



2216-2220 ALTAMONT AVE

FOR SALE/LEASE TWO FREESTANDING BUILDINGS TOTALING 4,543± SF
2216/2220 ALTAMONT AVE. • FORT MYERS, FL 33901



2220
TCG
AVAILABLE
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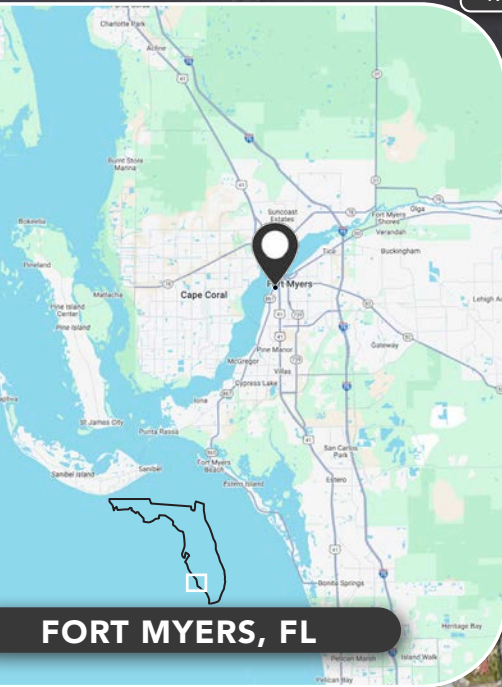
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FORT MYERS, FL

TRITON CAY PHASE II
192 UNITS

VANTAGE
229 Units

TRITON CAY
319 UNITS

MONTAGE AT
MIDTOWN

FOOD TRUCK
PARK

GOVERNMENT
OFFICES

CITY OF
PALMS
PARK

DUNKIN' CVS
RaceTrac Holiday Inn



2025 DEMOGRAPHICS ALTAMONT AVENUE



AVERAGE H.H INCOME

1 MILE	3 MILE	5 MILE
\$107,857	\$93,102	\$92,111



POPULATION

7,273	53,123	154,788
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EMPLOYMENT DENSITY

9,132	45,898	92,499
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PROPERTY FEATURES

SALE PRICE	\$899,000 (\$197 PSF)
AVAILABLE	Building 2216: 3,721± SF Building 2220: 822± SF
LEASE RATE	\$16 PSF NNN
ZONING	NC (Fort Myers) Neighborhood Commercial
PARKING	21 Spaces (4.62 Spaces per 1,000 SF Leased)
LOCATION	The subject sites located in the heart of walkable Downtown Fort Myers at the intersection of Altamont & Victoria Ave

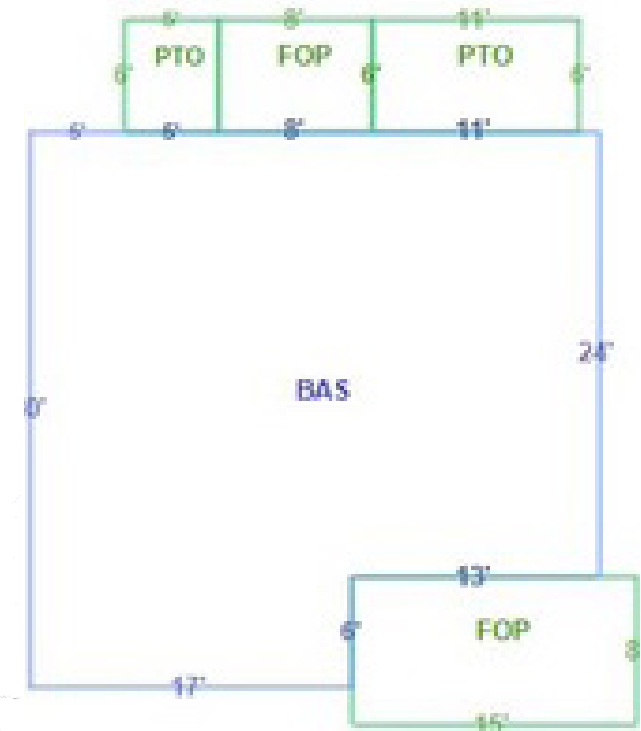


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2216 Altamont Ave
3,721 SF



2220 Altamont Ave
822 SF

