



FOR LEASE/SALE

5,874± SF OFFICE CONDO UNIT
2401 First Str., Fort Myers, FL

RE/MAX
COMMERCIAL[®]
RE/MAX REALTY GROUP

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5,874± SF - OFFICE CONDO UNIT

2401 First Str., Unit 300, Fort Myers, FL 33901

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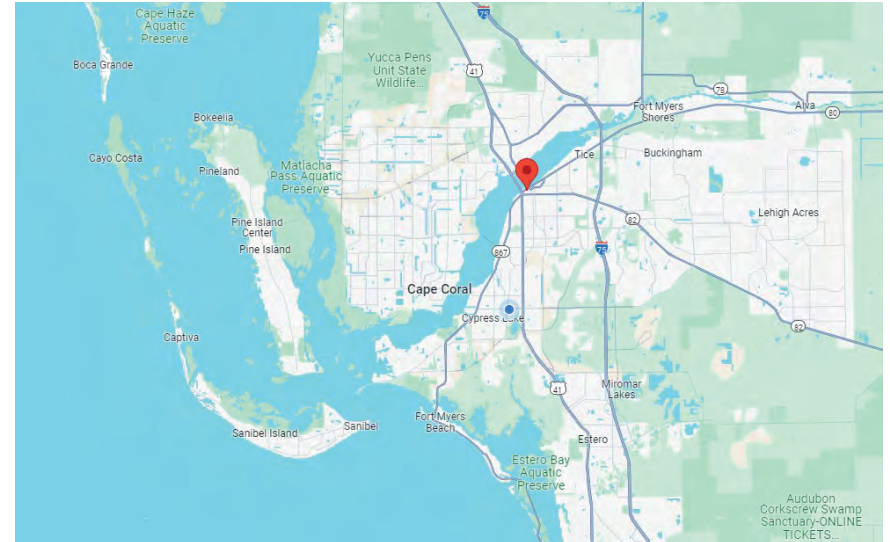
PROPERTY INFORMATION



EXECUTIVE SUMMARY OVERVIEW

5,874± SF- OFFICE CONDO UNIT

2401 First Str., Unit 300, Fort Myers, FL 33901



OFFERING SUMMARY

Sale Price:	\$1,175,000
Lease Price:	\$12.50 PSF + \$7.00 CAM
Available Space:	5,874± SF
Total Building Size:	37,558± SF
2024 Total Quarterly Assessment:	\$8,365.73
2023 Total Taxes:	\$8,709.80
Zoning:	U-CTR
Strap #:	13-44-24-P4.03200.0300

PROPERTY OVERVIEW

- Located in the Downtown River District of Fort Myers.
- Class "B" Office Condo Unit occupies the entire 3rd flr.
- Newly remodeled with \$200,000+ in improvements
- Walking distance to restaurants, hotels, government offices and the courthouses.
- This unit has 24-hour controlled access.
- Street parking available or in 3 parking garages nearby.
- Has the rights for a rooftop terrace pre-approved by condo association for entertaining business parties and VIP guests.

