

FOR LEASE

2263 First Street
Fort Myers, FL 33901

THE BRADFORD

Downtown Historic Fort Myers



**CUSHMAN &
WAKEFIELD**

COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA



TABLE OF CONTENTS

3 *Property Highlights*

9 *Building Amenities*

10 *Contact*

PROPERTY HIGHLIGHTS



2263 FIRST ST.

Downtown Fort Myers 33901



PRICE

\$38.00/SF MG
\$4,116.67/month



PARKING

Multiple parking garages within walking distance for clients, visitors and shoppers



DELIVERY

Units delivered AS-IS condition



UNIT SIZE

1,300 SF

INLINE RETAIL SPACE LOCATED DIRECTLY ON FIRST STREET AT THE BRADFORD ARCADE

AVAILABLE 8/31/2026

UNIT IS OFFERED AS-IS

PARKING IS AVAILABLE AT THE BAY STREET PARKING LOT @ \$65 MONTH

Situated in the heart of Historic Downtown Fort Myers, this property enjoys close proximity to numerous amenities and benefits from vibrant foot traffic and a lively atmosphere.

1

UNIT

that benefits from high foot traffic on First St and Bay St

71.2M

DOLLARS

spent on food and alcohol within the surrounding 2 Miles in 2023

246M

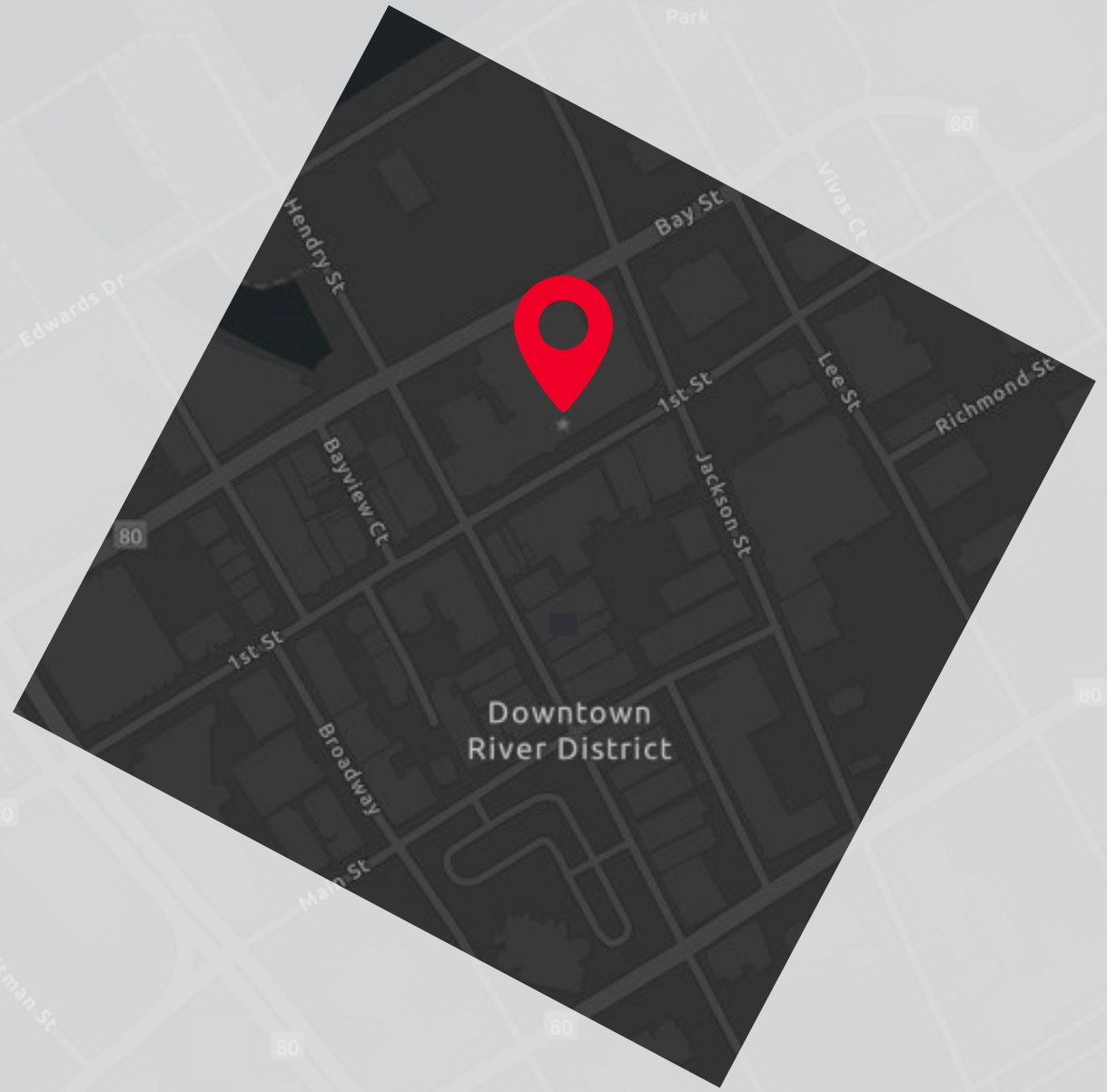
DOLLARS

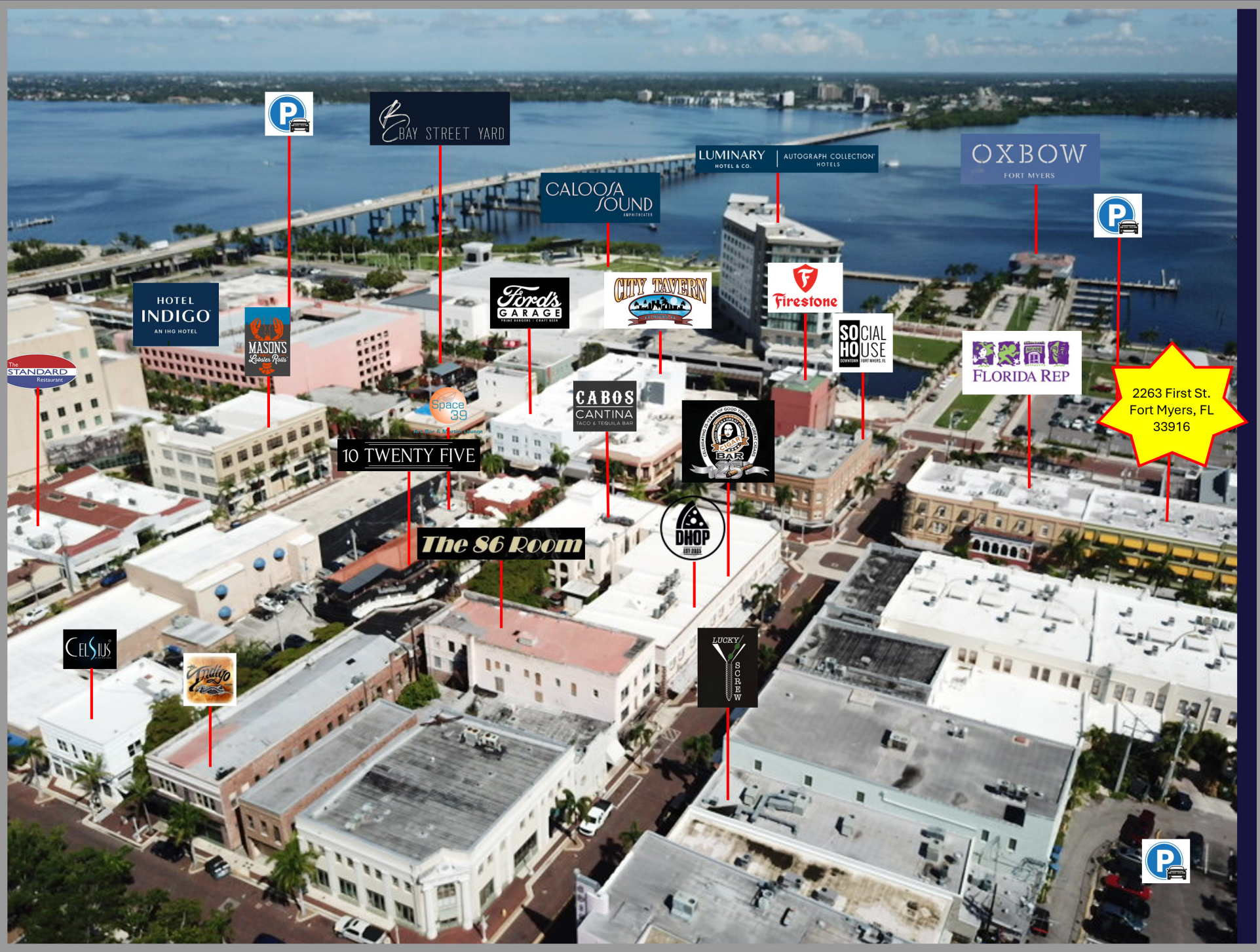
in yearly consumer spending within a 2 mile radius of the property

240

HOTEL ROOMS

240 guest rooms and 1,000 + residential units within a mile radius under construction or in permitting





2263 First St.
Fort Myers, FL
33916



BAY STREET YARD

LUMINARY HOTEL & CO. AUTOGRAPH COLLECTION HOTELS

OXBOW FORT MYERS



CALOOSA SOUND

HOTEL INDIGO AN IHG HOTEL



Ford's GARAGE



SOCIAL HOUSE



CABOS CANTINA



10 TWENTY FIVE

The S6 Room



CELSIUS



LUCKY SCREW



BUILDING AMENITIES

Prime Location:

Situated in the heart of downtown Fort Myers, this property enjoys a prime location, ideal for businesses seeking exposure, accessibility, and the charm of the historical district.

Multi-Use Potential:

With U-CTR Urban Center zoning the space can be utilized for many uses.

Parking Convenience:

Benefit from a nearby parking garage that offers ample parking space for visitors.

Hospitality:

Convenient accommodation options for business clients and visitors, enhancing the units appeal and accessibility.

WORK, SHOP, LIVE

Investment Opportunity:

Strong potential for revenue growth in a thriving commercial market.

Promising Growth:

Fort Myers is home to a growing population and boasts great demographics, making it an excellent location for businesses seeking expansion opportunities.

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