



LSI
COMPANIES

OFFERING MEMORANDUM

GROUND FLOOR RETAIL OR OFFICE FOR SALE OR LEASE

1,450-3,429± SQ. FT. AVAILABLE/DEMISABLE

2401 FIRST STREET, DOWNTOWN FORT MYERS, FL 33901

OFFERING SUMMARY

Address: 2401 First St
Fort Myers, FL 33901

County: Lee

Municipality: City of Fort Myers

Property Type: Commercial

Leasable Area: 1,450–3,429± Sq. Ft.

Zoning: Urban Center (U-CTR)

Year Built: 2005 / Renovated 2023

Building Class: Class A; Fully Built Out

LIST PRICE
\$1,250,000

LEASE RATE
CALL FOR PRICING

LSI
COMPANIES

Land
Solutions

LSI
COMMERCIAL

Development
Solutions

SALES TEAM



Alex Henderson
Senior Broker Associate



Max Molloy
Senior Broker Associate



OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

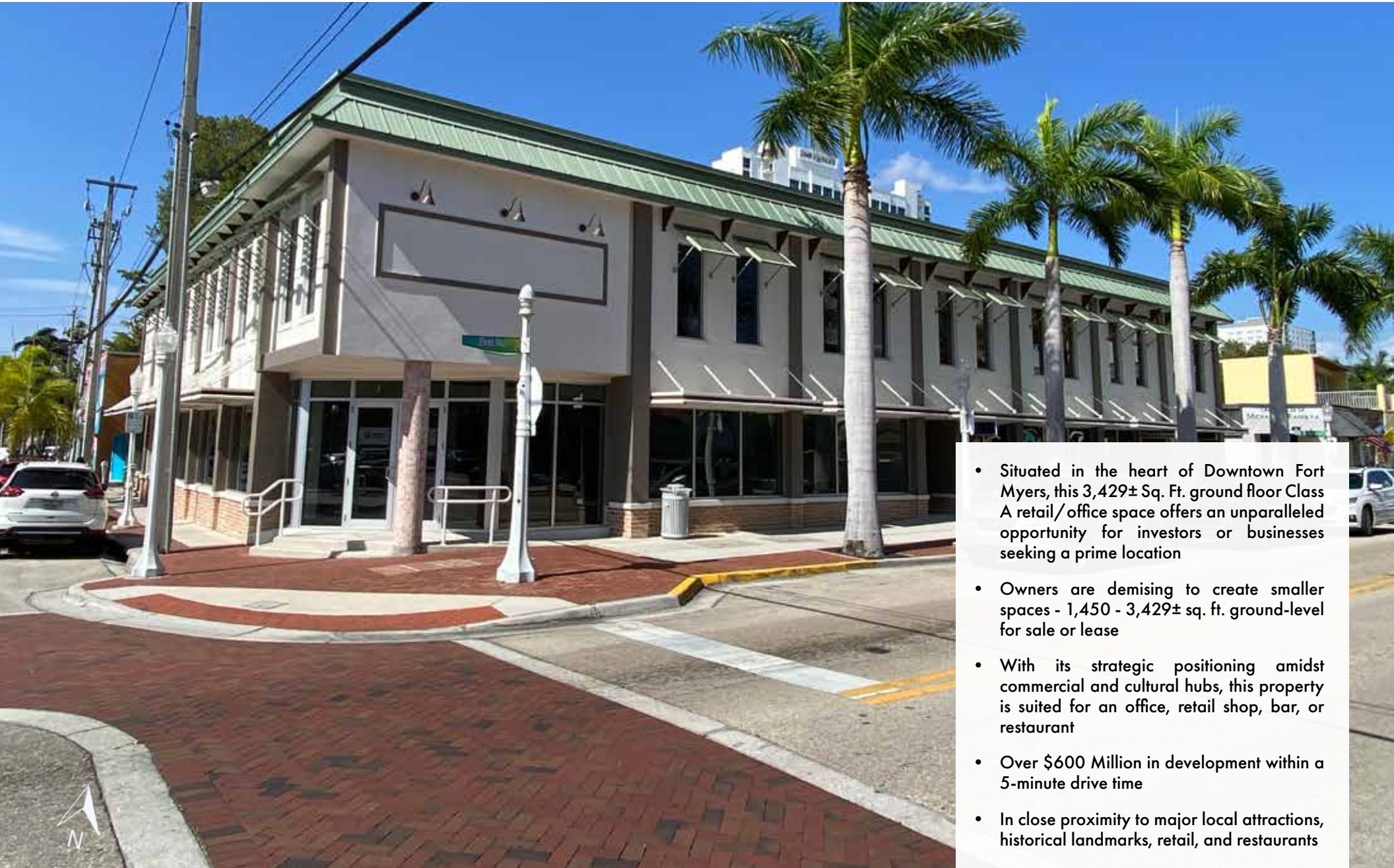
Alex Henderson - ahenderson@lsicompanies.com

