

FOR SALE

1525 Hendry St
Fort Myers, FL 33916

McCrorry Building

Downtown Historic Fort Myers

1525

FieldEdge

FieldEdge

FieldEdge



CUSHMAN &
WAKEFIELD

COMMERCIAL
PROPERTY
SOUTHWEST FLORIDA



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PROPERTY HIGHLIGHTS



1525 HENDRY ST.
Downtown Fort Myers
33916



PRICE
\$4,034,272



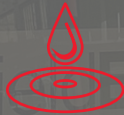
PARKING
Multiple parking
garages within
walking distance



BUILDING SIZE
±14,584 SF



YEAR BUILT
1929



SPRINKLER
Yes

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

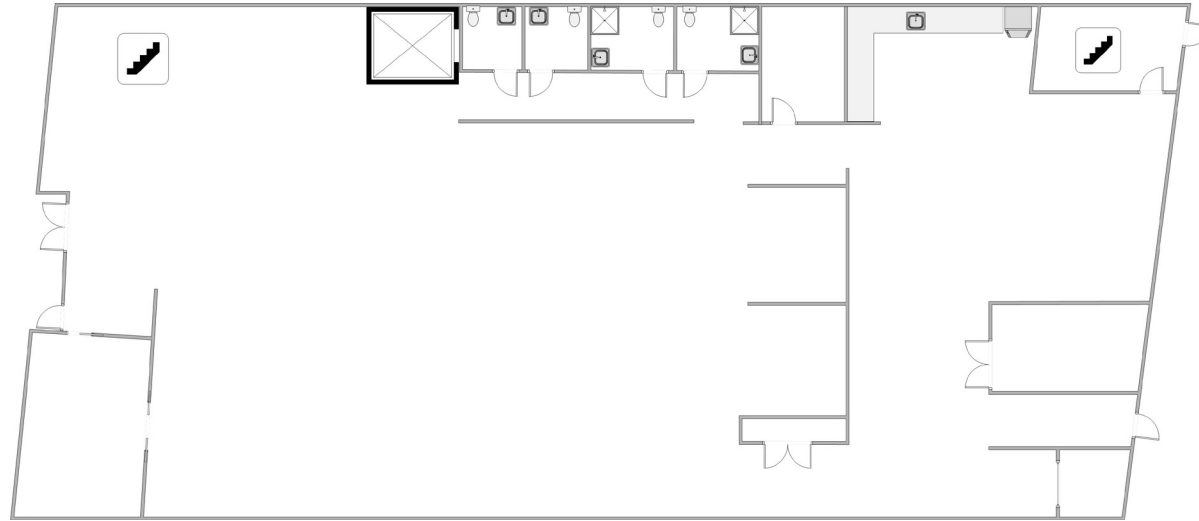


PROPERTY

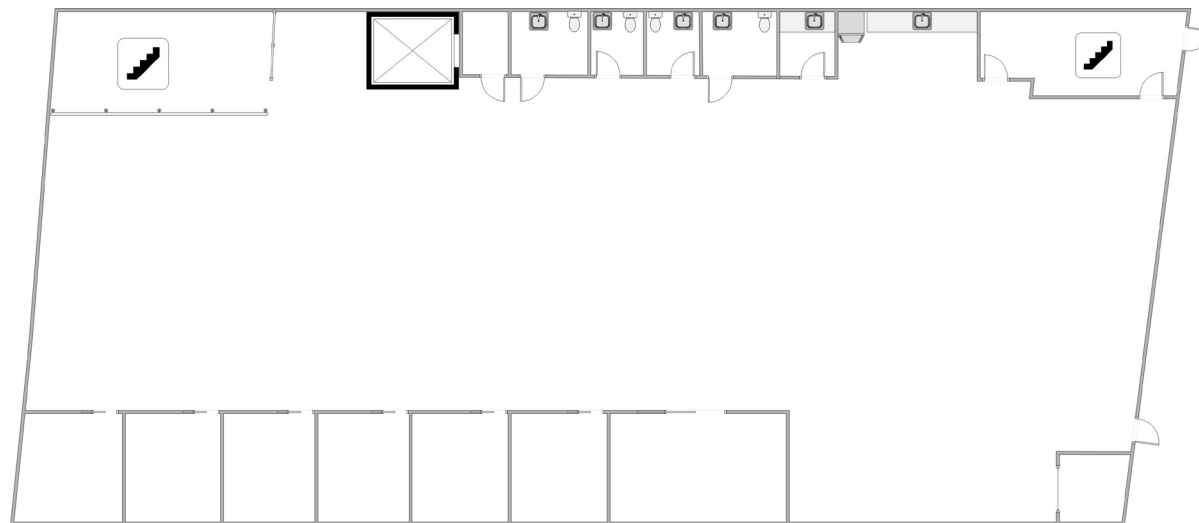


FLOORPLANS

FLOOR 1



FLOOR 2



±14,584 SF

2

FLOORS

With original exposed brick walls amplified with modern design

71.2M

DOLLARS

\$71,251,441 million spent on food and alcohol within the surrounding 2 Miles in 2023