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ADDITIONAL PHOTOS

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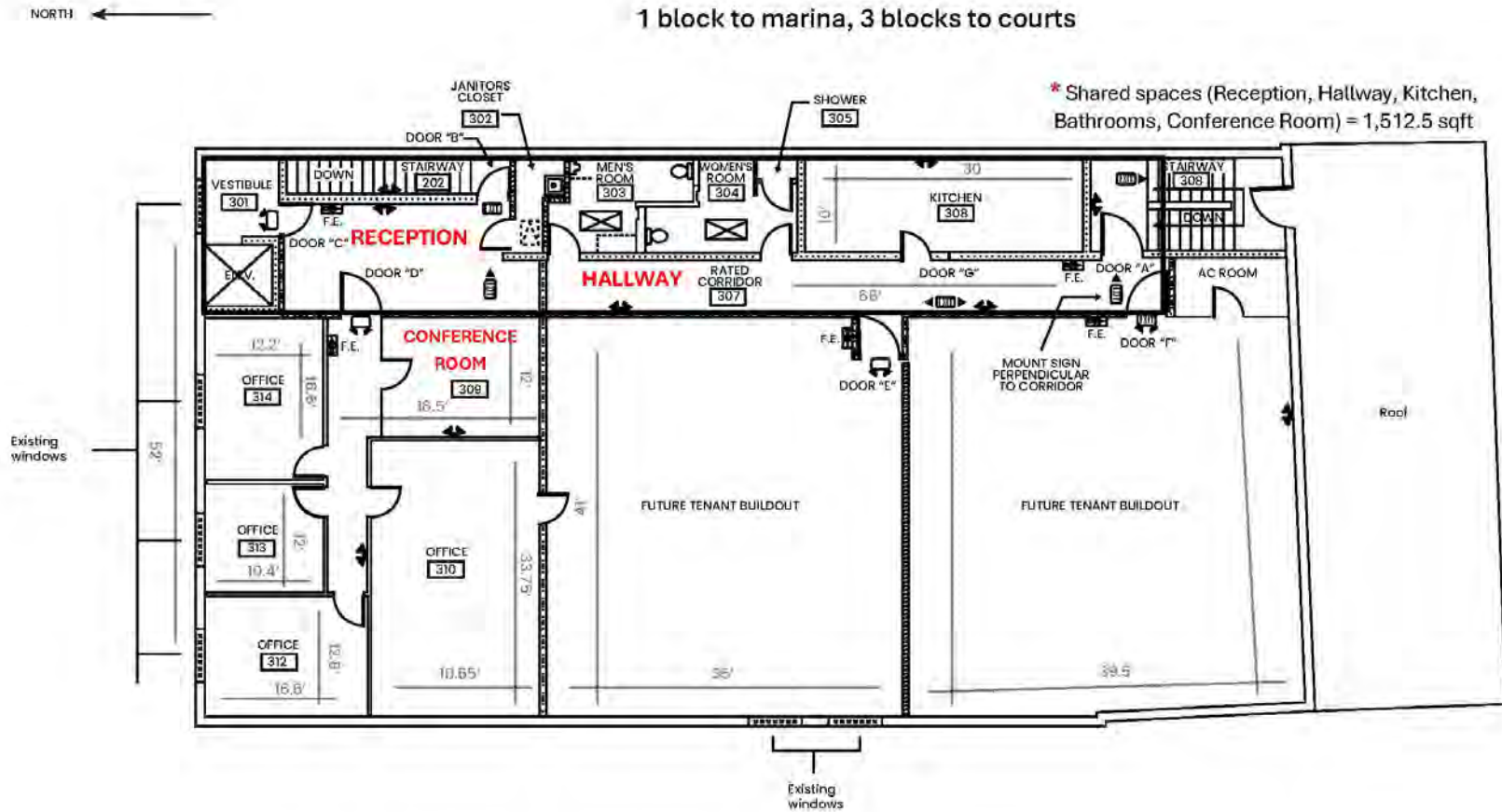


FLOORPLAN

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2401 FIRST ST., Fort Myers
3rd Floor Condo
1 block to marina, 3 blocks to courts



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LOCATION INFORMATION



ABOUT FORT MYERS, FL

Fort Myers is a city located in Lee County, Florida along the Caloosahatchee River. Fort Myers has a population of 100,736. It is also the county seat of Lee County. Fort Myers is currently growing at a rate of 3.45% annually and its population has increased by 15.42% since the most recent census, which recorded a population of 87,279 in 2020.

