

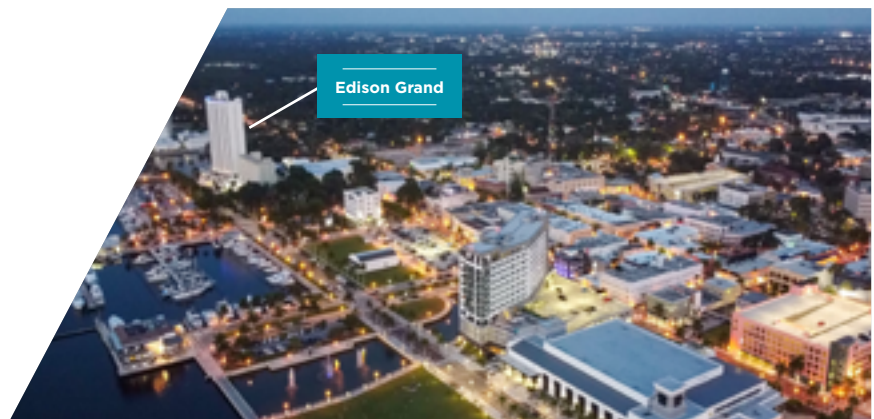
# EDISON GRAND



17,938 SF FOR LEASE

**2500** EDWARDS  
DR

Fort Myers, FL 33901

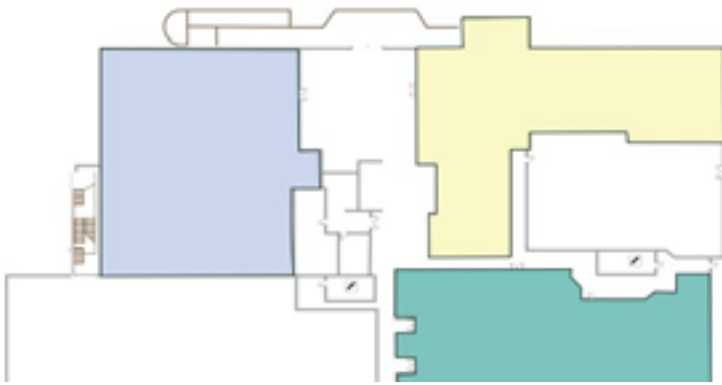


COMMERCIAL  
PROPERTY  
SOUTHWEST FLORIDA

## 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

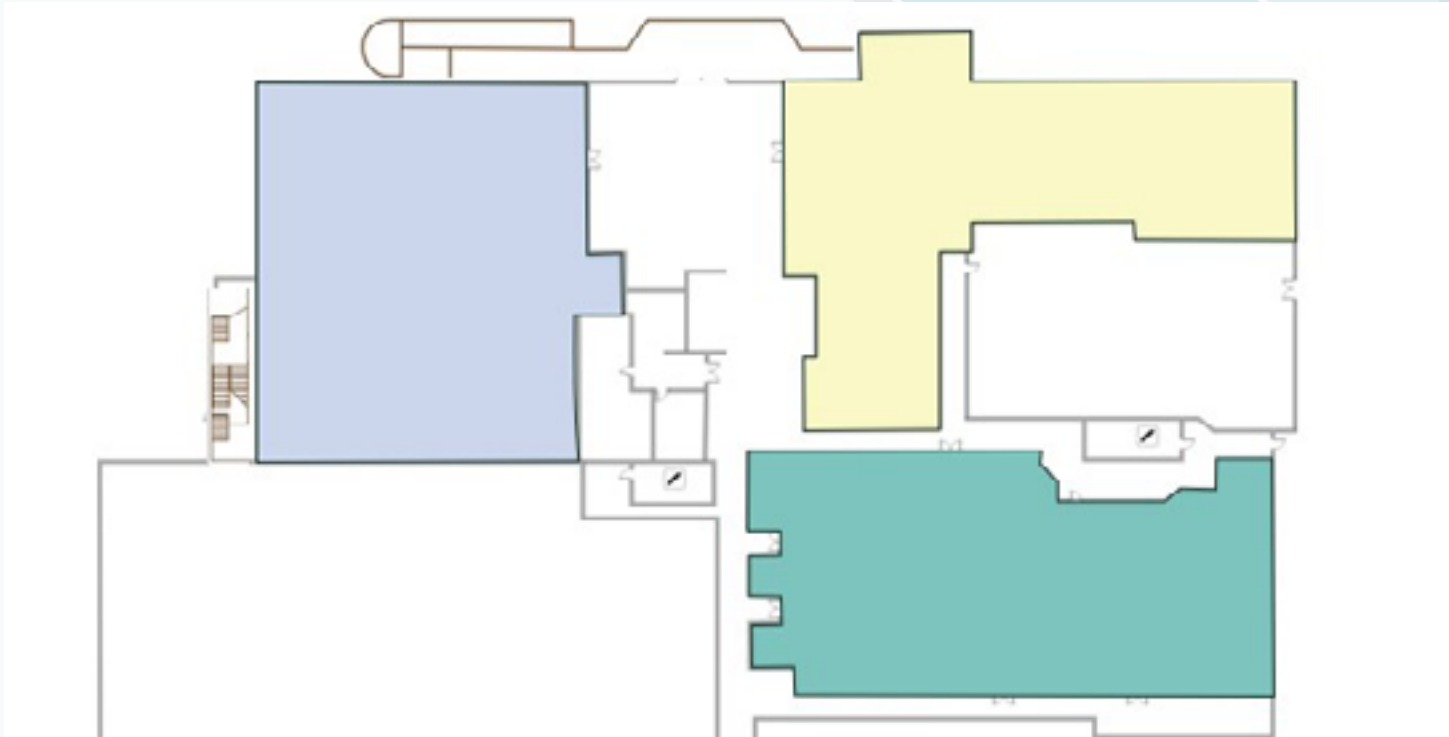
High Downtown Foot Traffic




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

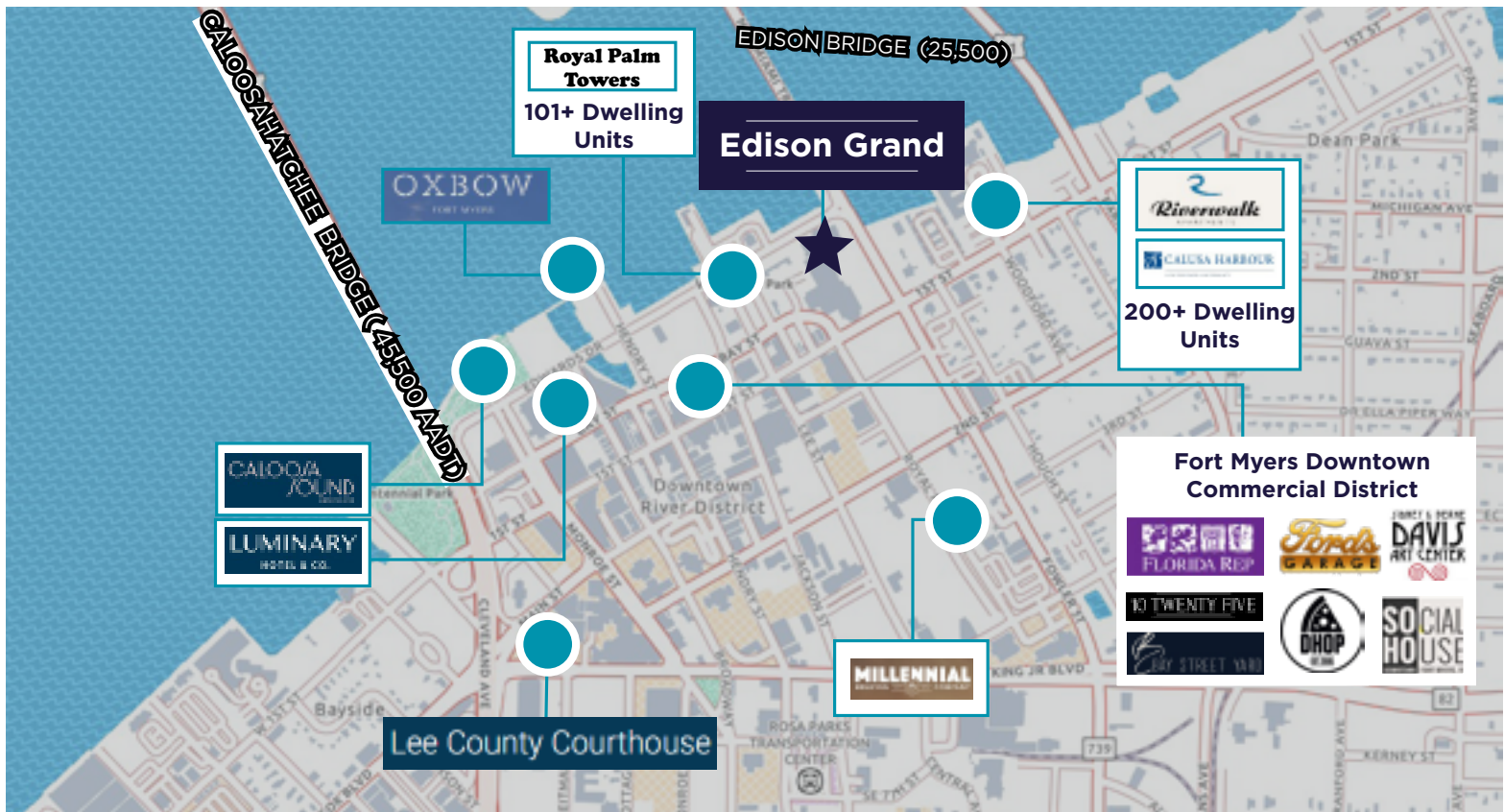


# DOWNTOWN FORT MYERS

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