14.5K

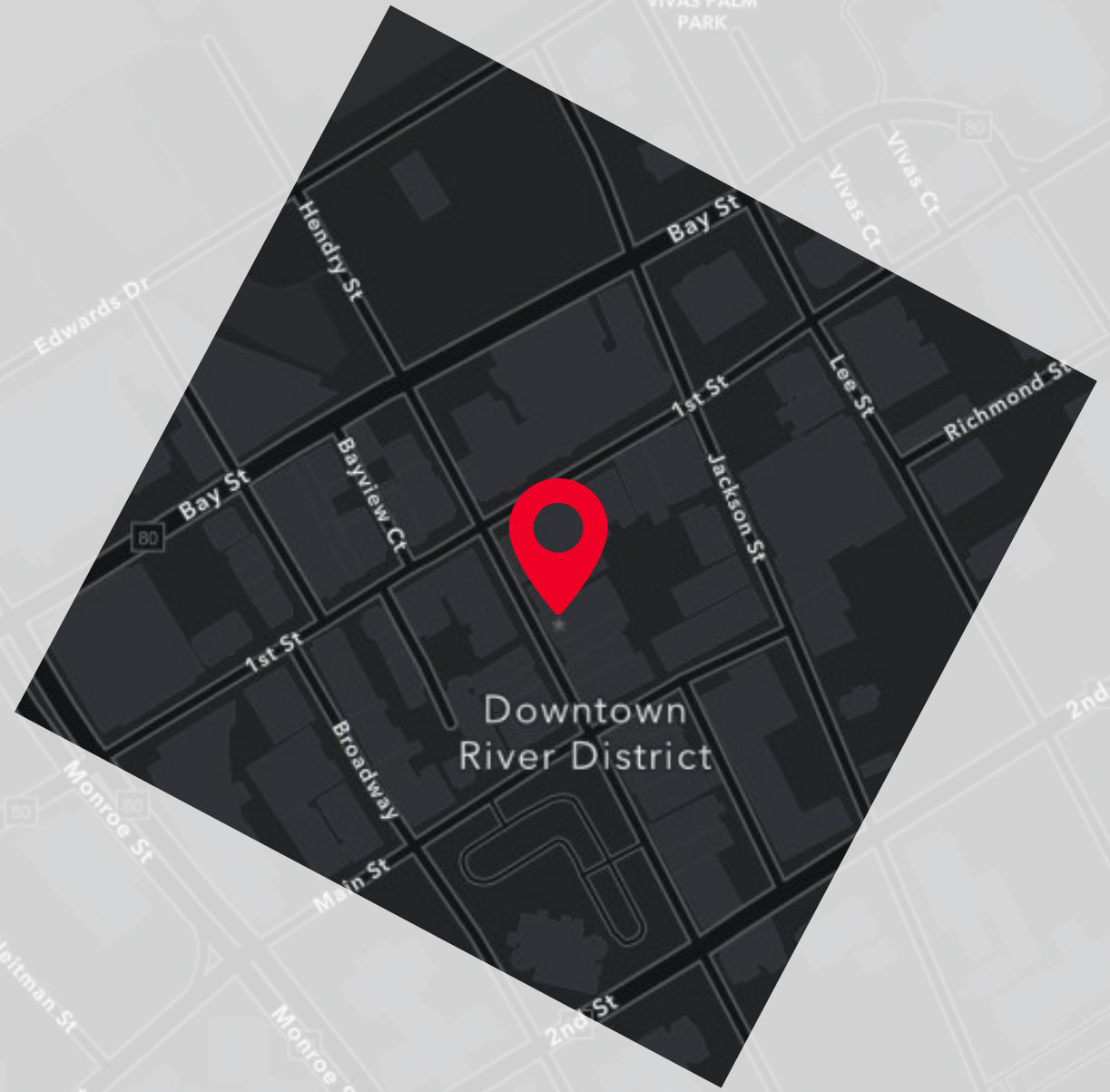
SQUARE FEET

+14,584 SF of usable space featuring elevator, bathrooms, kitchens, and open floorplans

240

Hotel Rooms

240 guest rooms and 1,000 + residential units within a mile radius under construction or in permitting





BAY STREET YARD

LUMINARY HOTEL & CO. AUTOGRAPH COLLECTION HOTELS

OXBOW FORT MYERS



CALOOSA SOUND

HOTEL INDIGO AN IHG HOTEL

MASON'S

Ford's GARAGE

CITY TAVERNERY

Firestone

SOCIAL HOUSE

FLORIDA REP

THE STANDARD

space 39

CABOS CANTINA



10 TWENTY FIVE

The S6 Room



1525 Hendry St. Fort Myers, FL 33916

CESUS

Logo for a business, possibly a bar or restaurant


LUCKY SCREW






Nestled in the heart of Fort Myers' enchanting historic district, this remarkable commercial building, dating back to 1929, offers a unique blend of rich history and contemporary functionality. Meticulously renovated in 2013, this property boasts a harmonious marriage of old-world charm and modern convenience.

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.



Preserved Historical Aesthetic: The exterior reflects the building's historical significance, while the interior showcases a modern, functional design, perfectly suited for contemporary businesses.


Amenities: The building is equipped with 2 kitchens and shower facilities, making it a comfortable and convenient work environment for guests and employees alike.

Hospitality: Convenient accommodation options for business clients and visitors, enhancing the building's appeal and accessibility.

WORK, SHOP, LIVE



Parking Convenience: Benefit from a nearby parking garage that offers ample parking space for employees and visitors.



Multi-Use Potential: Ideal for a variety of commercial purposes, offering flexibility and high income potential.

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.

GARY TASMAN
CEO & Principal Broker
239 489 3600
gtasman@cpswfl.com

SHAWN STONEBURNER
Senior Director
239 489 3600
sstoneburner@cpswfl.com

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5220 Summerlin Commons Blvd
Suite 500
Fort Myers, FL 33907
cpswfl.com



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