Caloosahatchee River



Luminary Hotel



Southwest Florida Eagles



Edison & Ford Winter Estates



Lakes Park



Eagle Ridge Golf Club



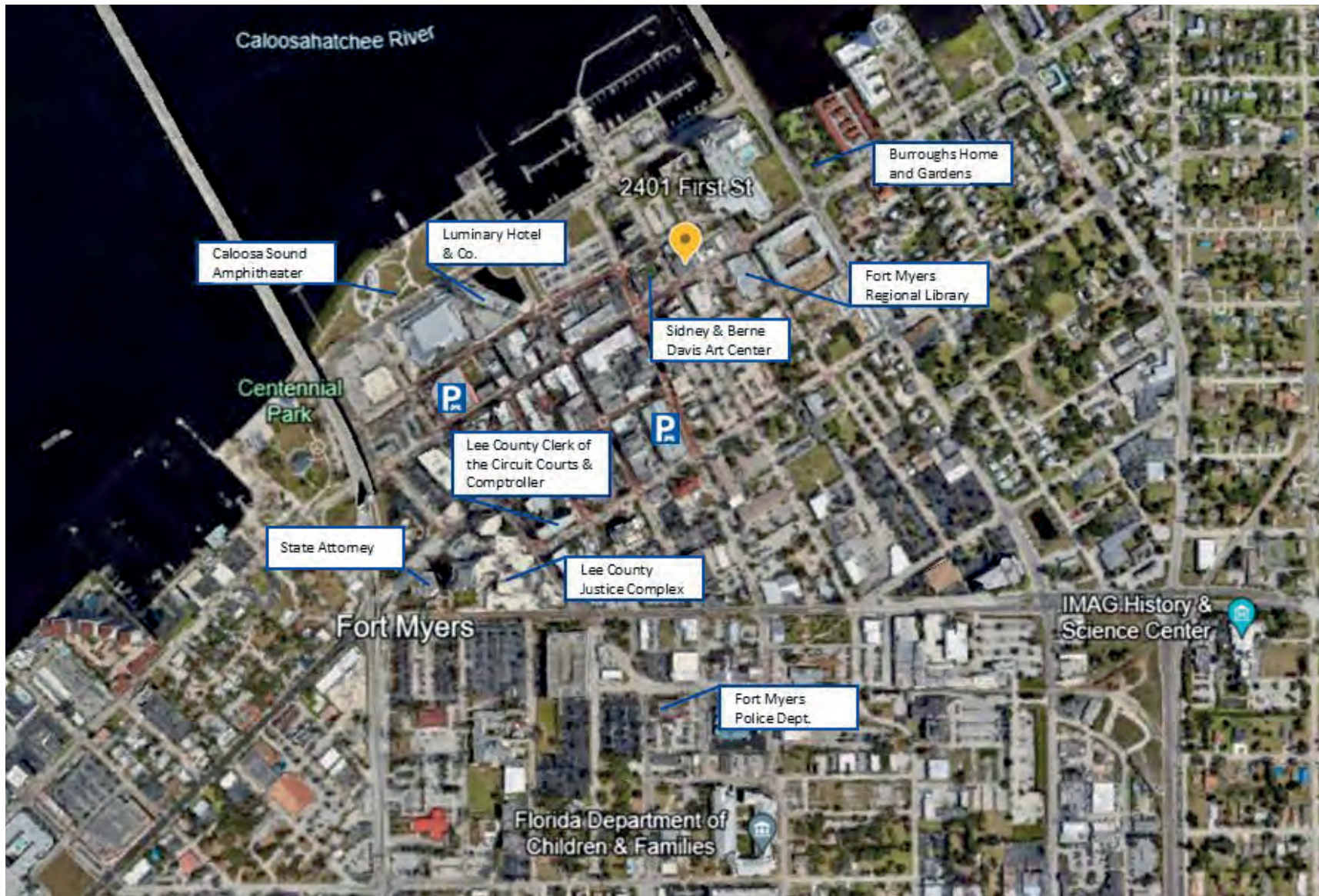
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ABOUT FORT MYERS, FL



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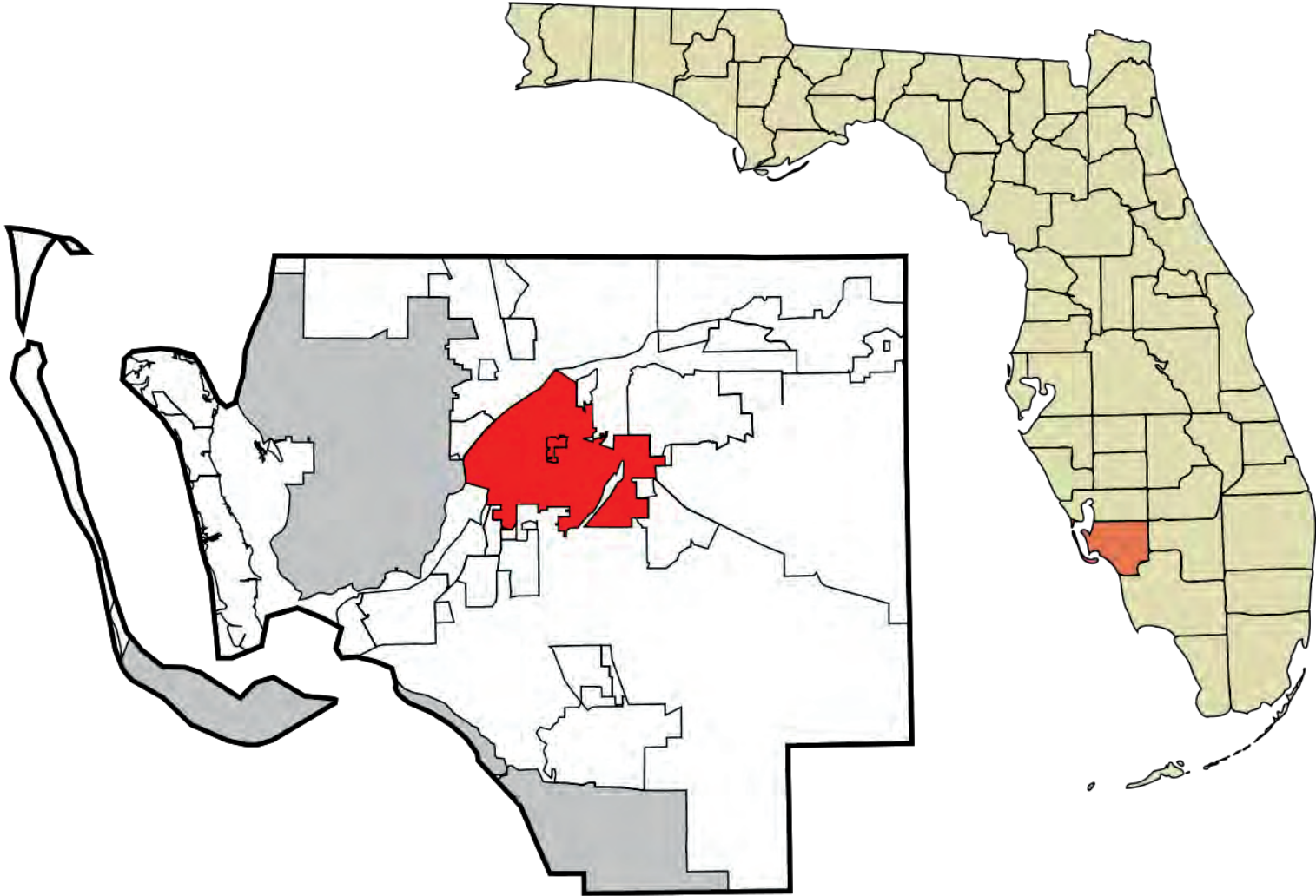
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REGIONAL MAP

