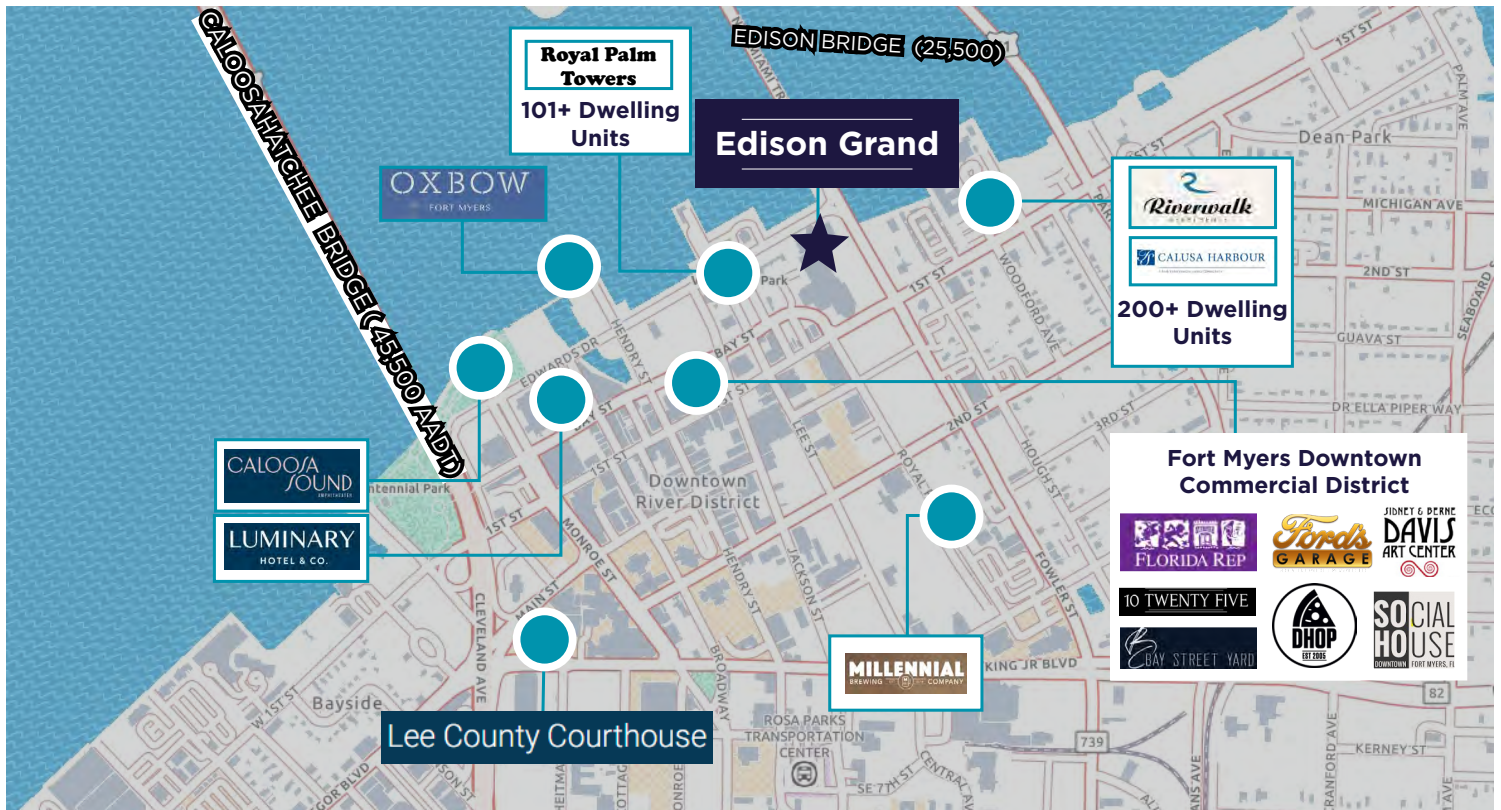
Executive Vice President
+1 239 489 3600
gtasman@naiburnsscalo.com

Shawn Stoneburner

Senior Vice President
+1 239 489 3600
sstoneburner@naiburnsscalo.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

5220 Summerlin Commons Blvd Suite 500
Fort Myers, FL 33907
+1 239 489 3600
naiburnsscalo.com



Downtown Fort Myers is a historic and vibrant area featuring preserved buildings, a lively arts scene, and recent business revitalization. The scenic Caloosahatchee River provides recreational opportunities and waterfront dining, making it a popular destination for residents and visitors. With its walkable streets and community events, it offers a charming atmosphere to explore.

