



2263 First Street  
Fort Myers, FL 33901

## Property Summary

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.

## 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

## For more information:

### Gary Tasman

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### Gretchen Smith

First Vice President  
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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

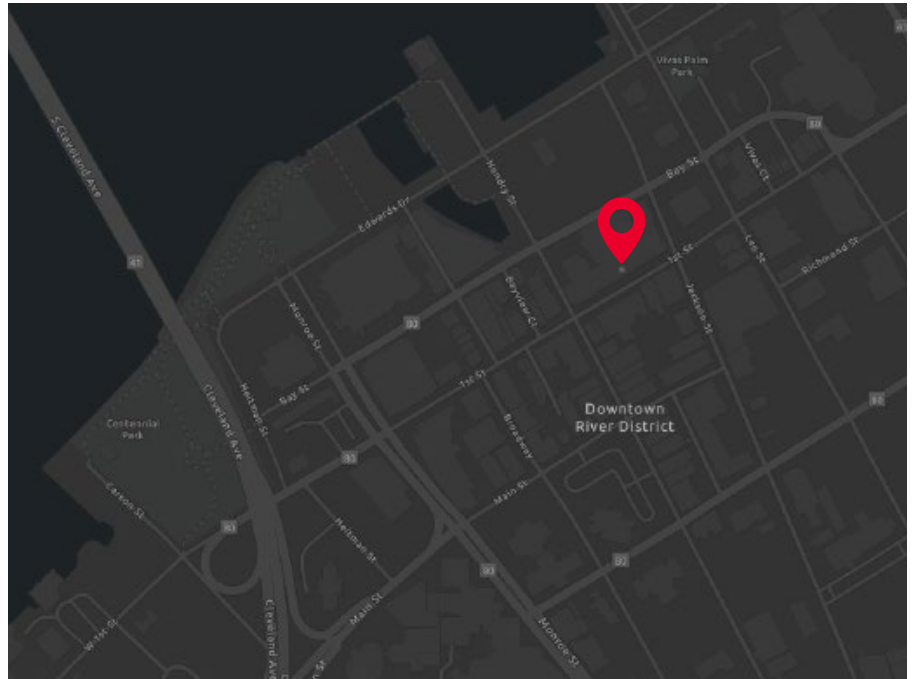
DOLLARS

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



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### 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.
- **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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