

EDISON GRAND



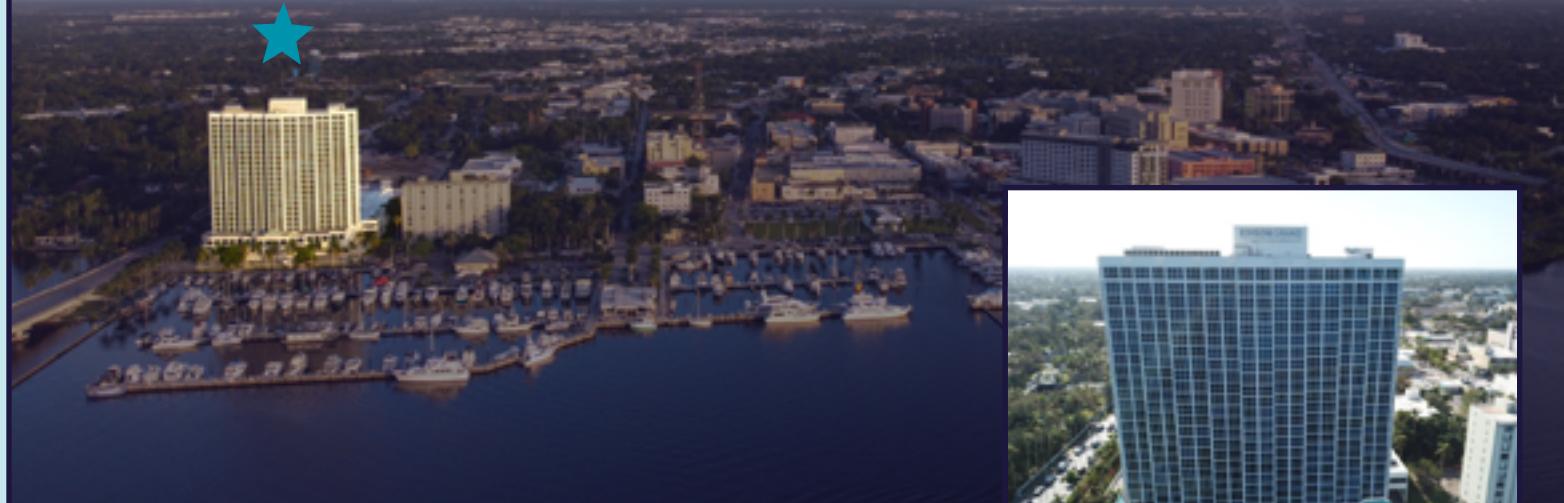
17,938 SF FOR LEASE

2500
EDWARDS
DR

Fort Myers, FL 33901



Edison Grand



1ST FLOOR



2ND FLOOR



PROPERTY FEATURES

LEASE RATE

\$20.00

AVAILABLE

5,627 - 14,260 SF

HIGHLIGHTS

On-Site Parking Garage

Close Proximity to Amenities

Stunning Views

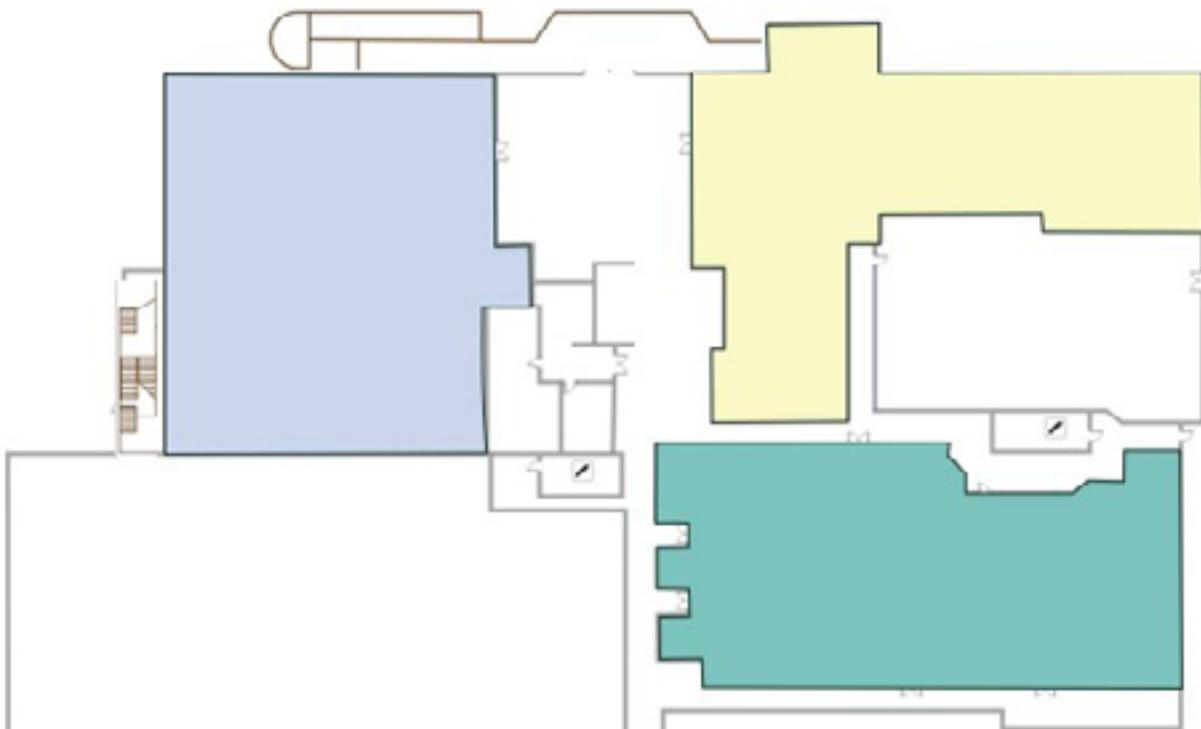
Modern Amenities

High Downtown Foot Traffic

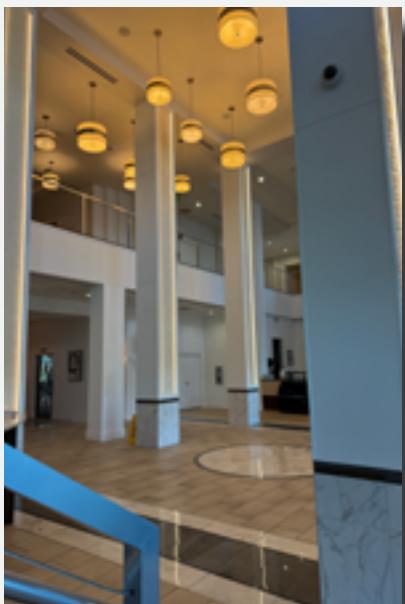
Flexible Spaces

1ST FLOOR

Conceptual Floor Plan



| | Space | Size | PSF |
|---|--------------------------|-----------------|----------------|
|  | Office / Retail A | 6,216 SF | \$20.00 |
|  | Office / Retail B | 5,627 SF | \$20.00 |
|  | Office / Retail C | 5,396 SF | \$20.00 |



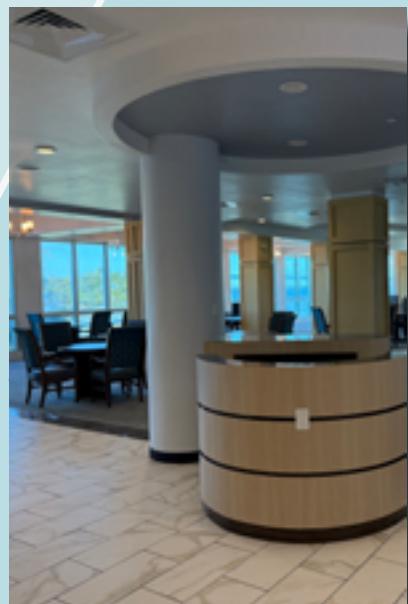
Attractive views of the Caloosahatchee river with floor to ceiling windows