Your Business, Riverfront Ready

For more information:

Gary Tasman

Executive Vice President
+1 239 489 3600
gtasman@naiburnsscalo.com

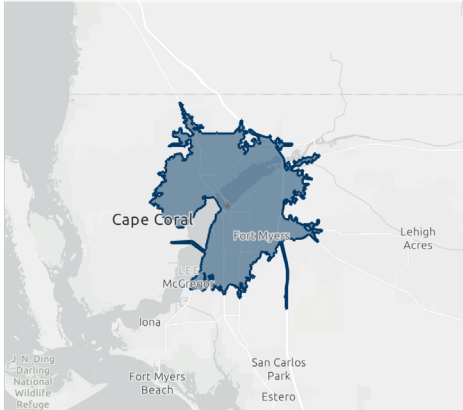
Shawn Stoneburner

Senior Vice President
+1 239 489 3600
sstoneburner@naiburnsscalo.com

- #1 Vibrant Downtown** - Vibrant downtown area with trendy restaurants
- #2 Close to Shops and Restaurants** - Walking distance of many locations
- #3 Outdoor Events** - Many events hosted by the city brings heavy foot traffic to the property
- #4 Population Downtown** - Fort Myers has seen exponential growth since 2020
- #5 Proximity Multiple** - access points to downtown via US-41 and bridges making it accessible from any major city in the area

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

5220 Summerlin Commons Blvd Suite 500
Fort Myers, FL 33907
+1 239 489 3600
naiburnsscalo.com



POPULATION TRENDS AND KEY INDICATORS

2500 Edwards Dr, Fort Myers, Florida, 33901 5
Drive time of 15 minutes

180,062
Population

76,821
Households

2.29
Avg Size
Household

71
Wealth Index

72
Housing
Affordability

77
Diversity Index

EMPLOYMENT

59%

White Collar

23%

Blue Collar

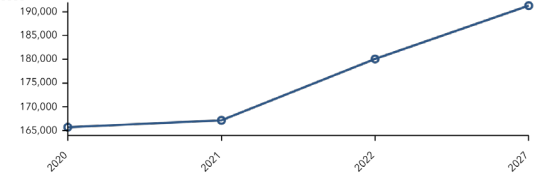
17%

Services

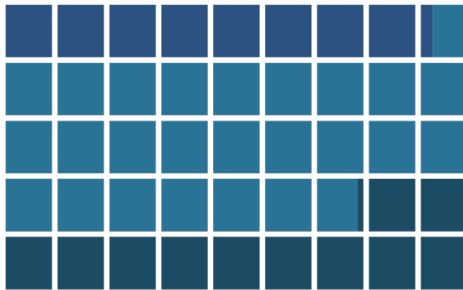
4.5%

Unemployment
Rate

Historical Trends: Population



POPULATION BY AGE



Under 18 (18%) Ages 18 to 64 (57%) Aged 65+ (25%)

POPULATION BY GENERATION



7.2%

Greatest Gen: Born
1945/Earlier



24.4%

Baby Boomer: Born
1946 to 1964



18.1%

Generation X: Born
1965 to 1980



\$66,108
2024 Average
Disposable
Income



10,739
2024 Industry:
Retail Trade



\$885,808,203
2024 Misc Retail
Sales (SIC)



11,423

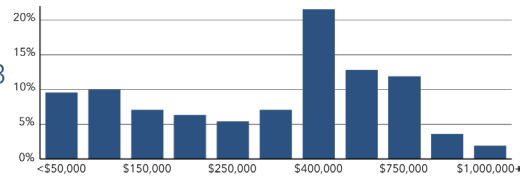
Total Businesses



108,969

Total Employees

Home Value



esri THE SCIENCE OF WHERE
Source: Esri, Esri-Data Axle
Esri forecasts for 2024, 2029
© 2024 Esri

Demographics

180,062

Population

42.6

Median Age

\$885 M+

Yearly Retail Spending Within
a 15 Minute Drive

For more information:

Gary Tasman

Executive Vice President

+1 239 489 3600

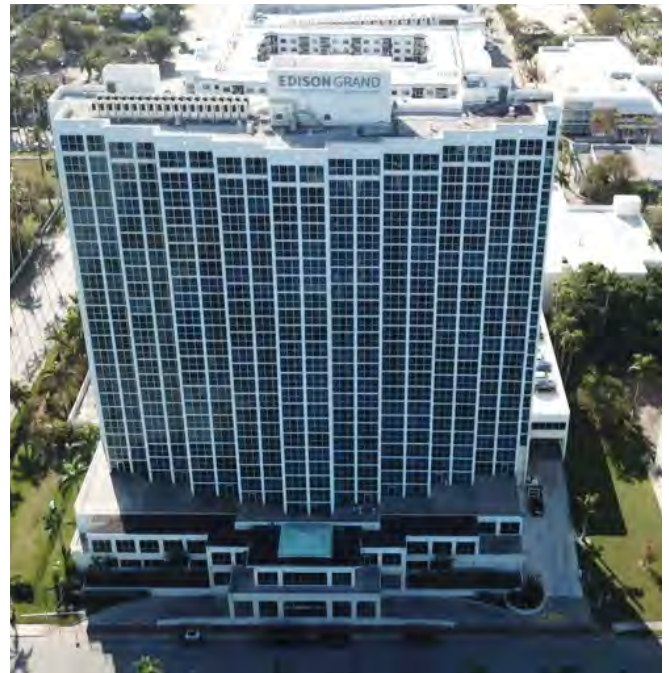
gtasman@naiburnsscalo.com

Shawn Stoneburner

Senior Vice President

+1 239 489 3600

sstoneburner@naiburnsscalo.com



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS. PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

5220 Summerlin Commons Blvd Suite 500
Fort Myers, FL 33907
+1 239 489 3600
naiburnsscalo.com