Fort Myers, FL



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ZONING - U-CTR (Urban Center)



Urban Center Zoning District Regulations

118.8.5. - Zoning District Regulations.

C. Urban Center Zoning District Regulations. The urban center zoning areas are established to protect the pedestrian-friendly fabric of the historic downtown core and the center of each surrounding neighborhood. Ground floor retail is encouraged.

3. Uses permitted.

a. Residential (including flexhouse or live-work unit).

b. Retail. Ground floor retail shall be encouraged along A-Street frontages.

c. Office.

d. Lodging.

e. Childcare services.

f. Financial services.

g. Personal care services.

h. Artisanal.

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DEMOGRAPHICS



DEMOGRAPHICS MAP & REPORT

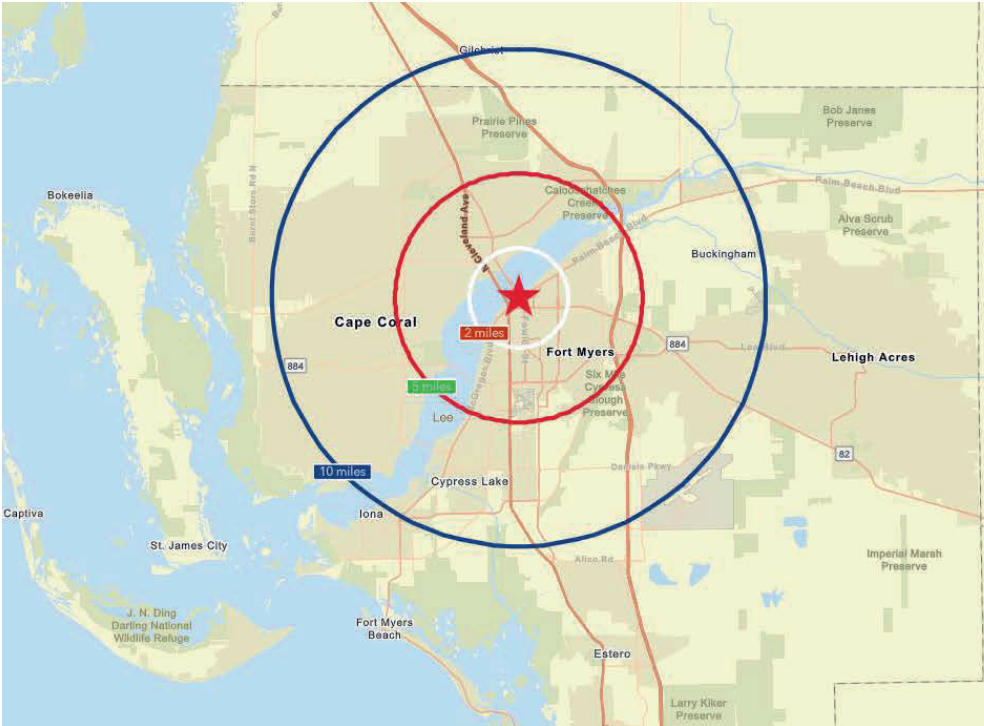
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POPULATION	2 MILE	5 MILES	10 MILES
Total Population	25,926	148,274	461,786
Average Age	44.8	44.5	47.5

HOUSEHOLDS & INCOME	2 MILE	5 MILES	10 MILES
Total Households	10,941	61,061	194,062
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$60,692	\$68,281	\$81,165

* Demographic data derived from Esri forecasts for 2023.