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## POPULATION TRENDS AND KEY INDICATORS

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

180,062  
Population

76,821  
Households

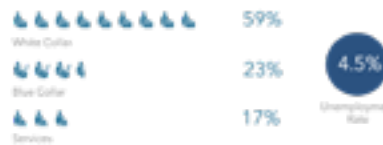
2.29  
Avg Size Household

71  
Wealth Index

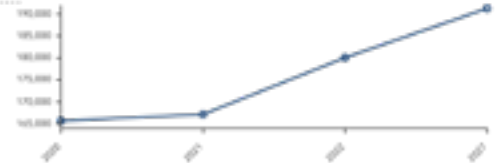
72  
Housing Affordability

77  
Diversity Index

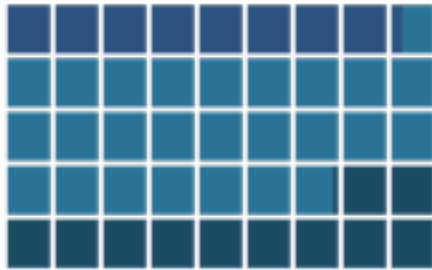
### EMPLOYMENT



### Historical Trends: Population



### POPULATION BY AGE



### POPULATION BY GENERATION



### BUSINESS

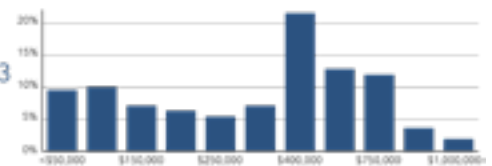


11,423  
Total Businesses



108,969  
Total Employees

### Home Value



Source: Esri, Esri Data Analysts  
Data for 2024, 2029  
© 2024 Esri

\$66,108  
2024 Average Disposable Income



10,739  
2024 Industry: Retail Trade



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

# DEMOGRAPHICS

180,062

Population

\$885 M+

Yearly Retail Spending  
Within a 15 Minute Drive

42.6

Median Age



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CUSHMAN & WAKEFIELD

COMMERCIAL PROPERTY  
SOUTHWEST FLORIDA

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