Max Molloy - mmolloy@lsicompanies.com

239.489.4066

WWW.LSICOMPANIES.COM

EXECUTIVE SUMMARY



- Situated in the heart of Downtown Fort Myers, this 3,429± Sq. Ft. ground floor Class A retail/office space offers an unparalleled opportunity for investors or businesses seeking a prime location
- Owners are demising to create smaller spaces - 1,450 - 3,429± sq. ft. ground-level for sale or lease
- With its strategic positioning amidst commercial and cultural hubs, this property is suited for an office, retail shop, bar, or restaurant
- Over \$600 Million in development within a 5-minute drive time
- In close proximity to major local attractions, historical landmarks, retail, and restaurants

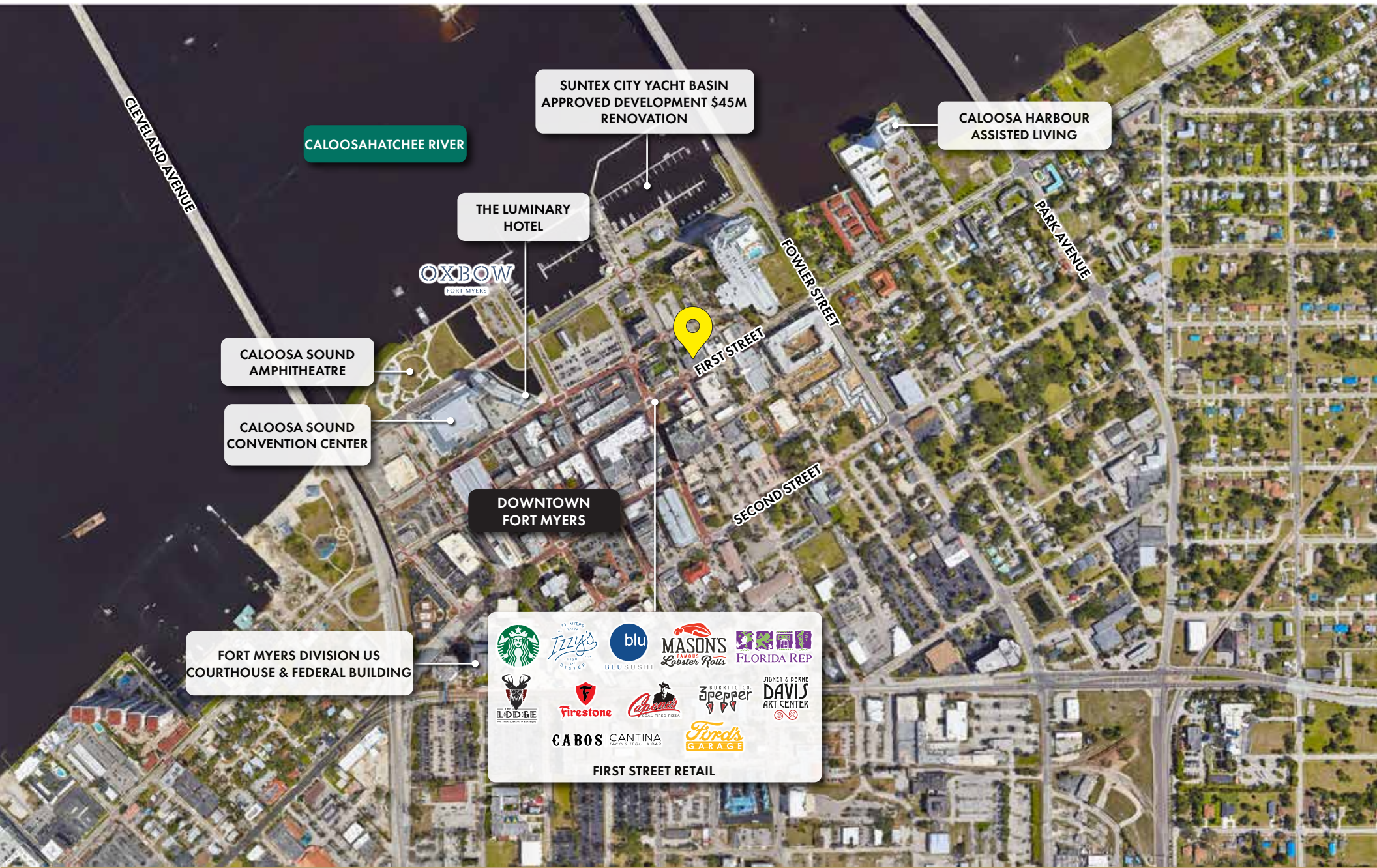
PROPERTY AERIAL



EDISON BRIDGE

FIRST STREET

LOCATION AERIAL



CALOOSAHATCHEE RIVER

SUNTEX CITY YACHT BASIN
APPROVED DEVELOPMENT \$45M
RENOVATION

CALOOSA HARBOUR
ASSISTED LIVING

THE LUMINARY
HOTEL

OXBOW
FORT MYERS

CALOOSA SOUND
AMPHITHEATRE

CALOOSA SOUND
CONVENTION CENTER

DOWNTOWN
FORT MYERS

FORT MYERS DIVISION US
COURTHOUSE & FEDERAL BUILDING









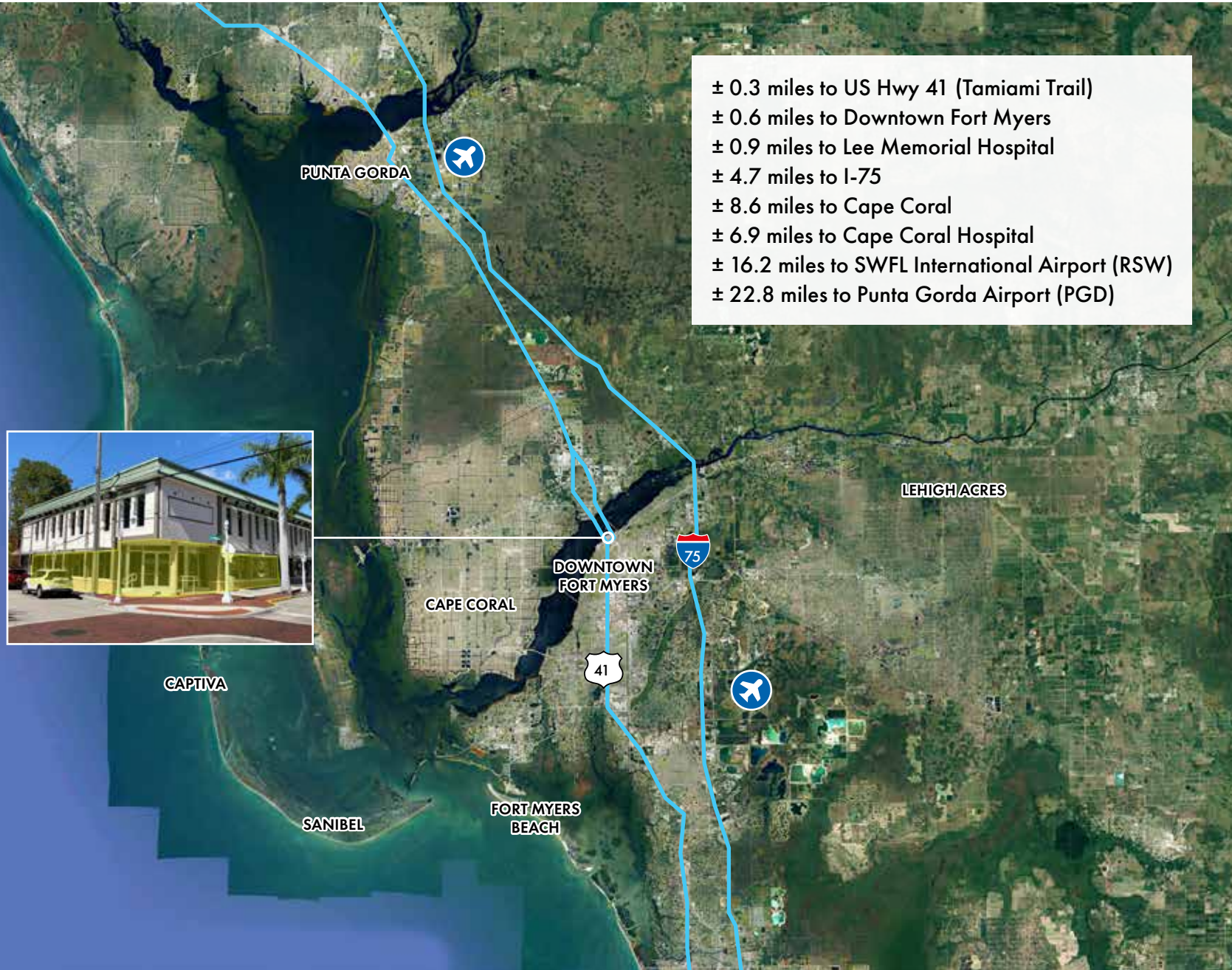




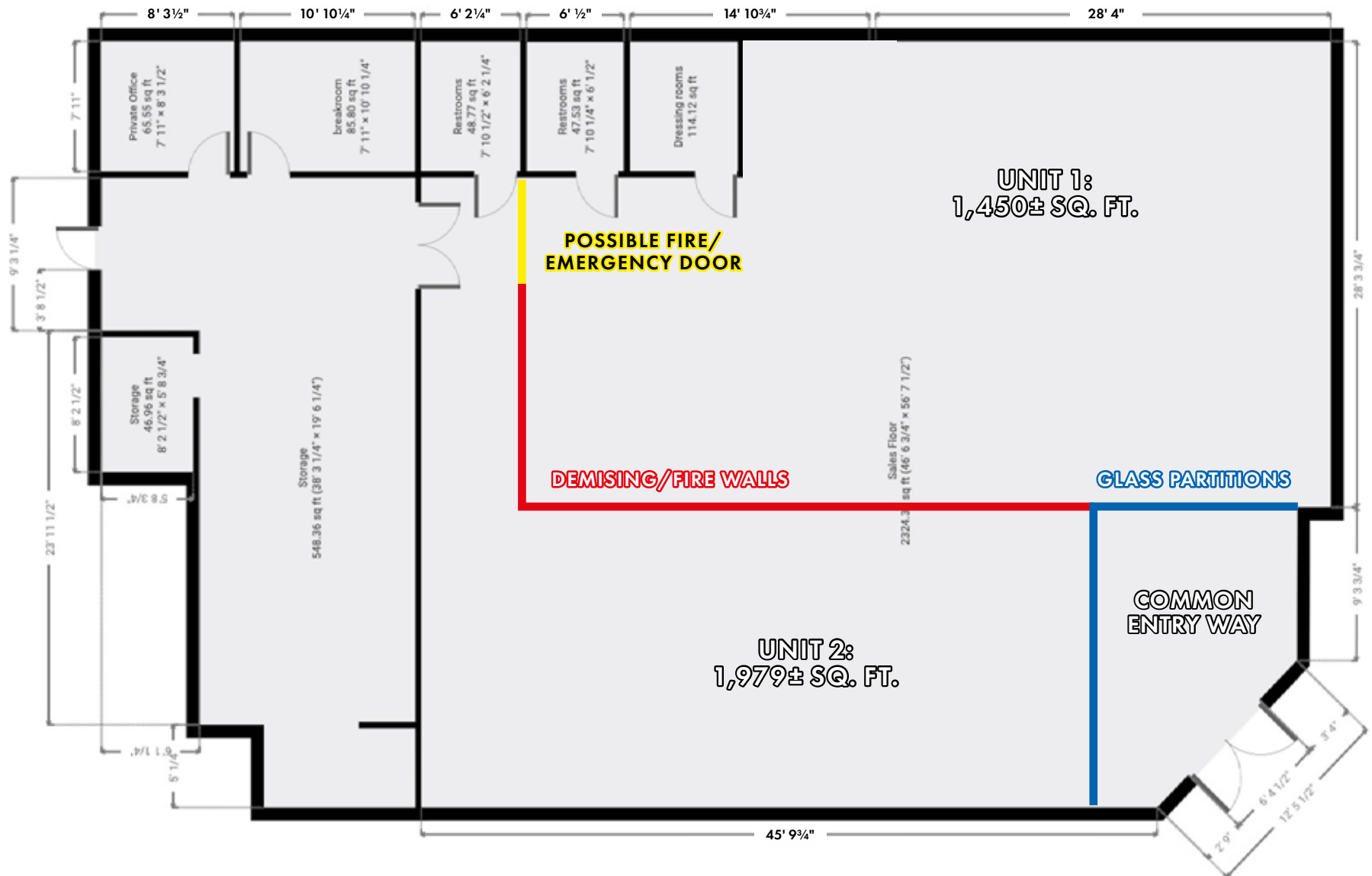



FIRST STREET RETAIL

LOCATION MAP



FLOOR PLAN



BUILDING EXTERIOR AND INTERIOR





LSI COMPANIES

www.lsicompanies.com

LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Seller. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Seller has knowledge. Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail. It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property. The Seller and LSI Companies disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Buyer to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed. Potential Buyer acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the Potential Buyers, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Buyer will be a qualified Buyer with significant experience in entitlement and development process in Lee County with finesse and wherewithal and be willing to be interviewed by the LSI Companies team.