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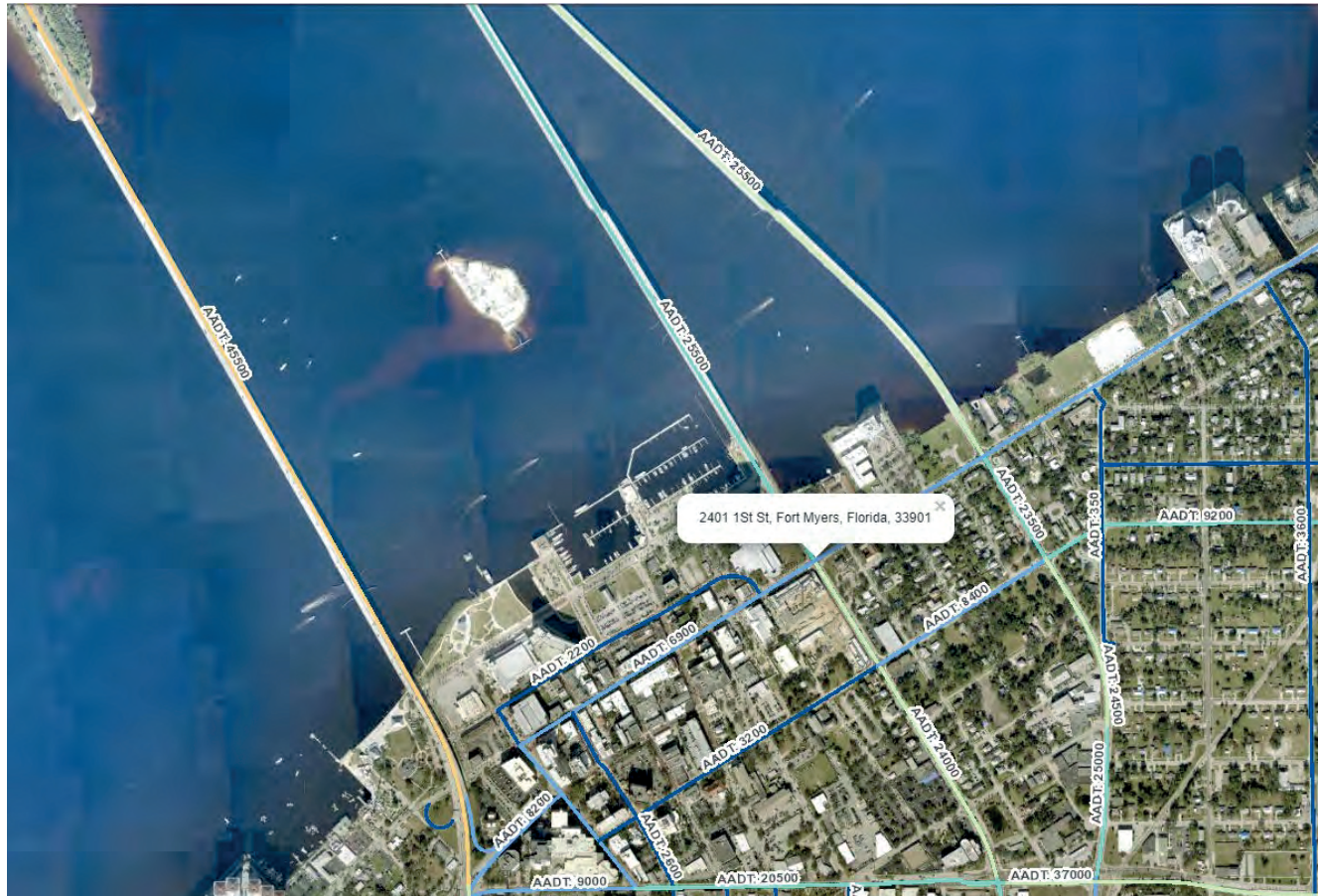
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TRAFFIC COUNTS

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TRAFFIC COUNT 2023

Edison Bridge	25,500 Vehicles Per Day
Caloosahatchee Bridge	45,500 Vehicles Per Day

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MEET THE TEAM



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