Strategic location with high population and traffic counts



PARKING GARAGE
WITH 521+ SPACES

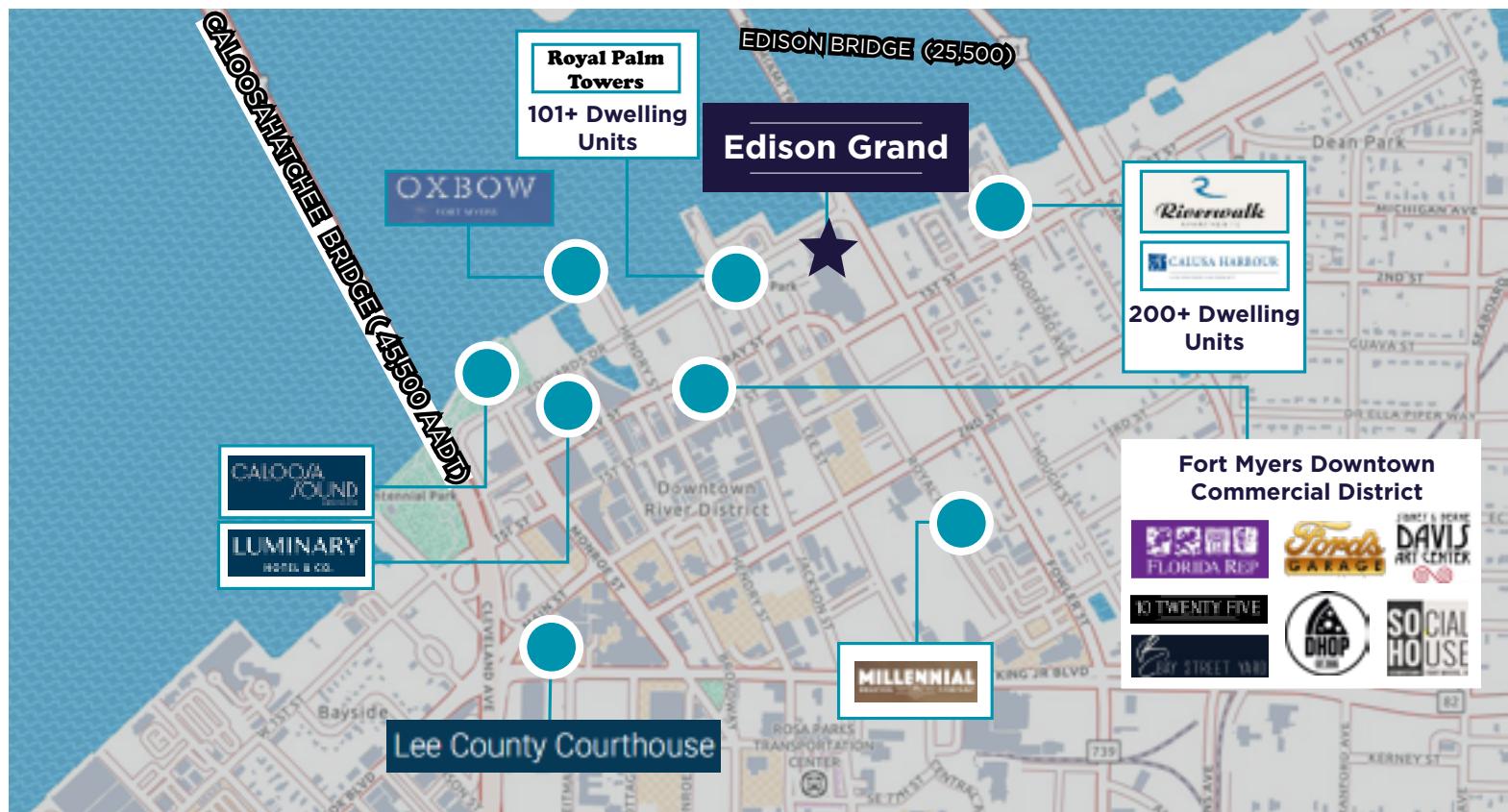


DOWNTOWN FORT MYERS

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*

- #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



Gary Tasman
+1 239 489 3600
gtasman@cpswfl.com

Shawn Stoneburner
+1 239 489 3600
sstoneburner@cpswfl.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

DiversityIndex

EMPLOYMENT



59%

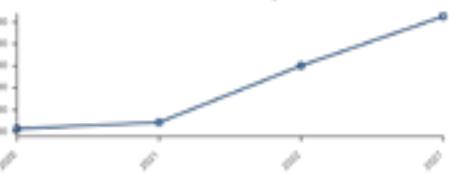
23%

17%

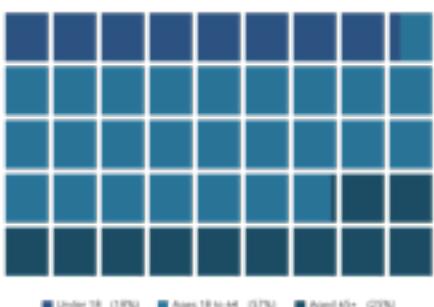


Unemployment Rate

Historical Trends: Population



POPULATION BY AGE



Under 18 (18%) Ages 18 to 44 (57%) Ages 45+ (25%)

POPULATION BY GENERATION



7.2%
Greater 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 (\$K)

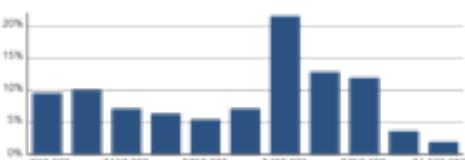


11,423
Total Businesses



108,969
Total Employees

Home Value



DEMOGRAPHICS

180,062

Population

\$885 M+

Yearly Retail Spending
Within a 15 Minute Drive

42.6

Median Age



Gary Tasman

+1 239 489 3600

gtasman@cpswfl.com

Shawn Stoneburner

+1 239 489 3600

sstoneburner@cpswfl.com

**CUSHMAN &
WAKEFIELD**

COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA